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Daylight Assessment

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APPENDICES

1.0 INTRODUCTION

1.1 This report provides a quantitative assessment of the effect of the proposed extension to the rear of the ground floor flat at 7 St George's Terrace on daylight reaching the rear windows of the basement flat.

1.2 The assessment has been undertaken in full accordance with the guidelines set out in the Building Research Establishment (BRE) document *"Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice"* (BR209, 2022) (the "BRE Guide"). The introduction states:

> *The guide is intended for building designers and their clients, consultants, and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design.*

1.3 This assessment has been carried out using the site survey drawings prepared by TD Surveys, the application drawings prepared by Mutiny Architecture and site photographs. It is supported by analytical plots attached in the appendix.

2.0 PLANNING POLICY CONTEXT

Policy

2.1 The statutory development plan applicable to the application site is the London Plan (2021), the Camden Local Plan (2017). Policy A1 of the latter states that:

> *The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.*

2.2 The factors that will be taken into account include sunlight, daylight and overshadowing.

2.3 Paragraph 6.6 of the Local Plan notes:

> *Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011).*

Planning Guidance

2.4 The Council's planning guidance on amenity states that:

> *- The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels. Where appropriate a daylight and sunlight assessment should submitted which should be follow the guidance in the BRE's Site layout planning for daylight and sunlight: A guide to good practice.*
>
> *- The 45 degree and 25 degree tests cited in the BRE guidance should be used to assess ('screen') whether a sunlight and daylight report is required.*
>
> *- Levels of reported daylight and sunlight will be considered flexibly taking into account site-specific circumstances and context.*

BRE Guidance

2.5 The BRE guide is primarily aimed at the protection of natural light to permanent residential accommodation. With regard to the effect of new development on daylight to neighbouring properties the guide states at paragraph 2.2.2:

> *The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens, and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas, and garages need not be analysed.*

2.6 Similarly in respect of the effect of new development on sunlight paragraph 3.2.3 states:

> *To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun.*

3.0 SCOPE OF ASSESSMENT

Neighbouring windows

3.1 There are 2 basement level windows facing a lightwell at the rear of 7 St George's Terrace. It is understood that these provide natural light to bedrooms. One of these windows faces the rear garden and the site of the proposed extension – see photograph below. The other window faces the flank wall of the next door property.

Rear-facing basement level window.

3.2 The proposal would be sited to the rear of the rear-facing basement level window and would subtend an angle of greater than 25 degrees taken from the centre of this window. Therefore this window requires full daylight assessment. As the proposal would be to the north of this window sunlight assessment is not required.

3.3 The proposal would not extend beyond a 45 degree angle taken from the centre of the side facing basement window. The 45 degree angle rule of thumb test referred to in the BRE Guide and the Council's planning guidance is therefore satisfied and detailed assessment is not required for this window.

Effect of trees

3.4 There is a small tree/shrub next to the lightwell that will currently have an effect on light reaching the nearby basement level windows. The BRE Guide states at paragraph H1.2:

> *It is generally more difficult to calculate the effects of trees on daylight because of their irregular shapes and because some light will generally penetrate through the tree crown. Where the effect of a new building on existing buildings nearby is being analysed, it is usual to ignore the effect of existing trees. This is because daylight is at its scarcest and most valuable in winter when most trees will not be in leaf.*

3.5 On the basis of the above the tree/shrub is not taken into account in this assessment.

4.0 DAYLIGHT

Methodology

4.1 The level of daylighting received by a window is quantified in terms of its Vertical Sky Component (VSC), which represents the amount of vertical skylight falling on a vertical window. Plots for the assessment of the VSC are derived from the distance of physical obstructions from reference point and their relative height above the reference point. The heights above ground level and locations of the surrounding buildings and the proposed development have been taken from the survey and application drawings, photographs of the surroundings and aerial photography.

4.2 VSC can be calculated either using the skylight indicator and guidance provided in Appendix A of the BRE Guide or by using the Waldram diagram as explained in Appendix B of the Guide. In this case the latter approach has been used and the resultant plot for the apertures assessed is provided at Appendix 1 of this report. This graphically depict the impact of existing and proposed buildings and other obstructions. The un-shaded areas represent the amount of skylight received at each reference point. By comparing the existing and resultant plots the effect of the proposal can be established.

4.3 The BRE good practice guide outlines numerical guidelines that represent flexible targets for new developments in relation to the VSC at nearby reference points. The document states at paragraph 2.2.23:

> *If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:*
>
> *- the VSC measured at the centre of an existing main window is less than 27%, and less than 0.80 times its former value*
>
> *- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.80 times its former value.*

4.4 These targets are based on suburban standards. Therefore, levels lower than 27% can be expected in urban areas characterised by a higher density of development.

