



DEVELOPMENT CONTROL AGENDA

**THURSDAY 25 FEBRUARY 2016 AT 7.00 PM
COUNCIL CHAMBER**

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Membership

Councillor D Collins (Chairman)	Councillor Riddick
Councillor Guest (Vice-Chairman)	Councillor Ritchie
Councillor Birnie	Councillor R Sutton
Councillor Clark	Councillor Whitman
Councillor Conway	Councillor C Wyatt-Lowe
Councillor Maddern	Councillor Fisher
Councillor Matthews	Councillor Tindall

For further information, please contact Katie Mogan or Member Support

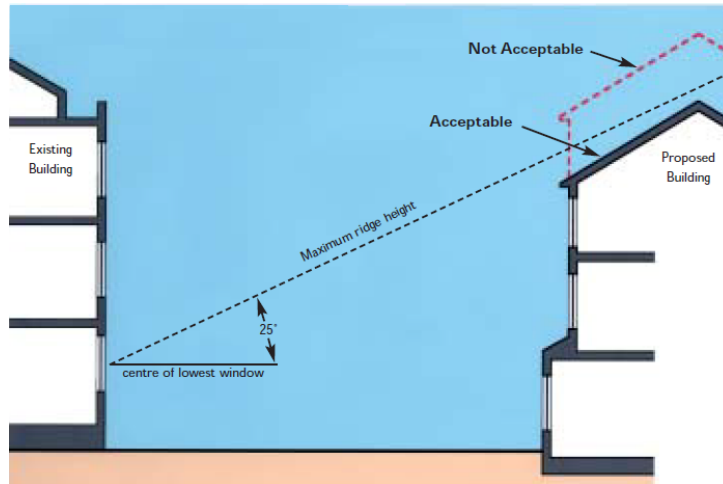
AGENDA

- 11. LAND REAR OF 126-132 GEORGE STREET - OBJECTION (Pages 2 - 3)**

Agenda Item 11

Taken from Report submitted 16/11/16 by James Holmes, Aitchison Raffety, Chartered Town Planning Consultants. Application for Land Rear 126- 132 George St

2.4 The BRE 25 degree test should be utilised when the new development directly faces the affected window. Suitable daylight for habitable rooms is achieved when a 25 degree vertical angle taken from the centre of the lowest window is kept unobstructed (see diagram below). The recommended distance between the buildings is dependent on the opposing property's ridge height. If the building opposite has a high ridge (as in the case of the proposed scheme), the loss of daylight will be more notable.



BRE 25 Standard new development directly faces the affected window

2.14 In order to accommodate the third bedroom within the roof space, the roof would be much higher than the adjoining property at 8 William Street. The site is in a sensitive location within a Conservation Area and adjacent to Locally Listed Buildings. The height of the dwelling would adversely impact upon the character of the local area.



Proposed dwelling too high

