

## 217 KINGSTON ROAD – Comparison between the refused appeal and current application

This document is prepared to demonstrate that the proposed development at No. 217 Kingston Road, would not have an adverse impact on the amenities enjoyed by the occupants of No. 215 Kingston Road. This should be read in conjunction with the rest of the documents submitted, i.e. Design & Access Statement, drawings and supporting planning information in the covering letter.

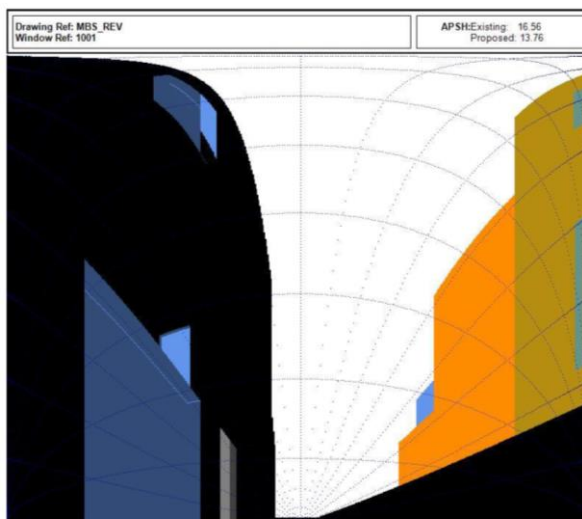
As shown below, when using the Daylight Assessment's Waldram diagram, this clearly plots the proposals as seen from the affected window at ground floor level on the rear main elevation of No. 215 Kingston Road.

As proposed, the mass of the main building compared to the previous house has been reduced (see comparable green and orange line which indicate the previous and proposed building respectively). The flat roof rear annexe, in comparison to the refused application has been significantly curtailed in mass and this is represented above.

The proposal would not contribute to a significant erosion of the visible sky line compared to what previously existed and most of the outlook is impinged by No. 215's own rear annexe.

### Appeal Scheme

9.6 Daylight results  
S1 – 215 Kingston Road – north-east elevation - GF

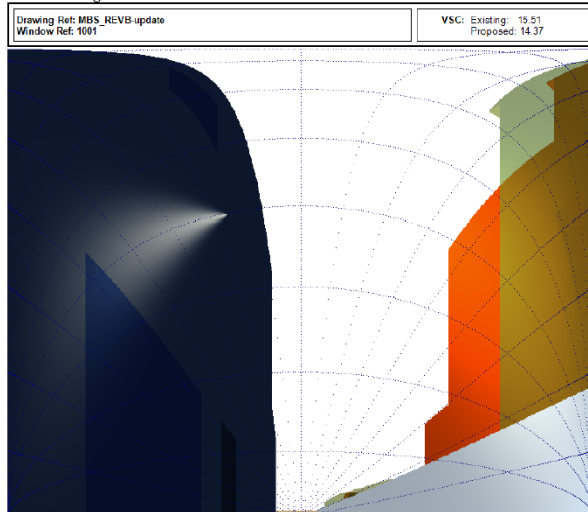


The green contour represents the existing building.  
The orange contour represents the proposed building.  
The grey/black contour represents the surrounding buildings.

