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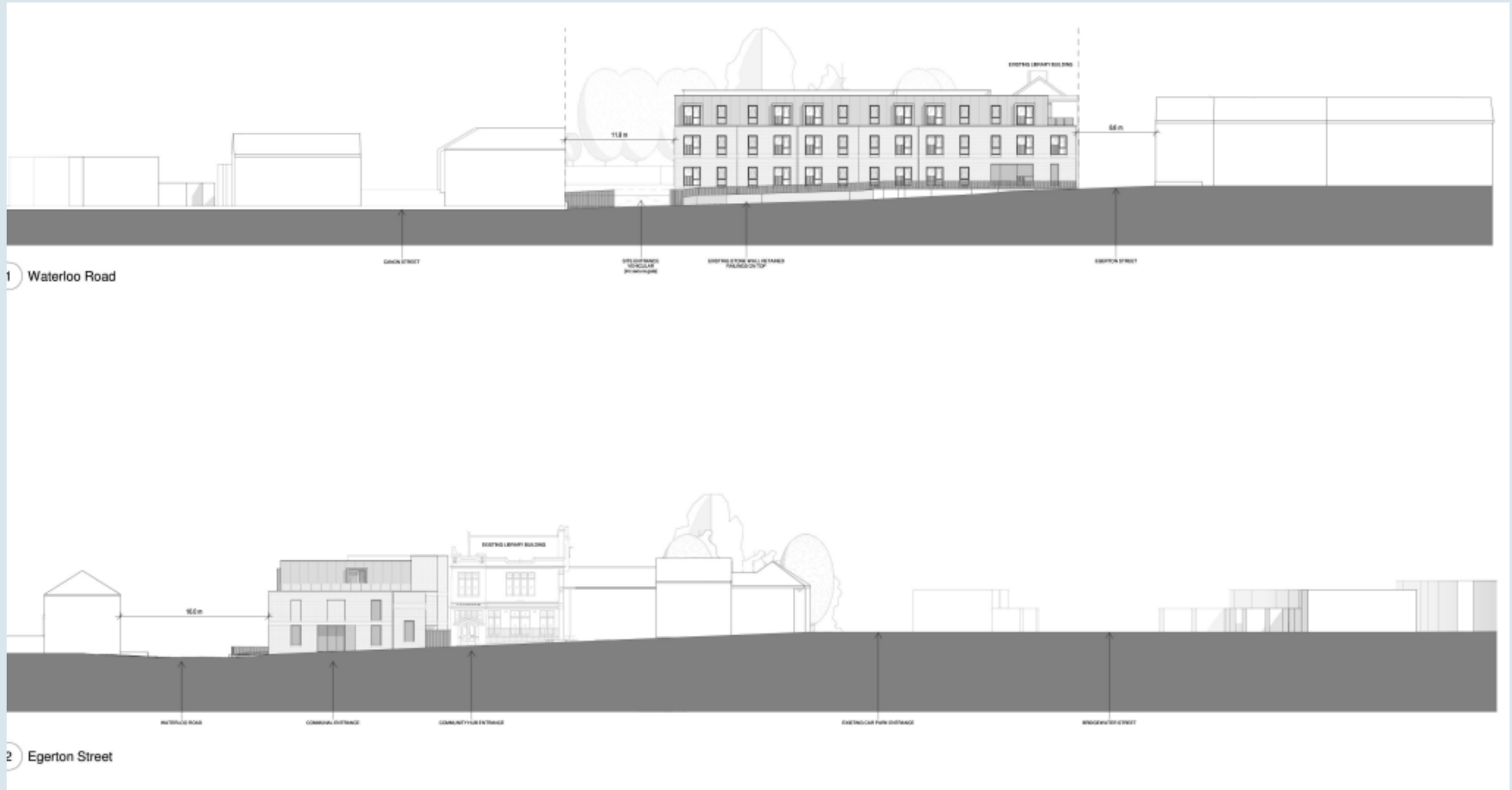




