

**Supplementary Documents re objection to plans at no 3 Maffit Road – 18/02078/HHFUL**

For the attention of Peterborough City Council Planning Committee Members

From Dr Ian Baugh 5 Maffit Road

1. Our **letter of objection** details the specific reasons for our objection which refers to Peterborough City Council's planning policies LP17 and PP03. The application also contravenes the Ailsworth Neighbourhood Plan policies VDS 12.2.2 and 12.2.3 and 12.2.4.
2. **Overbearing/loss of light:** Document titled Document no5/1A shows the overbearing nature of the extension and how it cuts out the direct sunlight to our dining/living room between 12 and 14.15 each day. This photograph and the position of the sun has been independently witnessed by 2 people (signed letters attached).  
Document no 5/1b shows a table of the times of the sun disappearing behind the proposed extension.  
Document No5/1c demonstrates the existing pattern of shading from no 3 and the shading that will result from the new extension.  
Document no 5/1d shows the angle of the new extension roof and the angle of the sun between October and February to demonstrate the loss of sunlight during this period.
3. **Size/Scale of Property and no3:** The existing house at No3 is already one of the largest in Maffit road, occupying a greater % of its plot than most of the properties in Maffit Road and the greatest width of any house as a % of the width of the plot. The proposed extension will only serve to exacerbate the oversize of the property at no 3 compared to all of its neighbours and most others in Maffit Road.  
Document no 5/2a demonstrates the % size of no 3 and the extent into the plot compared to the rest of the west side of Maffit Road,  
Document no5/2b shows in plan form the % of plot occupied and the extent into the plot.  
Document No5/3 shows the effect of a mono pitch roof in allowing direct sunlight to reach no5, Document no 5/3a shows the effect of a low pitch roof.  
 The proposed extension will be completely out of scale and not in sympathy with any neighbouring properties in Maffit road which is contrary to the policies of the Neighbourhood Plan.
4. **Alternative solutions:** there are a number of alternative options and compromise solutions that could be considered as mentioned in my letter of objection.

