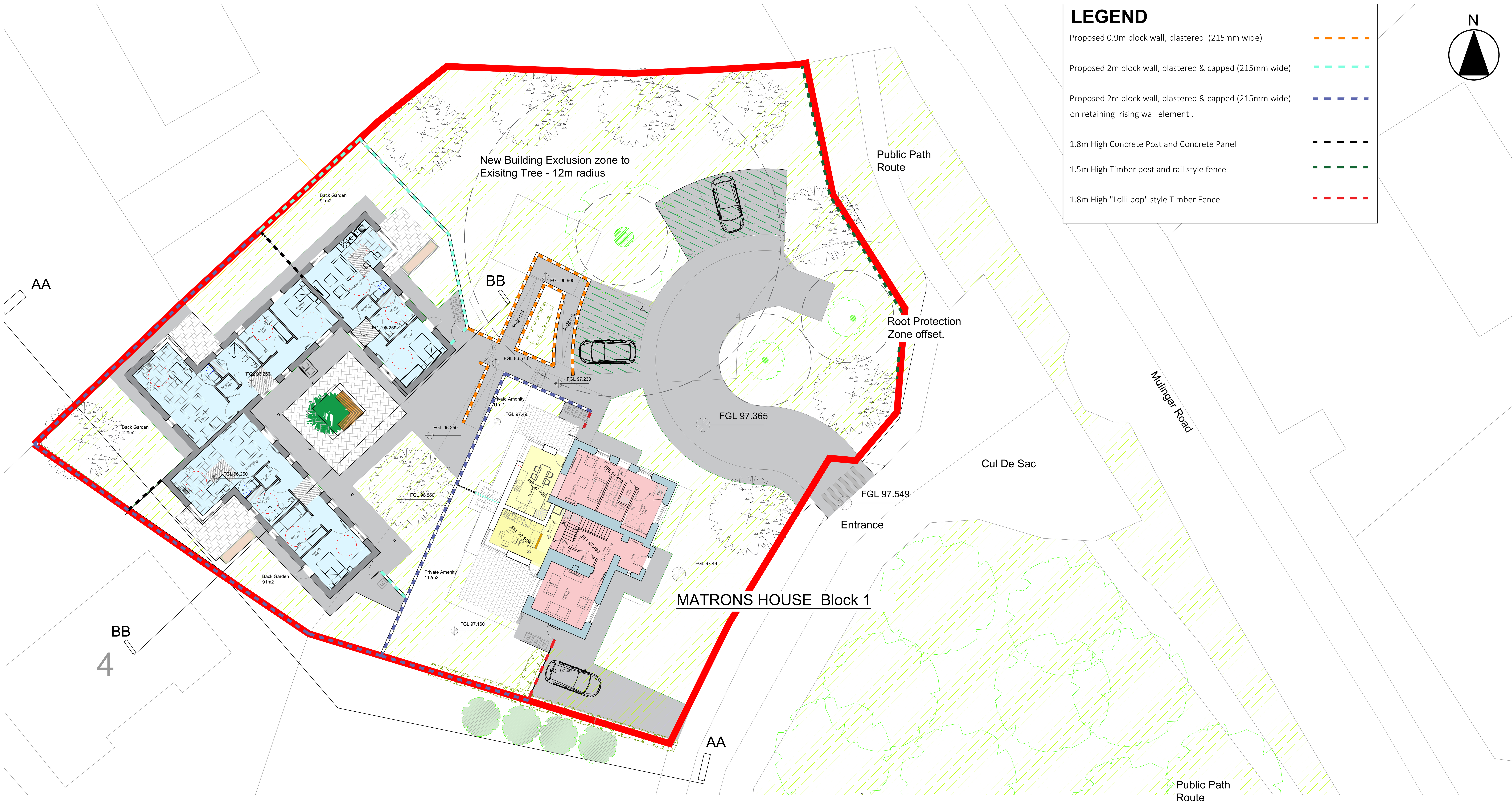


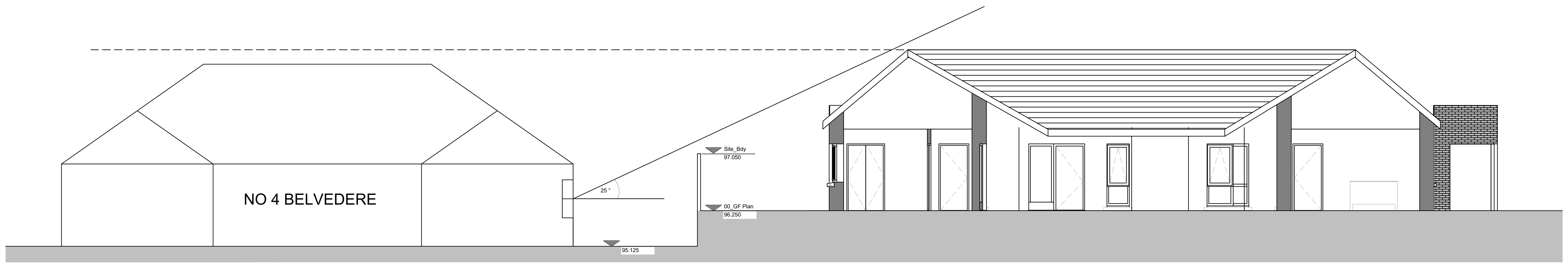
LEGEND

Proposed 0.9m block wall, plastered (215mm wide)	orange dashed line
Proposed 2m block wall, plastered & capped (215mm wide)	cyan dashed line
Proposed 2m block wall, plastered & capped (215mm wide) on retaining rising wall element .	blue dashed line
1.8m High Concrete Post and Concrete Panel	black dashed line
1.5m High Timber post and rail style fence	green dashed line
1.8m High "Lolli pop" style Timber Fence	red dashed line

N

SITE BOUNDARY TREATMENTS LAYOUT

SCALE 1: 200(@A1)



SITE SECTION BOUNDARY BB

SCALE 1: 100 (@A1)

DAYLIGHT, SUNLIGHT AND OVERSHADOWING ASSESSMENT

The proposed development has been carefully sited and designed with full consideration given to the principles set out in Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BRE, authored by Paul J. Littlefair). The guide establishes that the potential for overshadowing and loss of daylight is strongly influenced by building height, separation distance, relative ground levels, and orientation.

In this instance, the proposed building is located to the north east of the neighbouring single storey dwelling, an orientation which significantly limits the potential for overshadowing, as buildings positioned to the north or north_east are unlikely to obstruct sunlight to existing properties, particularly to rear gardens which typically benefit from southerly and westerly solar paths. This aligns with Littlefair's guidance which notes that overshadowing impacts are generally more critical where new development lies due south of existing habitable spaces or amenity areas.

The proposed development is single storey with a pitched roof, constructed at a comparable finished floor level to the existing dwelling. This ensures that overall building height and massing remain modest and proportionate, consistent with the scale of surrounding development. In accordance with BRE guidance, low rise proposals of comparable height rarely result in significant daylight obstruction when