

From: Littlefair, Paul <Paul.Littlefair@bregroup.com>
Sent: 23 July 2020 16:18
To: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Cc: King, Stephanie <Stephanie.King@bregroup.com>
Subject: RE: Further instruction for day/sun review at 53-55 Vastern Rd, Reading (200188)

Dear Jonathan

Thanks for your message. I would largely agree with Eb7's comments about Lynmouth Court and the garden of 2 Lynmouth Road. Because of the Covid-19 situation we couldn't carry out a site visit, and our assessment of a major adverse impact on the garden of 2 Lynmouth Road was based on its being an important amenity area for the dwelling. It is a small garden; if it is just being used as a yard, a moderate adverse impact might be more appropriate. Obviously it is for you to decide whether impacts are acceptable in the overall planning context.

A Juliet balcony to rooms above BC09 would increase the daylight and sunlight levels inside. As a daylight consultant I would be recommending this; you will have to balance it against the loss of private amenity space and other considerations like appearance.

I hope this is helpful; we won't be making an extra charge for this. I'm going on holiday tomorrow (back on August 3rd) but Stephanie is back from furlough if you have further comments or questions; you can email her at stephanie.king@bregroup.com .

Best regards

Dr Paul Littlefair
BRE, Garston, Watford WD25 9XX
Tel 01923 664874 (currently working from home, but leave a message)
Customer Services 0333 321 8811
Email paul.littlefair@bregroup.com
Website www.bregroup.com