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Additional Information - Development Application

DA2022/1721 – 82 Clontarf Street, Seaforth

Dear Megan,

I have added additional information to the Ground floor plan which shows the use of the rooms in the neighbouring home of number 80 Clontarf Street, Seaforth. I have also prepared some elevational perspectives to show the shadow cast on the north facing wall of this home that is existing, and what is proposed.

As you can see the Living room faces east towards the backyard and enjoys morning sun through the existing East facing doors, and the playroom on the ground floor has its large windows facing West which enjoy afternoon sun. The middle room is not a Living space, but a Study. The Playroom has a dwarf wall between it and the TV area which will allow the two hours of afternoon sunlight from 1pm to 3pm to flow through, complying with councils requirements of two hours of solar access to a Living space between 9am and 3pm during the Winter Solstice.

If you require any further information, please don't hesitate to contact me.

Regards,

Sheralee Hogan

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