

Mr P Sheridan
Views Holdings Ltd
Adullam
London Road
Macclesfield
SK10 4DU

Our ref: 22085

Your ref:

Date: 25 April 2024

Dear Patrick

RE: 136 Withington Road, Manchester, M16 8FD

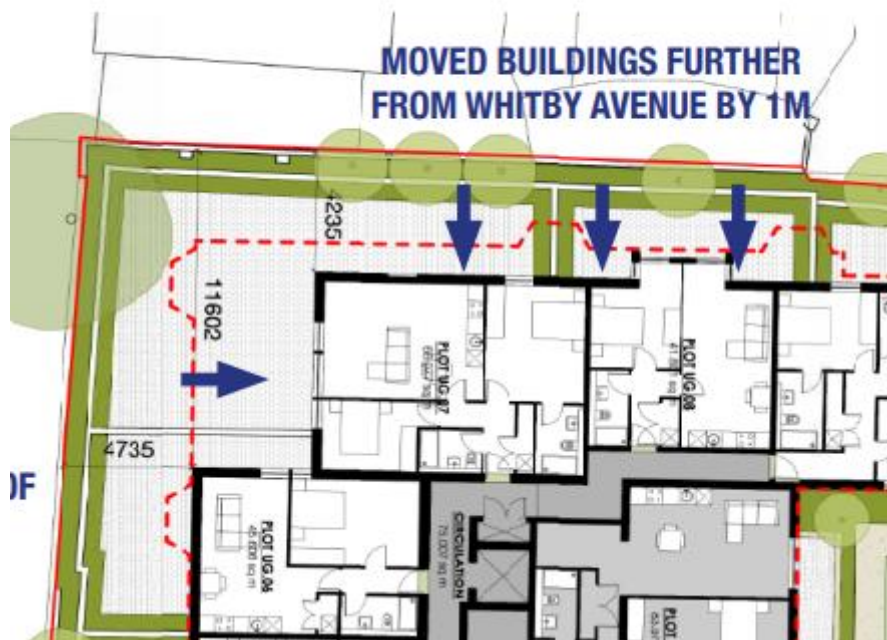
Thank you for sending me your amended scheme drawings.

I see that you have made alterations to the plans that we previously assessed for the daylight and sunlight assessment, back in November 2022.

The new plans as shown below, quite clearly illustrates the changes you have made from the last scheme (denoted by the red hatched lines below):



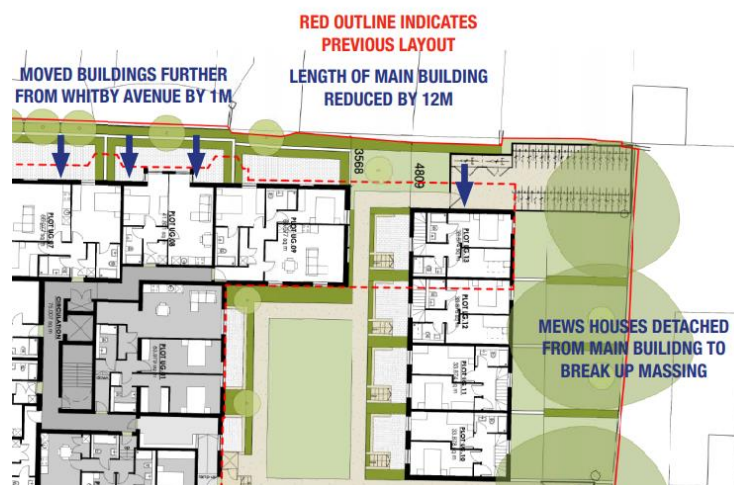
This earlier image shows that at the south west corner of the site, that you have moved the western part of the scheme further to the north; this is enlarged below. This will have the impact of reducing the mass of the scheme directly adjacent to Number 6 Whitby Avenue.



