

Site Address: 15 Etrick Road, Jarrow, Tyne & Wear NE32 5SL

Application Number: ST/0552/15 HFUL

Introduction

This information has been updated following further comments from the LPA that the application was likely to be refused unless further amendments we made. The alterations reduce the size of the extension to a single storey in height.

Model

The proposal has been modelled using the same 3D CAD software as previously, and the GPS coordinates of the location used to calculate the geographical position and sunlight position.

The attached diagrams in Section 1 show the existing and proposed situation at 30minute intervals. This has been modelled on the 21st June to relate back to the initial report.

The diagrams in Section 2 compare photographs submitted by the adjoining neighbour at 8 Teviot Way, with the timing of the model matched to the photographs.

Section 1

The model shows the sun path starting at 1pm. At this point, the shadow cast over the gardens is made by 8 Teviot Way.

By 4.30pm, the sun is directly facing the application site, with the shadow cast across the gardens. The proposal casts no additional shadow across the garden of 8 Teviot Way. (Note, the fence has been left in the model and casts a shadow as existing.)

By 5.00pm, the first section of shadow crosses the boundary in the rear garden of 8 Teviot Way, however this is contained within the existing shadow of the fence. It is not until 7pm that the shadow cast by the proposed extension affects the existing situation, by which time the garden no longer receives direct sunlight in any case. Therefore, the proposal does not cause any adverse affect to the sunlight enjoyed by the rear garden of 8 Teviot Way.

Section 2

Unfortunately the same view from the first floor window of 8 Teviot Way could not be modelled using the software (too narrow a field of view), so the model has had to show a wider view.

The fence has been removed at this point for clarity. Comments of the model are:

- At 16.50, the model shows no impact to 8 Teviot Way.
- At 17.25, the model shows no impact to 8 Teviot Way.
- At 18.20, there is a small additional shadow over the garden area, contained within the shadow cast by the fence.
- By 19.27 the existing situation is improved by the reduction in width of the proposal, allowing a channel of light to pass between 13 and 15 Ettrick Road into the garden of 8 Teviot Way.

Summary

The model shows that the proposal has changed significantly from the original submission, and that the revised proposal does not create any additional detrimental shadow over the rear garden of 8 Teviot Way, but it actually improves the situation. The site receives limited direct sunlight due to the orientation in the existing buildings, and the revised proposal is shown to have only a positive impact.