Current

12.00



12.50



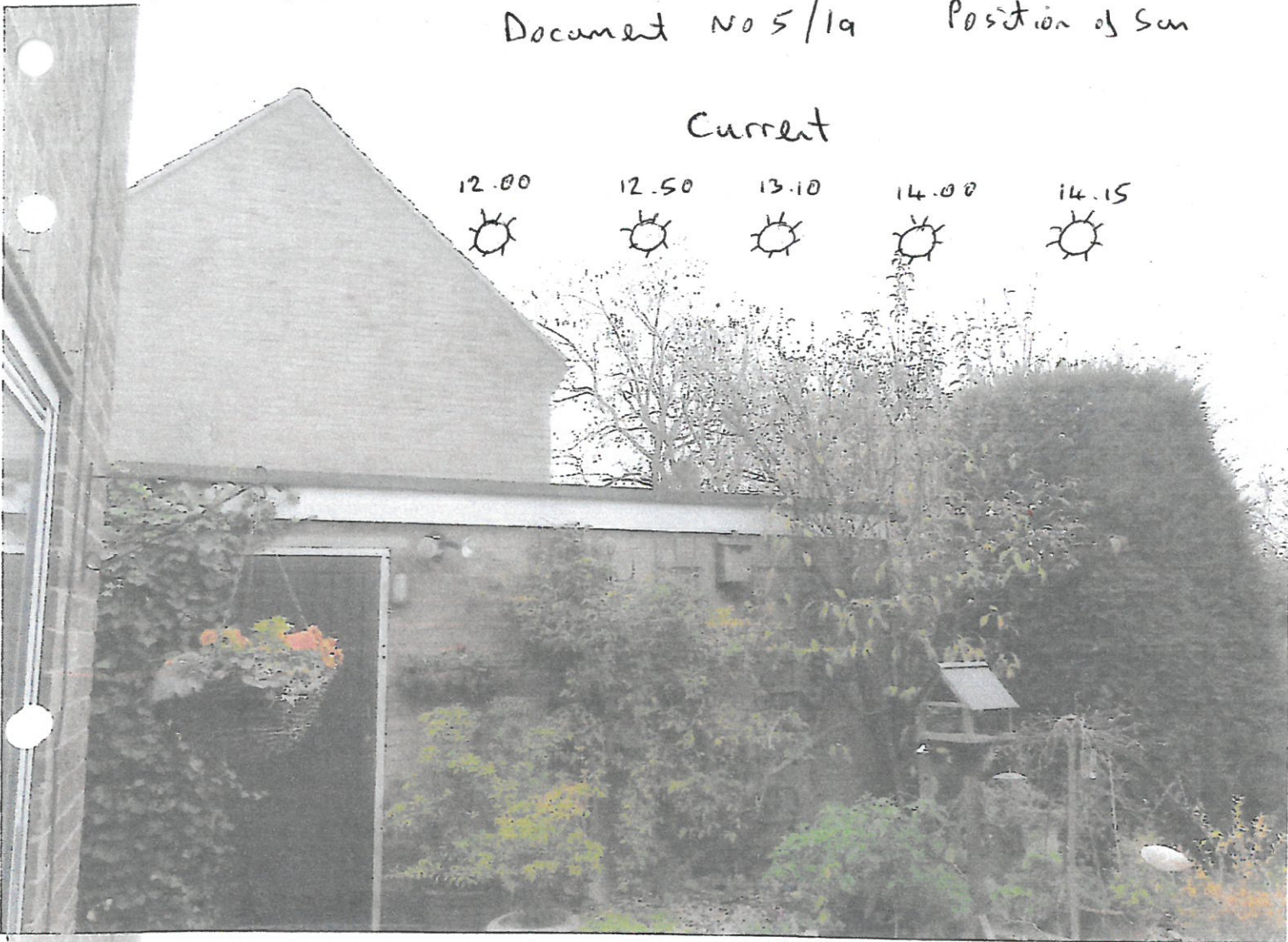
13.10



14.00



14.15



Proposed Extension

12.00



12.50



13.10



14.00



14.15

PITCHED ROOF

brick wall



Document No 5 1a (a)

I can confirm that the photograph titled "Document No5/1a"

Is a true and accurate representation of the actual path of the sun as witnessed by me on 25<sup>th</sup> January 2019 and I can confirm that comparing this with the proposed extension plans for No 3 Maffit Road that the new extension would cut out the sun reaching the kitchen and lounge of No 5 Maffit Road between the hours of 12.00 and 14.00-14.15

