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TurnberryPlanning

23rd July 2013

Our ref L Fettiplace 23.07.13 OXU
Your ref

Dear Angela

**Exeter College: New Quad at Walton Street
Planning Application 13/00832/FUL and Listed Building Consent Application
13/01075/LBD
Submission of Amended Drawings**

Further to the submission on the 3rd of July of our Supplementary Planning Document, I write to provide you with the corresponding, updated planning drawings. In addition to the changes outlined within that document, we propose one further change to the scheme, which has arisen from more recent dialogue with local residents. The background to this new amendment is described below, ahead of a summary of the previously submitted changes to the scheme.

Worcester Place Dormers – Section D

The South Jericho Residents Association have raised a specific concern over the dormers which sit at Section D in the Supplementary Planning Document (opposite 28 Worcester Place). The concern is that the dormers are disproportionate to the scale of the building and could have an impact on daylight and sunlight reaching neighbouring properties.

Submitted with the Supplementary Planning Document was a Daylight and Sunlight Assessment undertaken in line with the BRE guidance document 'Site Layout Planning for Daylight and Sunlight- A Guide to Good Practice' (2011). That assessment modelled the proposed scheme in terms of daylight and sunlight reaching the windows of habitable rooms adjacent to the site as well as shadow plans for each season. The report concluded that the proposed scheme would have no significant impact on any residential properties nearby, with or without the dormers. Indeed, one of the design principles for the scheme had been to