

**TOWN AND COUNTRY PLANNING
ACT 1990 (AS AMENDED)**

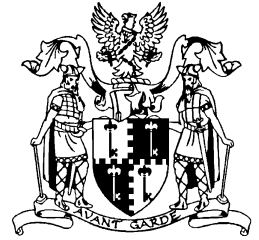
**STATEMENT OF
HAVANT BOROUGH COUNCIL**

Tamarisk, Ferry Road, Hayling Island, PO11 0DG

Local Planning Authority Reference: APP/15/01355

**Planning Inspectorate Reference:
APP/X1735/W/16/3158213**

HAVANT BOROUGH COUNCIL



TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL BY MRS LISA MONTAGUE AGAINST THE DECISION OF HAVANT BOROUGH COUNCIL TO REFUSE TO GRANT PLANNING PERMISSION FOR THE - Demolition of existing dwelling and construction of new dwelling with associated landscaping and improvements to sea-defences at Tamarisk, Ferry Road, Hayling Island, PO11 0DG

Planning Inspectorate Reference: APP/X1735/W/16/3158213

LPA REF: APP/15/01355

Response to further comments from the appellant dated 25 November 2016

The further comments provide a daylight and sunlight review based on the methodologies set out within the Building Research Establishment (BRE) Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2011).

The BRE Guidelines provide three methodologies for daylight assessment, namely;

- 1) The Vertical Sky Component (VSC)
- 2) The No Sky Line (NSL); and
- 3) The Average Daylight Factor (ADF)

The report uses VSC and NSL assessment methods to analyse the effects of the proposed scheme on the surrounding properties and in particular the Deck House. Additionally one methodology provided by the BRE Guidelines for sunlight assessment, denoted as Annual Probable Sunlight Hours (APSH) is applied.

The report states that a technical assessment will provide a conclusive picture of the levels of sky visibility and daylight at The Deck House as per the criteria set out in the BRE guidelines, and has the advantages of providing a definitive conclusion of the daylight conditions against a well-established and accepted criteria and thresholds. In contrast, a subjective assessment performed on site can be influenced by many variables particular to the conditions that day; such as the weather, time of year, time of day and foliage growth, and even from person to person.

Page 14 of the report carried out an assessment of VSC for the ground floor living room and in particular W5 which is the main window serving the lounge. Owing to the overhang of the balcony the existing VSC is low at 13. The proposed development would result in a VSC of 11.8. Whilst this is a relatively small reduction, the development would have a measureable impact and in combination with the impacts on outlook and privacy set out in the Council's statement adds weight to the reasons for refusal and as such is a relevant consideration.

In respect to the study window in terms of whether this room should be treated as a habitable room, it is an area where occupants might spend extended period and therefore the Council is of the view that a reduction in light would adversely impact the occupants, hence justifying consideration as a habitable room. The report states that the results of the analysis are shown in the appendices. These figures clearly show a reduction in VSC for the study, and additionally there is a very significant impact on non-habitable rooms in respect to VCS and Daylight Distribution Analysis, which will impact general living conditions to Deck House, resulting in an adverse impact on amenities.