David Edwards

25<sup>th</sup> January 2019

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Anne Shorter

Peterborough

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Anne Shorter

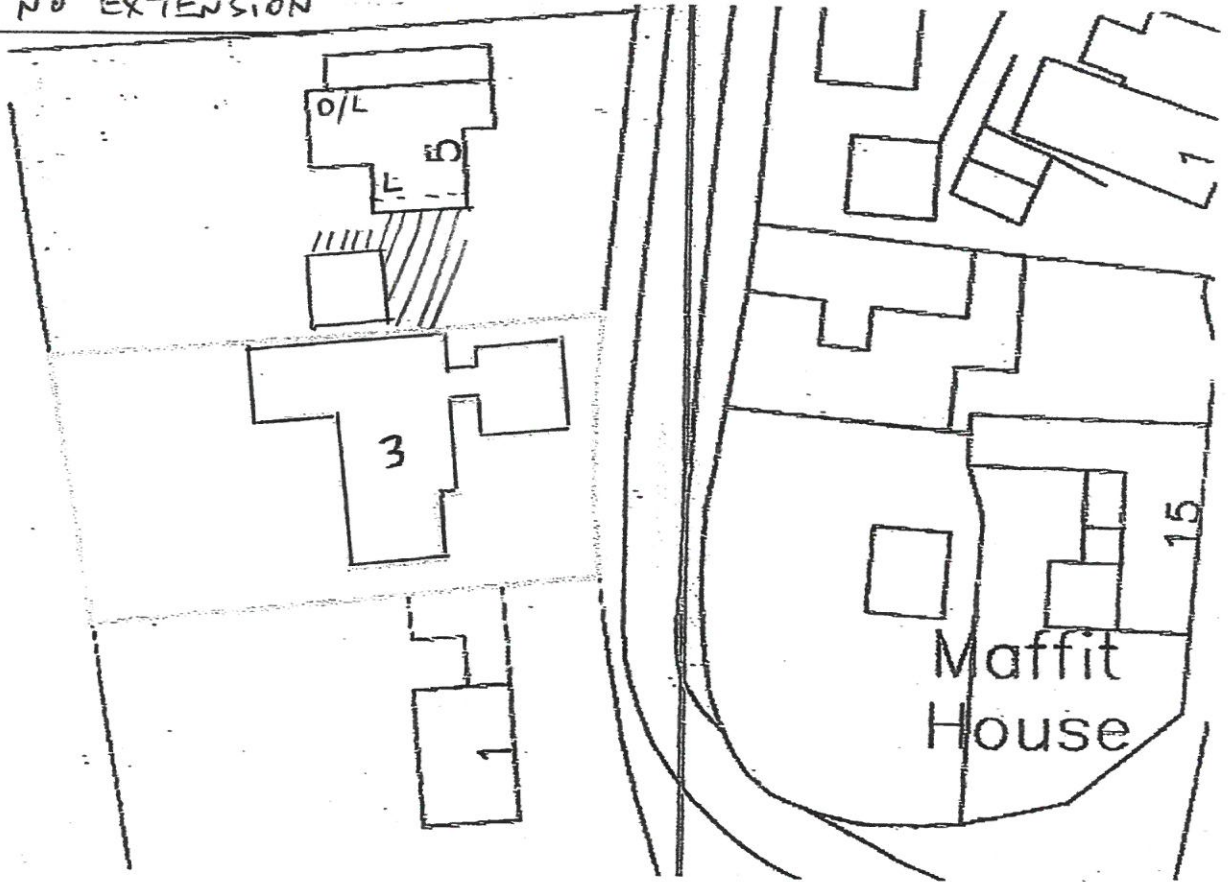
38 Riverside Mead  
Stangrove, PE2 8JN

25<sup>th</sup> January 2019

Shading of No 5 Maffit Road			
Date	Time sun appears at rear of current house (No 3)	Time sun re-appears at end of proposed extension at No 3	Time dining/living room at No 5 in shade of extension
18/11/18	11.45	14.00	2.15
19/11/18	11.50	14.00	2.10
25/11/18	11.50	14.00	2.10
26/11/18	11.55	14.01	2.06
07/12/18	11.55	14.01	2.06
13/12/18	11.55	14.11	2.16
19/12/18	12.00	14.15	2.15
02/01/19	12.00	14.00	2.00
09/01/19	12.05	14.15	2.10
17/01/19	12.05	14.15	2.10
27/01/19	12.05	14.15	2.10