3 North Elevation



4 East Elevation







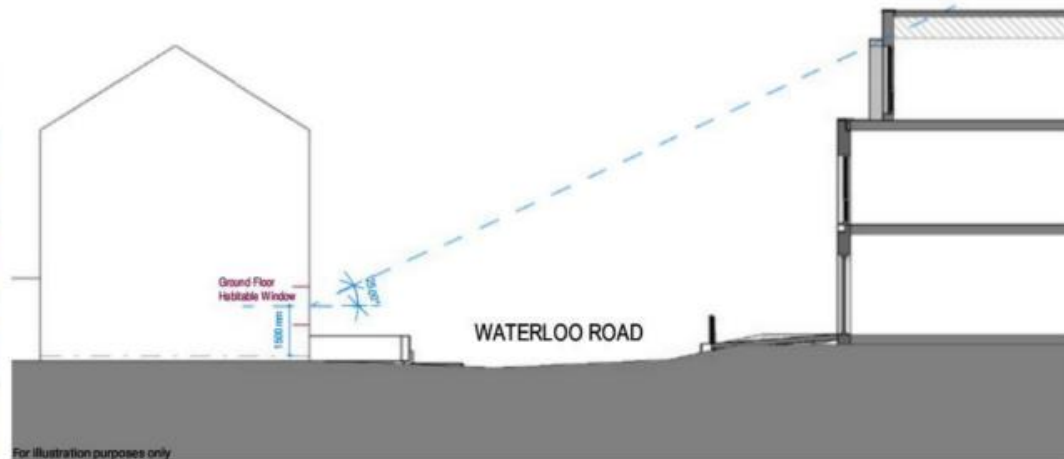






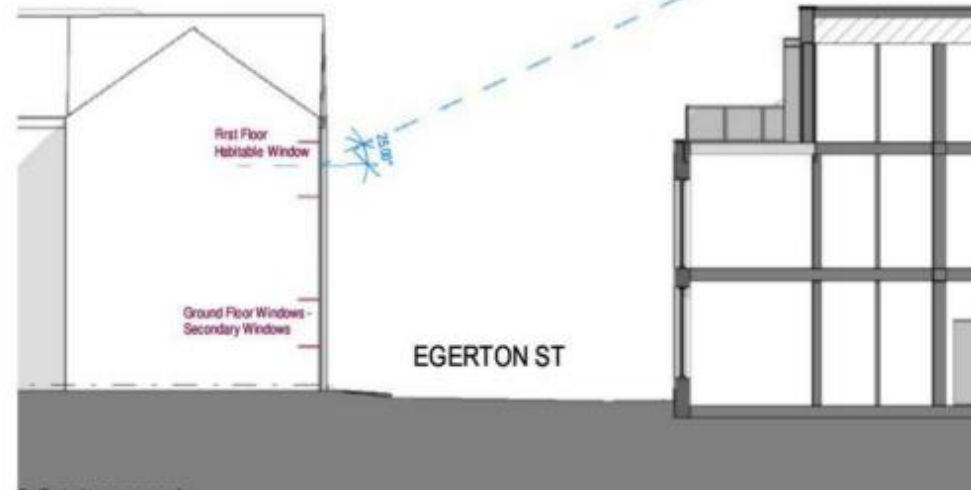


The below section shows the 25° assessment applied to Waterloo Road. Whilst the top of the Zinc roof is just outside the 25° zone, the second floor roof is set back from the main Waterloo Road frontage, with the main building frontage falling within the 25° zone. Any negative impact on daylight to the properties on the west side of Waterloo Road would be minimal.



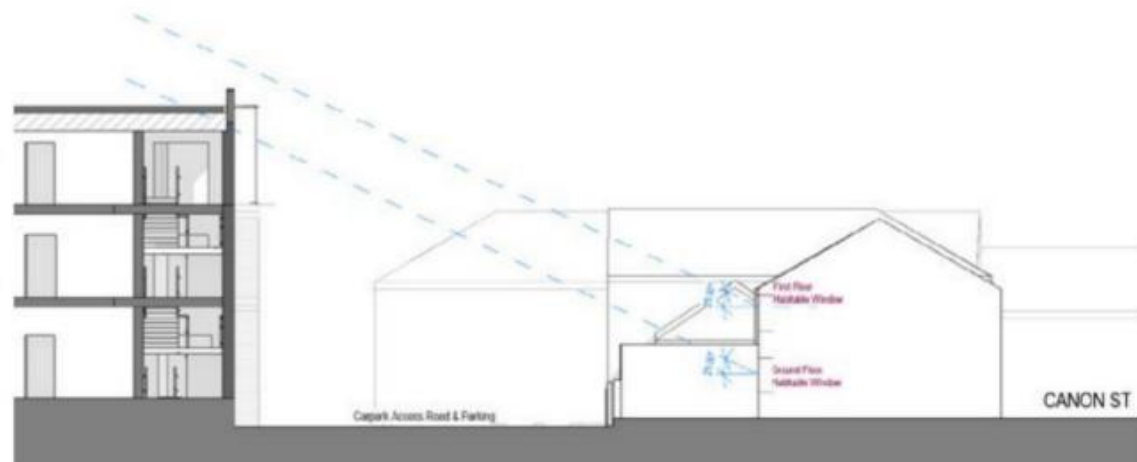
The gable end of the end terraced house directly to the south of the site, on the opposite side of Egerton Street, has two secondary windows to the ground floor and what appears to be a main bedroom window to the first floor. The distance across Egerton Street is 8.3m