### Current Application

7.6 Daylight results  
7.6.1 External daylight results

S1 – 215 Kingston Road – north-east elevation - GF



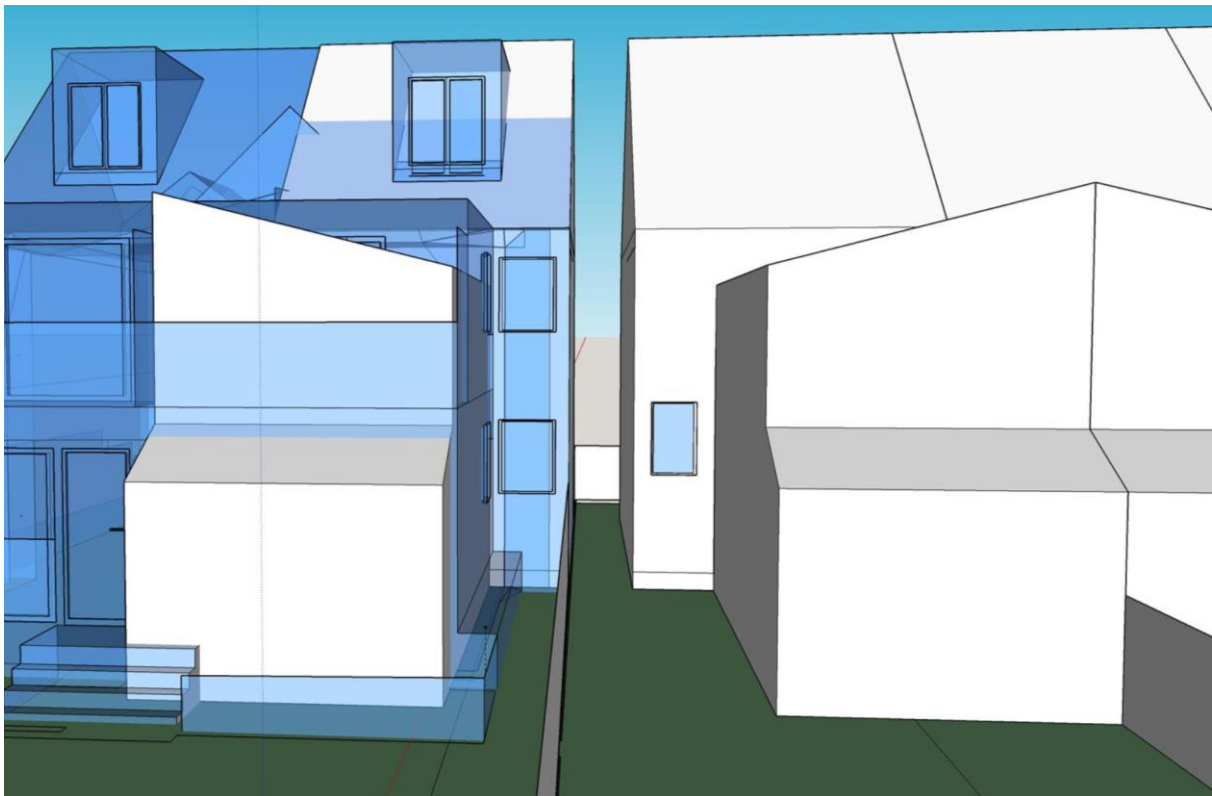
- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

In this respect, had the development of 217 continued the terrace that no. 215 forms part of and therefore presenting a similar outlook that 213 has onto 215, this would be far worse than that proposed.

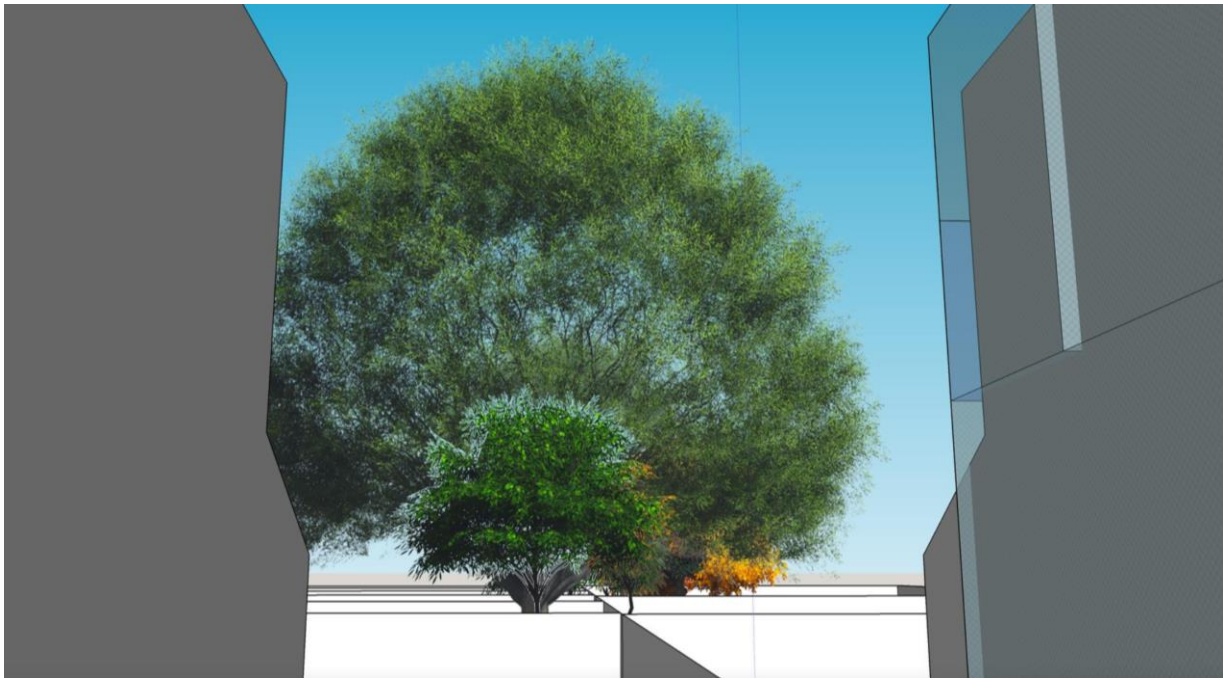
While the outlook from the rear of these properties is hemmed in by the adjacent rear annexes, as is typical of Victorian terraces, it must be recognised that the area adjacent to the annexe has a south east orientation and would benefit from access to sunlight.