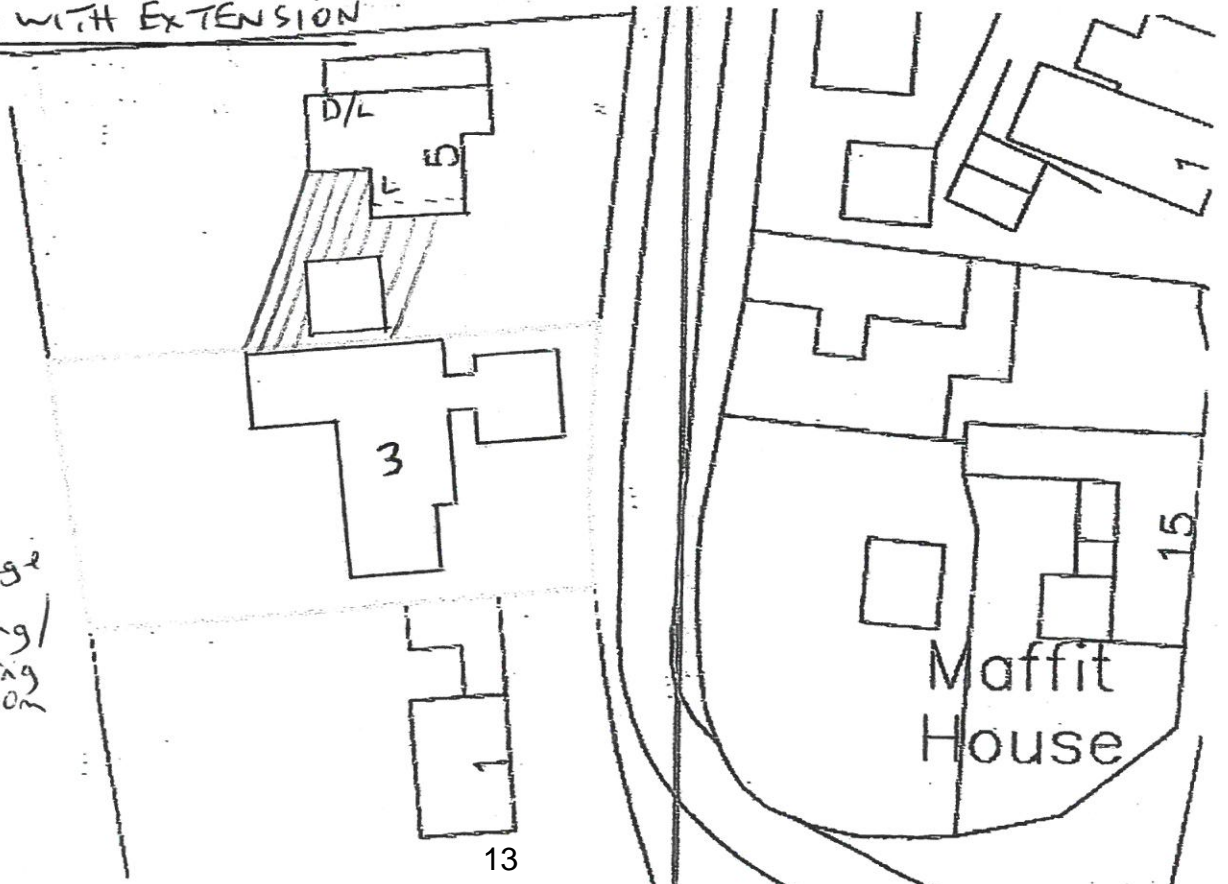
Overshadowing of No 3 on No 5 12.00 - 14.00

CURRENT - NO EXTENSION



Overshadowing of No 3 on No 5 12.00 - 14.00

FUTURE - WITH EXTENSION



L = lounge  
D/L = dining/  
living  
room

**DOCUMENT N05/1d**

**Calculations of No 3 Extension roof height and sun angle from No 5**

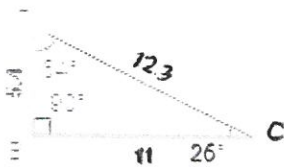
**Showing loss of direct sunlight**

Height of top of extension pitched roof = 6.5m (taken from scaled drawings of architect)

Distance to nearest window of No 5 = 11.0 m

Height of mid point of window of no 5 = 1.1m

$$\tan C = \frac{5.4}{11.0} = 0.491$$



Angle to top of new extension pitch roof =  $\tan (5.4/11.0) = 26^{\circ}$

Sun angle above horizon at noon:

Oct 24<sup>th</sup> - 25.6<sup>o</sup>      Oct 31<sup>st</sup> - 23.3<sup>o</sup>

Nov 1<sup>st</sup> - 23<sup>o</sup>      Nov 30<sup>th</sup> - 15.8<sup>o</sup>

Dec 1<sup>st</sup> - 15.7<sup>o</sup>      Dec 31<sup>st</sup> - 14.4<sup>o</sup>

Jan 1<sup>st</sup> - 14.5<sup>o</sup>      Jan 31<sup>st</sup> - 20<sup>o</sup>

Feb 1<sup>st</sup> - 20.4<sup>o</sup>      Feb 18<sup>th</sup> - 25.8<sup>o</sup>

(source – [www.timeanddate.com](http://www.timeanddate.com) \_

Therefore lounge and kitchen/dining/living room windows would be in the direct shade caused by the new extension from 24<sup>th</sup> October to 18<sup>th</sup> February each year (118 days) = 32% loss of mid-day sunlight over a year.