appropriate separation distances are maintained. Furthermore, the new building is set a sufficient distance from the existing 2m high rear garden boundary wall, ensuring that there is no material increase in enclosure or overshadowing of the neighbouring rear garden. The BRE guide indicates that where new structures do not breach the notional 45 degree or 25 degree daylight tests when measured from garden boundaries or habitable room windows, unacceptable loss of daylight or sunlight is unlikely to occur. Given the separation distances involved and the reduced height of the proposal, these guideline parameters are comfortably met.

Having regard to the site layout, orientation, building height, and separation distances, it is concluded that the proposed development will not give rise to any adverse impacts on daylight, sunlight, or garden amenity for the existing dwelling. The proposal therefore complies with the principles of good practice set out in the BRE Daylight and Sunlight Guide and represents a sustainable and appropriate form of development consistent with established planning and design standards.

Housing for All

A new Housing Plan for Ireland

LEGEND

Site extents shown outlined in RED

Revision Schedule

Rev No.	Rev Description	Rev Date	Issued by	Issued to
P01	Planning - Part VIII Submission	20/04/26	WCC	WCC

Not For Construction

Do not scale drawings.

Use figured dimensions only.

Tionscadal Éireann Project Ireland 2040

WESTMEATH COUNTY COUNCIL
Comhairle Chontae na hIarmhí

WESTMEATH HOUSING DESIGN TEAM
CIVIC CENTRE, CHURCH ST, ATHLONE, N37 P2T5
Phone: 09064 42100
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PROJECT:
CONSTRUCTION of 5 DWELLING UNITS AT BELVEDERE ORPHANAGE, TYRRELLSPASS

TITLE:
PROPOSED SITE BOUNDARY TREATMENTS

Drawing No: 105-WCC-ZZ-ZZ-DR-A-0501	**Scale:** 1:200 @ A1	**Designed** -
Stage: PLANNING - PART VIII	**Datum:** MALIN	**Drawn** -AC
Status A2b / **Rev** P01	**Date:** 07/07/25	**Checked** -ToH
		Approved -

File Name and Directory:
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