To avoid overlooking into the first-floor window of the property on the opposite side of Egerton Street, there are only stair and corridor windows to the upper floors of the new build on the Egerton Street elevation. The below section shows that the gable end of new building falls outside of the 25° line. As the existing windows to the house on the south side of Egerton street face north there is no direct sunlight to these windows so any negative impact on daylight to the house on the south side of Egerton Street would be minimal.



The rear of the terraced houses directly to the north of the site (on the opposite side of the car park access road), has what appear to be a dining room window to the ground floor and a bedroom window to the first floor. The distance across the access road and yards is 17.6m

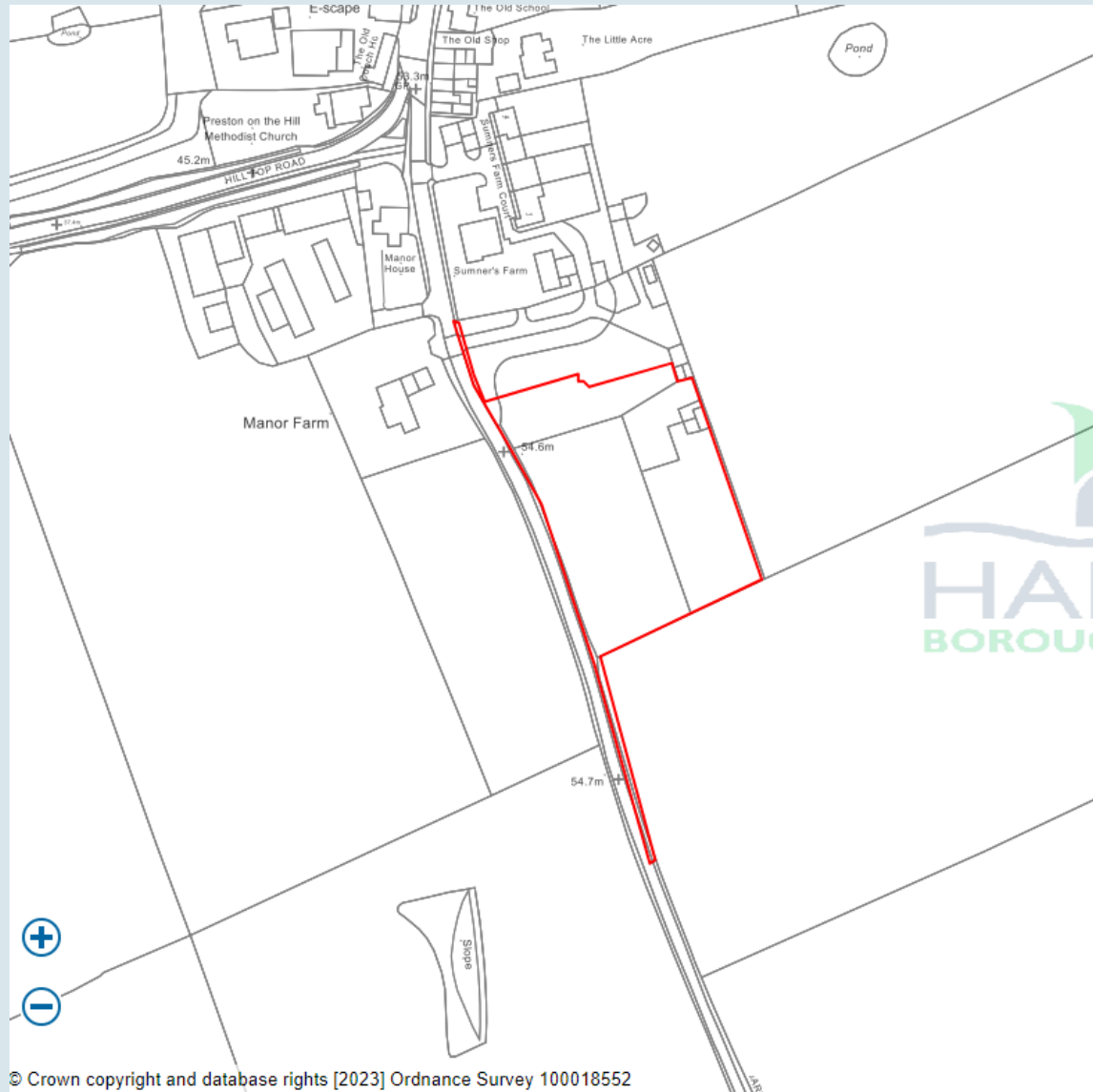
To avoid overlooking into any windows of the property, there are only stair and corridor windows to all floors of the new build north elevation. Whilst the top of the second floor stairs and parapet are marginally outside the 25° zone, the north elevation has been pulled away from the residential houses allowing the main building frontage to predominately fall within the 25° zones. Any negative impact on daylight to the properties on the North side of the site should be minimal.

