

PLANNING OBJECTION -Reference Planning Application Number: 19/09834/FUL

Clock House Road Off Honeystreet North Of Canal Honeystreet SN9 5PS

**Objections related to Light Pollution:**

prepared on behalf of our client Mr Alex Oliver

Further to the many earlier objection which were raised by parties including neighbours , residents and the CPRE in relation to the degree of light pollution that would result from the unusually large extent of elevational and roof glazing associated with the proposed design in the above application. We understand that the applicants have put forward a suggestion that window blinds would satisfactorily deal with this issue.

We like to note our concern that proposals such as blinds and curtains are not an effective or permanent solution to this problem. Building Control Departments nationally are clear that fixtures and fittings such as curtains and blinds are not accepted as a solution for matters related to the performance of windows and glazing as they rely on people to be diligent, and even when automated cannot be relied upon as they would require regular maintenance which is often not carried out, resulting in the likelihood that overtime these things cannot be effectively relied upon. These things are therefore disregarded for the purposes of their assessment.

Wiltshire Councils own building control department do not accept curtains or blinds as valid elements when assessing the sustainability of a dwelling, and it would be inconsistent if the planning department which has not got the same degree of practical expertise on buildings in use as the building control department where to accept blinds as a valid permanent solution to the issue of light pollution.

It seems unlikely that even if it were possible in planning to 'condition' such matters as automated blackout blinds, these are not things that could realistically be policed by the planning department. Therefore, it would be inevitable that over time the light pollution emanating from these very large glazed areas would become a matter of fact and that the neighbours, resident and other visitors to the broader area would suffer from the unnecessary and damaging over illumination of what is currently a rural hamlet in open countryside.

At present there is no road lighting on the main road through Honeystreet, and only three discrete shaded downlights along chimney lane, that switch off at midnight. The very large scale of the glazed wall and roof elements on the proposed dwellings would impose vastly more uncontrolled illumination, that would change the dark rural nature of the hamlet. The proposed development at night will add up to a significant area of 257.46 sq metres of illuminated glazing to this part of the hamlet.

When considering the design of the roof of the typical house in the above proposal, it is clear that the designer is trying to make the roof glazing a 'feature' of the design, by having an unusually large area of roof glazing.

In terms of light pollution roof glazing has a far greater impact than elevation glazing, particularly in the geographical context of Honeystreet. The car park on Alton Hill is at 217 metres above sea level whereas Honeystreet itself is 130 metres, the elevation of the viewing points along the ridge and roadway mean that one is looking down on the village, and so the roof and in particular the roof glazing has a more significant impact, particularly if illuminated at night.

As a proportion of the roof the glazing represents almost 15% of the entire roof area of the dwelling, which is an extremely high percentage, and will have a disproportionate effect on the light emanating from Honeystreet in terms of the 'visual impact' and 'visibility' of the building when illuminated at night. ( Please see attached photo example)

The large glazed areas will be a new visually prominent feature in the AONB that will be visible from Alton Hill and the main road as well as the entrance to the hamlet. Therefore, we note that this objection should be taken as a valid reason to either request design changes or refuse the application noted above.