The visuals below shows the mirrored image of No. 215 superimposed on the development proposed at no. 217, albeit set on the shared site boundary rather than adjoining No. 215 as per the rest of the terrace. It can be seen that there is little difference.

#### Rear Elevation comparison



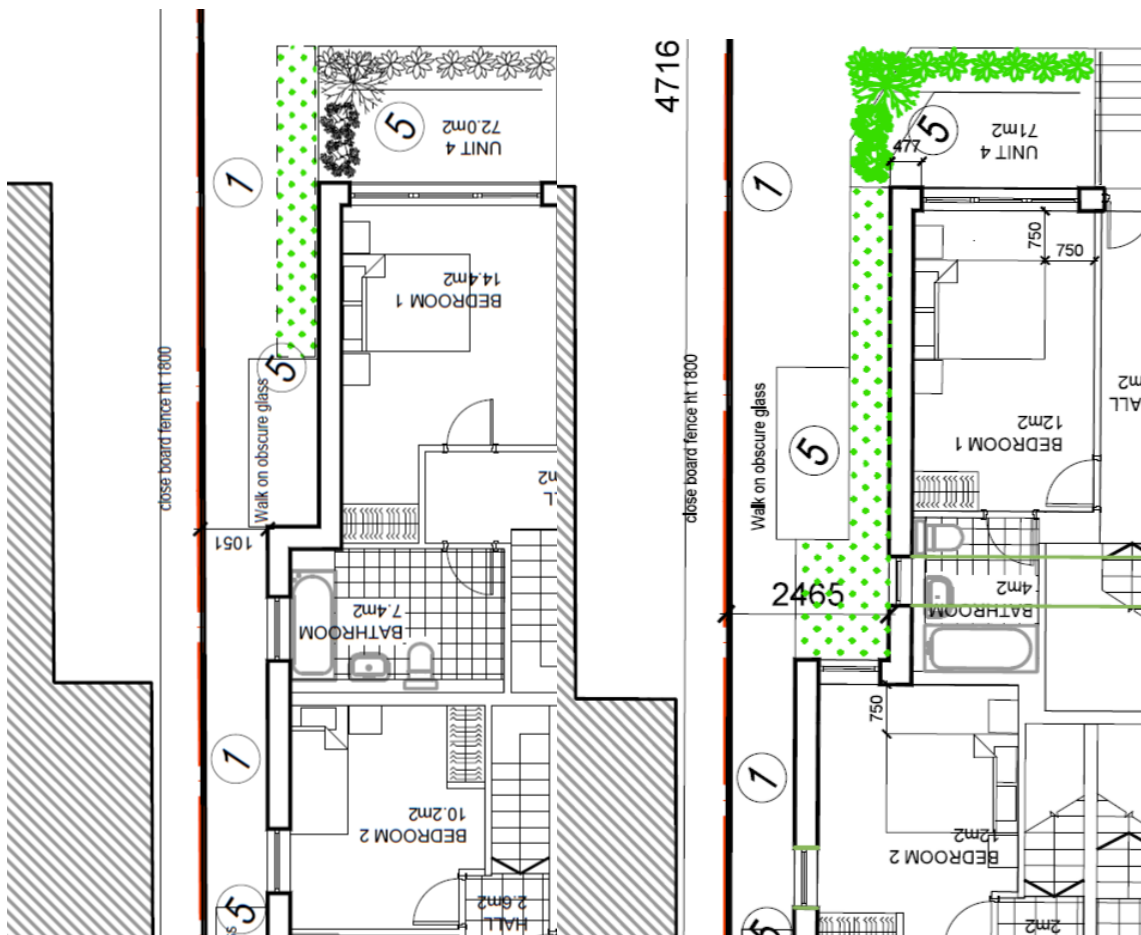
View from the ground floor window in the rear main wall and comparison (the grey depicting the mirror of No. 215)