Results

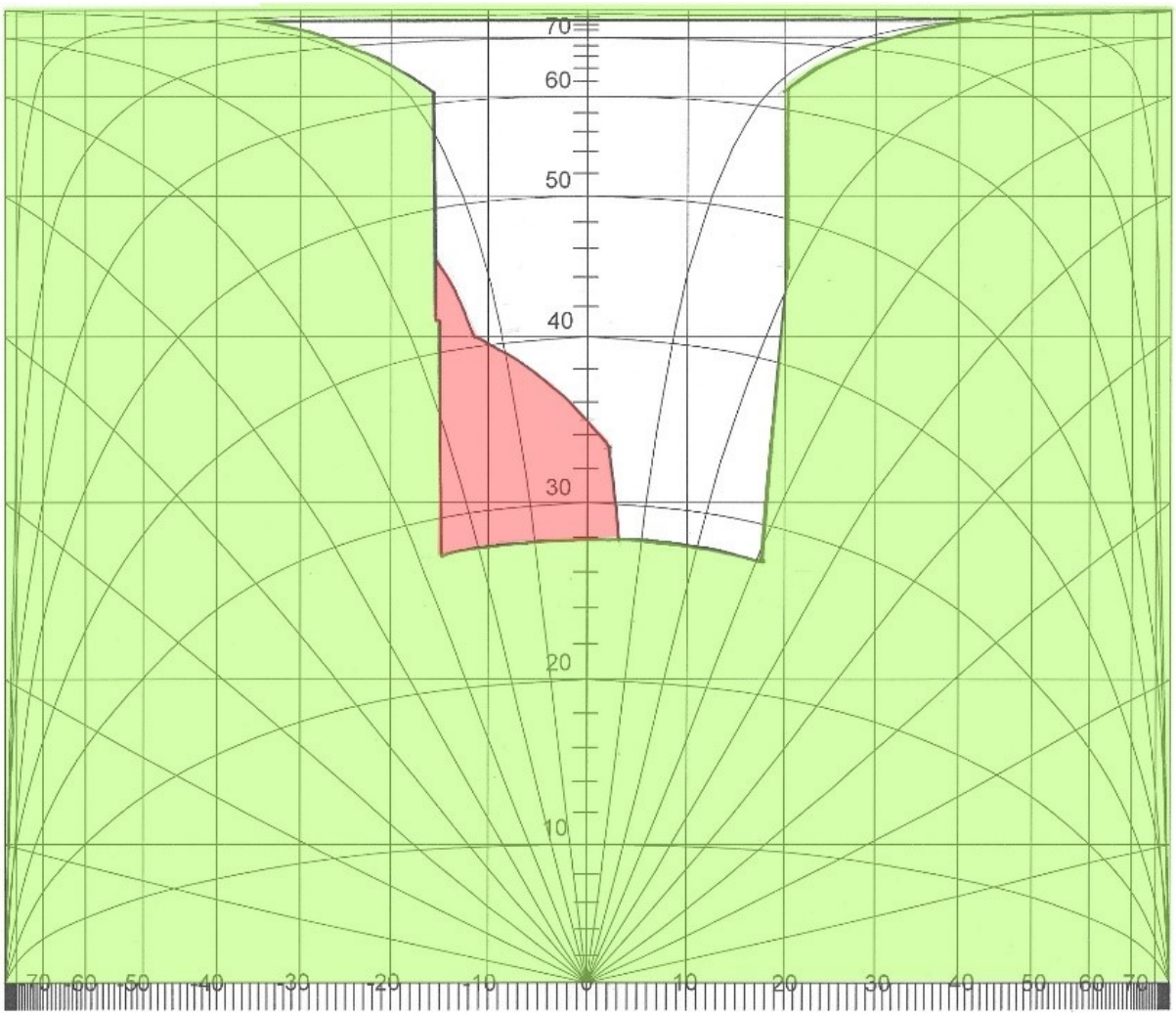
4.5 At present, excluding the impact of the tree, the rear-facing basement level window receives an VSC level of 6.8%. With the proposed ground floor level rear extension in place the resultant VSC level would be 5.7%. As the latter is more than 0.8 times the existing level the second part of the BRE "test" is satisfied.

5.0 CONCLUSIONS

5.1 This assessment has been undertaken in full accordance with the Building Research Establishment (BRE) document "*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*" (BR209, 2022).

5.2 The report demonstrates that target for daylight set out in the BRE guidance would be achieved with the proposed extension in place. Therefore the proposal accords with the aims of Local Plan Policy A1 and the Council's Planning Guidance on amenity.

APPENDIX 1: Waldram plot



Waldram plot for rear-facing basement window.