Plot Sizes and Widths - West side of Maffit Road					
House No	Estimated % of Plot Occupied	Estimated % width of plot occupied	rear extension within 2m of neighbour's boundary	Estimated % Depth into plot from Maffit road	
1	7	42.8	N	41.6	
3	30	85.7	Y	69.2	
5	11	57.1	N	46.6	
7a	22.3	76.9	N	50	
7	11.8	75	Y	45	
9	5.5	50	N	23.8	
11	18	80	N	42.8	
15	13.2	50	N	33.3	
17	12	80	N	53.3	
19	12	80	N	53.3	
21	12	80	N	46.6	
23	11.3	57.1	N	54.5	
25	7.9	50	N	47.6	
27	9.8	57.1	N	33.3	
29	7.2	62.5	N	45.4	
<b>Notes</b>					
% plot calculations include 2 storey buildings not single storey side garages with flat roof					
% width calculations include 2 storey buildings not single storey side garages with flat roof					
Calculations made from block plans of Maffit Road taken from Peterborough City Council Planning Dept.					

Maffit Road Plans of Properties

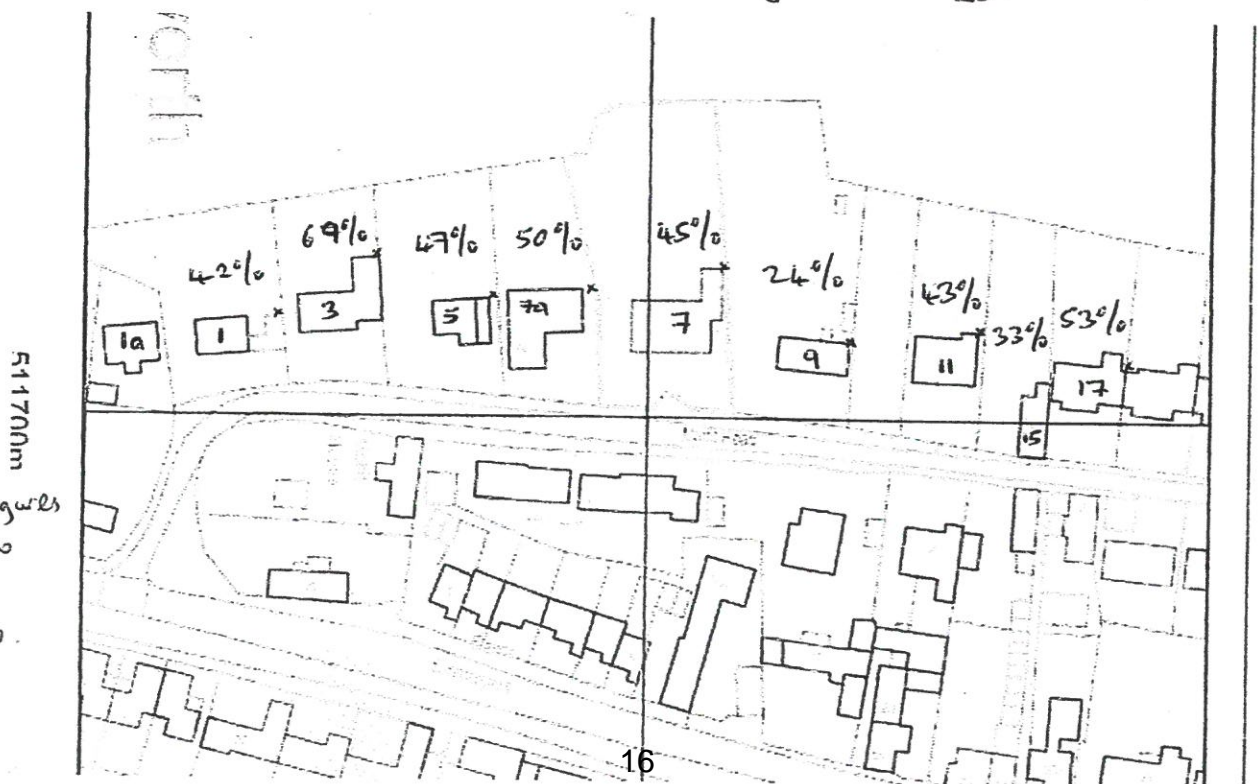
% of Plot occupied by 2 storey building not incl single storey

flat roof garages  
(incl proposed 2 storey  
extr at No 3)