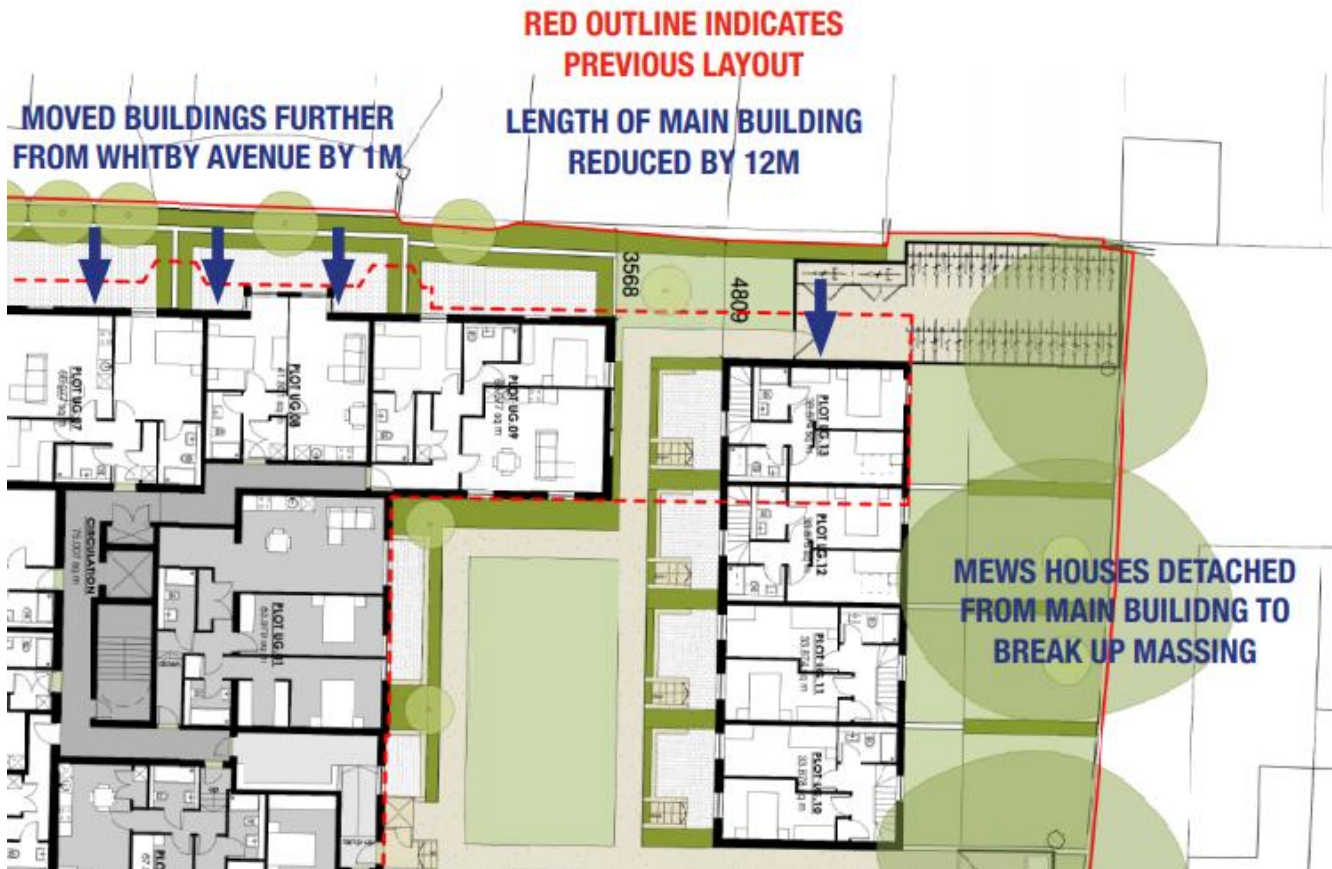
Additionally, as well as moving the southern corner further north as shown above, the façade to the west elevation of the western part of the scheme has been moved east by 1m. This again moves the mass of the scheme away from the adjacent property at Number 6.

It should be noted that Number 6 Whitby Avenue passed all the relevant daylight and sunlight tests in the BRE Guide 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice, 3rd Edition, 2022' even with the previous scheme that was positioned closer to this property. As such, moving the building further away from Number 6 in two directions as shown above, will only further improve daylight and sunlight to this property.

At the north west part of the site, the scheme has also been amended in a manner that reduces the impact on Number 5 Whitby Avenue, as can be seen below.



In this location, the former mass of the building has again been moved further to the east (see the new position of the proposed building in relation to the former proposal indicated by the red dashed line). In addition to moving the mass eastwards, away from Number 5 Whitby Avenue, the block has been broken up, introducing a gap between the main building and the mews houses. This provides a gap through which increased daylight and sunlight can reach Number 5 Whitby Avenue. An enlarged image of these changes is below.



It should be noted that Number 5 Whitby Avenue passed all the relevant daylight and sunlight tests in the BRE Guide 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice, 3rd Edition, 2022' even with the previous scheme that was positioned closer to this property and did not have the gap as illustrated above. As such, the proposed amendments will only further improve daylight and sunlight to Number 5 Whitby Avenue.

Having regard to the above and the changes proposed, we confirm that there will be no adverse impacts to the daylight and sunlight of the nearby neighbouring properties.

Yours sincerely

A Marston

Adrian Marston BSc (Hons) MRICS
Director, Smith Marston Building Surveyors

