

By email and hard copy delivered by hand 13th October 2023

6 Wood Lane,
Caterham, CR6 5RT

Graham Parkinson, Planning Officer.
Tandridge District Council,
Council Offices,
8 Station Road East,
Oxted, RH8 0BT

RECEIVED
16 OCT 2023
TDC

Dear Sir,

Planning Application No. TA/2023/1097:
Re: 8 Wood Lane, Caterham.

We feel that the proposed rear development will be overpowering, not in keeping with the area, and will adversely impact on our enjoyment of our property and garden.

We are of the opinion that the size and proximity of the proposed extension will overshadow our first and ground floor windows to the extent that there will be a serious loss of daylight to both the adjacent bedroom and the ground floor sun room and lounge.

Although the first floor window is shown on the plan with the 45-degree rule line intersecting just beyond centre of the bedroom window it should be noted that because of the roof format in these houses, having a very low eaves, the window head at 1.7m giving an effective glass height of only 1.6m, already reducing the daylight falling on to the floor of the room. We feel that in this case as the rear elevation in question faces slightly North of East and therefore gains most of its light from the right of centre the 45-degree rule should, if applied, be from the nearest edge of the window as noted in the BRE guidance. Also the fascia and guttering on the second floor is likely to exceed the boundary.

With regard to the ground floor, the plans make no reference to the conservatory/sunroom on the rear of our property which will also suffer from overshadowing. The demolition of our neighbours existing extension, which abutts and joins into our sunroom, is also of concern.

We are aware that conservatories may not be normally considered as habitable rooms but because our lounge has always been overshadowed we spend a lot of time both for reading, sewing and other minor projects in good daylight/sunlight afforded us in the sunroom.

Our objection, therefore, is with the ground and first floor sections of the proposed extension causing an unacceptable amount of overshadowing due to its position adjacent to windows on both floors reducing both the skylight and sunlight especially in the winter months when the sun is low in the sky.

Our neighbour did not speak to us before submitting an application or at any time since up to the date of this letter, which shows lack of consideration

Yours faithfully,

DR & SE Willis