Maffit Road Plans of Properties

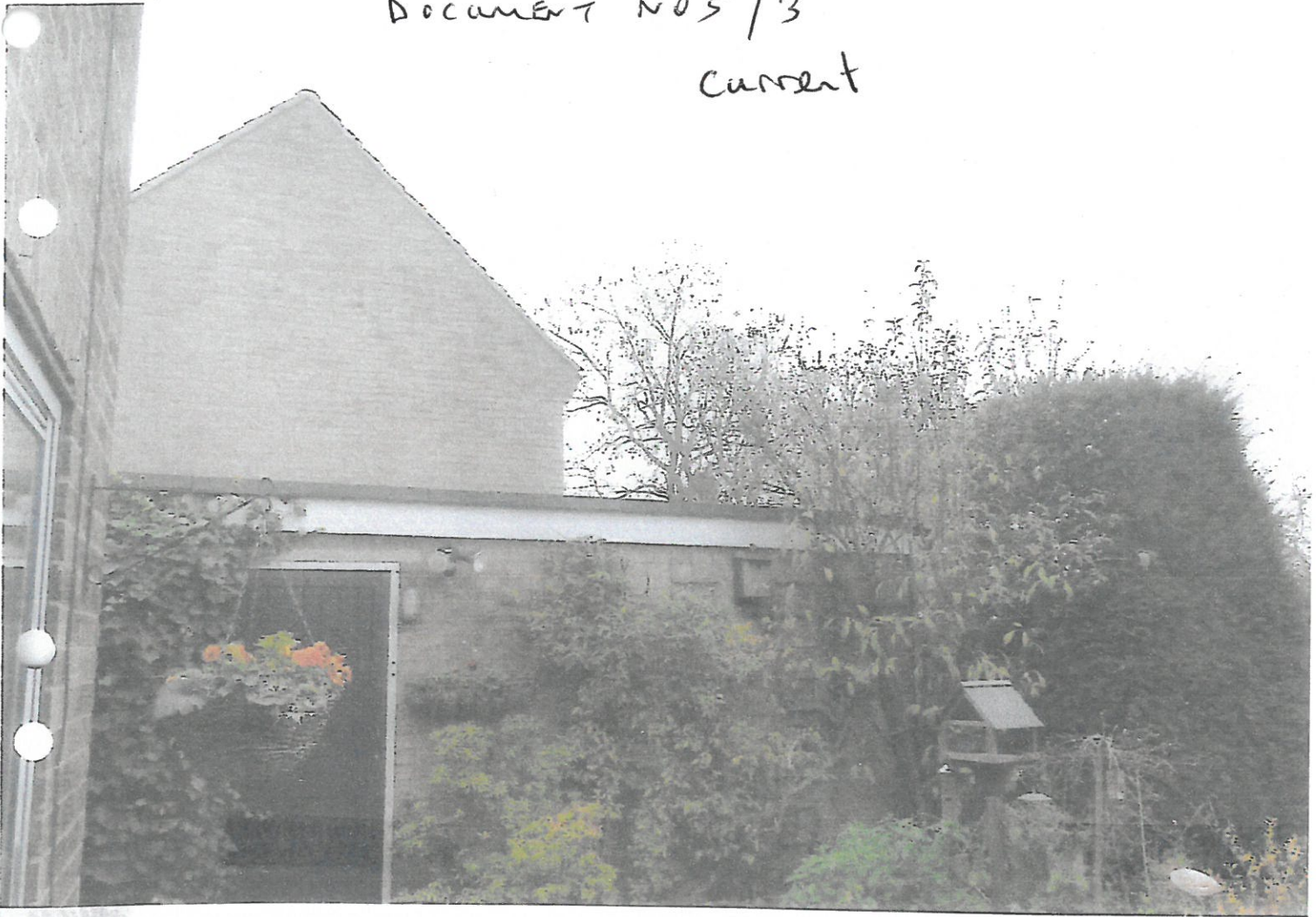
% Depth of property into plot  
as measured from Maffit Road



Note: % figures  
rounded to  
nearest  
whole no.



DOCUMENT NOS / 3  
current



with 4m extra, + mono pitch roof



DOCUMENT nos / 3a