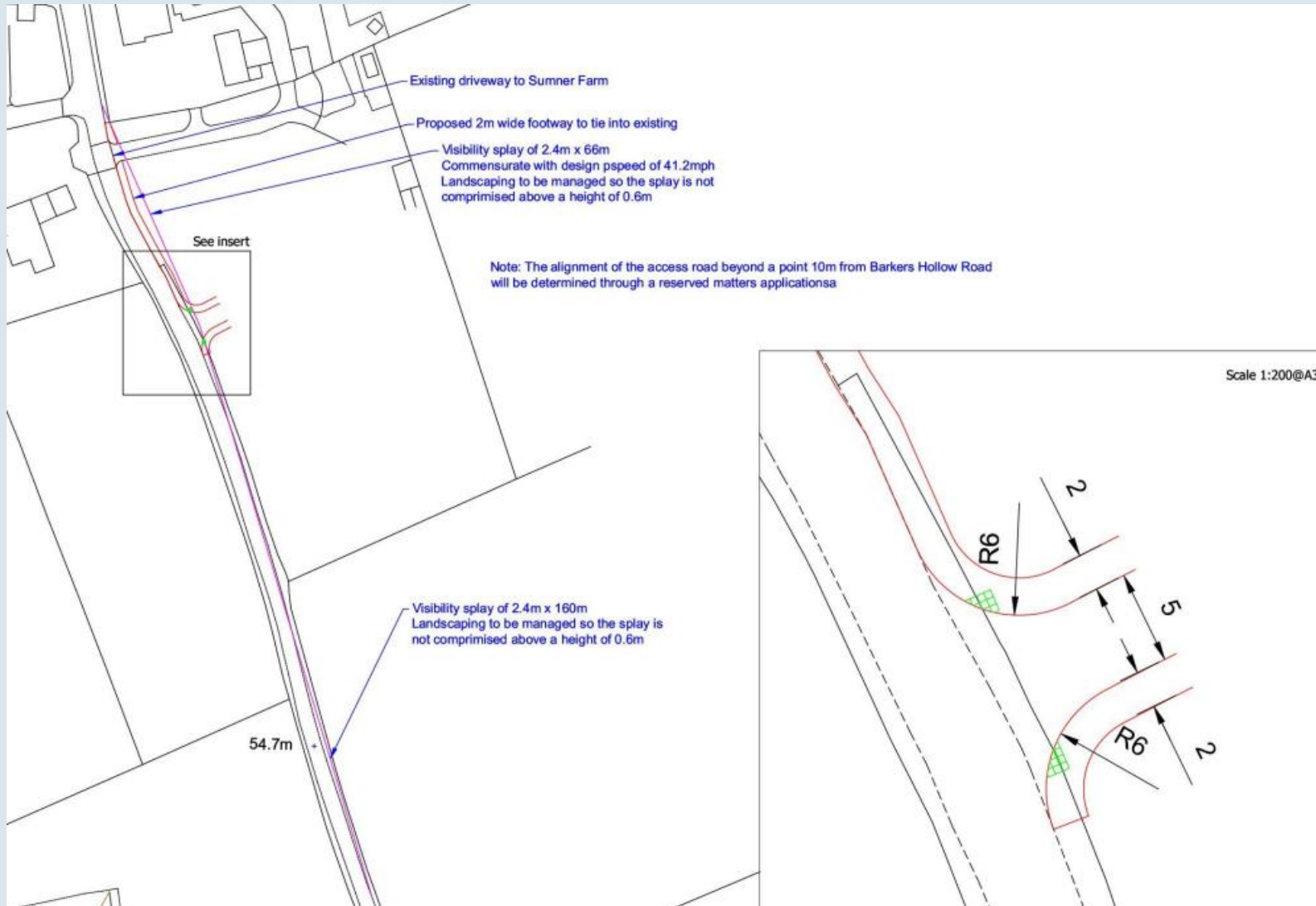


For illustration purposes only



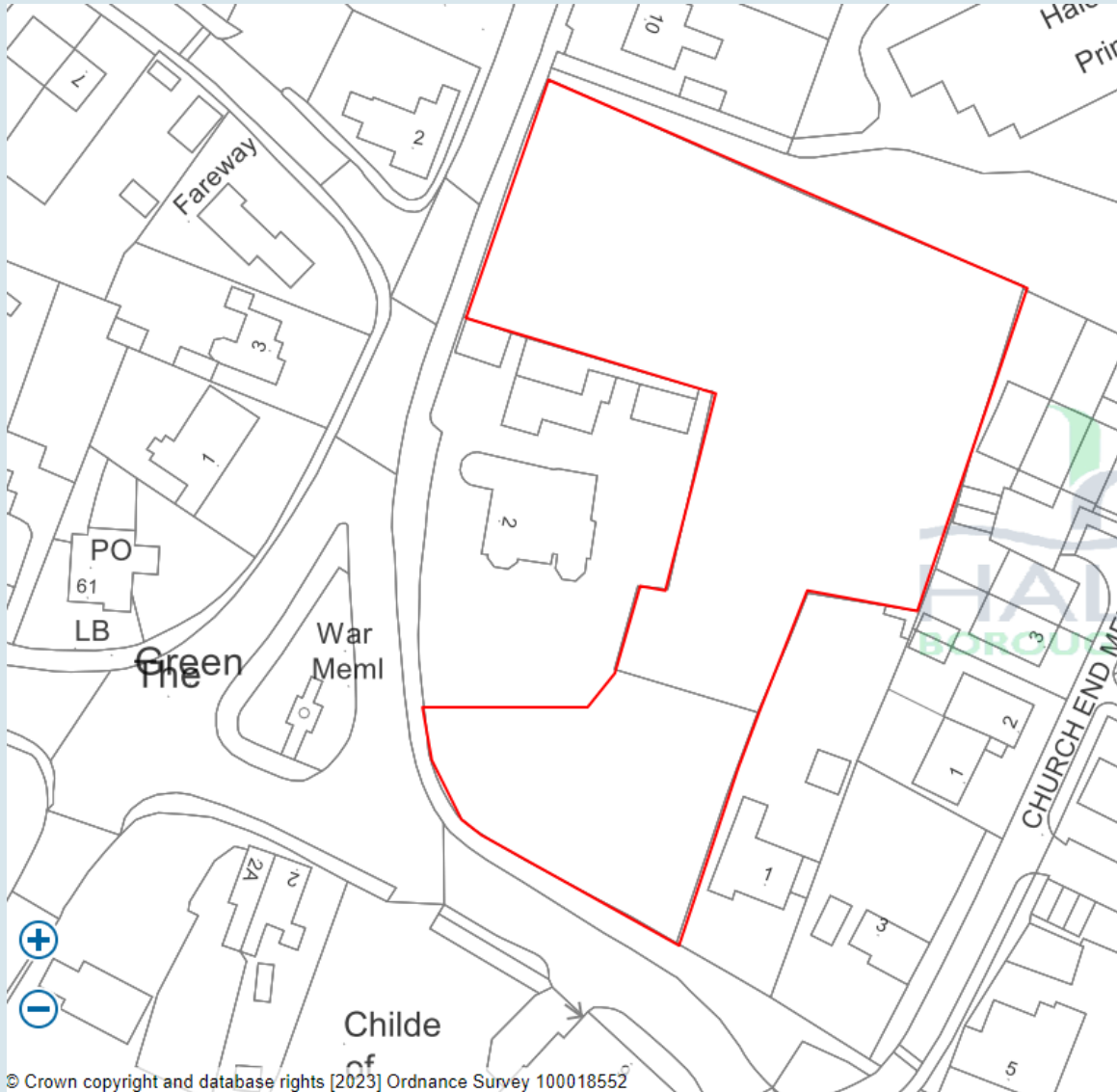
















Application Number: 22/00638/FUL

Plan 3C : House Type A













Application Number: 22/00638/FUL

Plan 3H : House Type G



Application Number: 22/00638/FUL

Plan 3I : House Type H