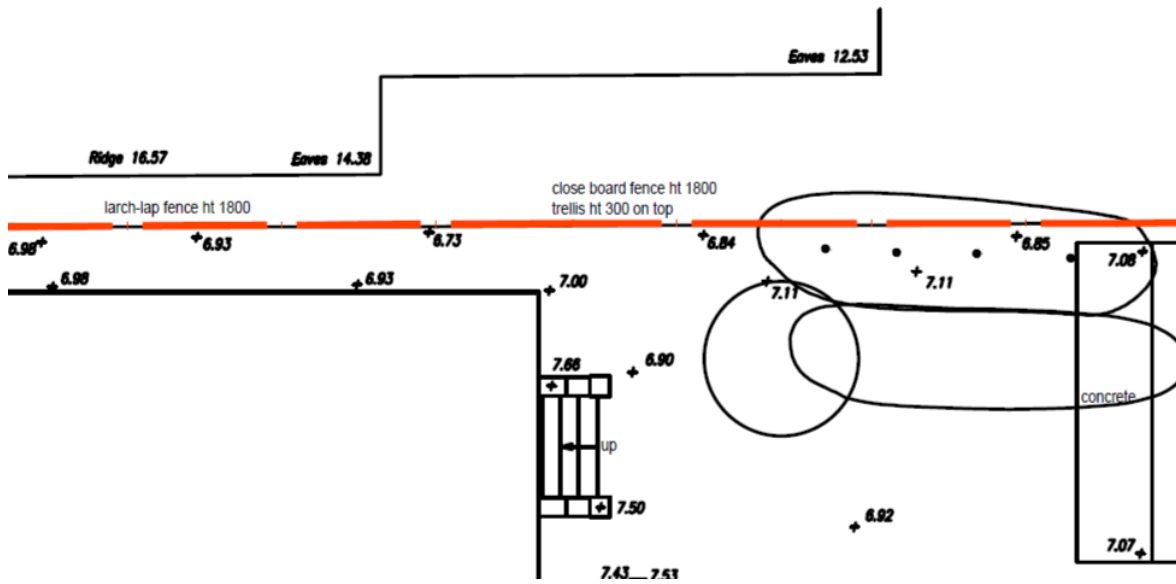
Comparison of the refused and proposed applications

Appeal Scheme

Current Application



Siting of the former dwelling with no. 215

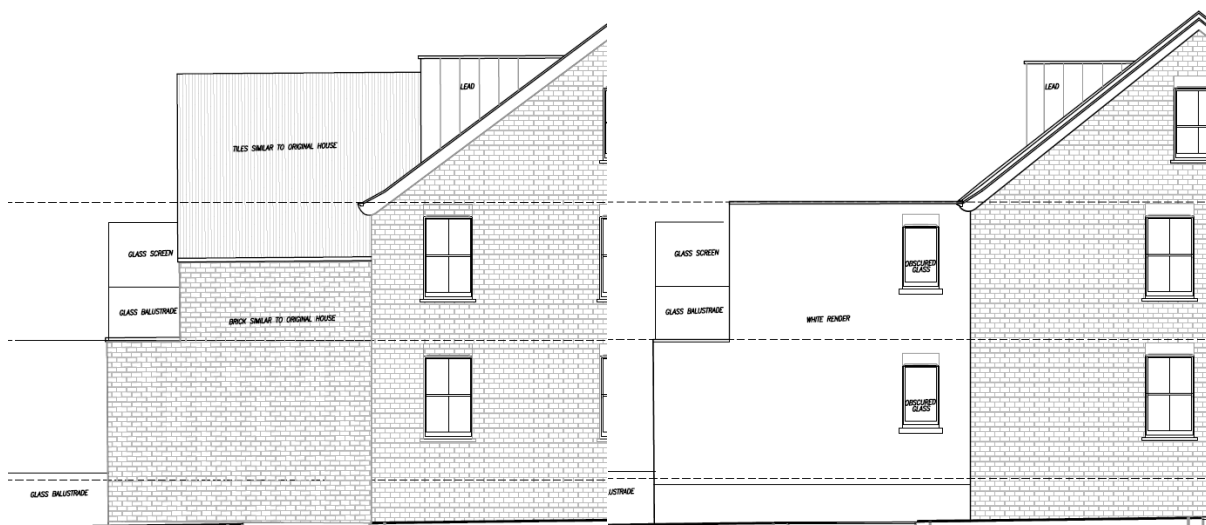


As shown above and below, the main body of the building marginally projects beyond the rear main wall of No. 215, an improvement on the refused application and indeed the previous relationship. Consideration should also be given to the permitted development rights the previous dwelling benefitted from where a two storey rear extension at 3m could have been built or a 4m deep, 3m high (with added parapet) rear extension along the boundary.

Aside from pulling the main body of the building back, the rear annexe has been set further away from the shared site boundary with no. 215. Moreover, to reduce the bulk and mass, the gable ended pitched roof has been removed.

Appeal Scheme

Current Application





While the proposed rear annexe of the development would project beyond the rear main wall of No. 215, it would be similar in depth and height compared to the rear annexe of No. 215 and those in the rest of the terrace. The outlook from No. 215 would therefore not be as harmful compared to that other properties in the terrace experience.

The results of the daylight and sunlight tests reveal that the proposal would not prejudice the access to light and it is noted that the occupant of No. 215 has not objected on grounds of outlook.

It is therefore contended that through this , the relationship between the two properties has significantly improved and the development proposed would not result in an overbearing or visually intrusive form of development that would create an undue sense of enclosure when viewed from the property of No. 215. Accordingly, we respectfully request that the application be considered acceptable in this respect.

CREATE Planning

December 2020