



327_DSA_200722

22 July 2020

This daylight and sunlight assessment has been prepared to support the planning application for a rear extension to 33 Aberdare Gardens, London NW6 3AN.

Site

33 Aberdare Gardens is a semi detached dwelling house located on the north side of Aberdare Gardens. Its paired neighbour, located immediately to the east, is no. 35 Aberdare Gardens. Both properties are aligned at 1° northwest. The rear boundary between numbers 33 and 35 is formed by a 1.65m high close-boarded timber fence lined on the eastern side with a 2m high trellis covered in climbing plants.

35 Aberdare Gardens has a north-facing french window in the rear wall at ground level [35.n]; its rear extension also features a large sliding glazed door in the western side [35.W].

This report assesses the impact of the proposed extension on windows 35.N and 35.W.

Proposed Extension

A rear extension is proposed to no.33 which comprises a kitchen extension with a glazed infill conservatory. The conservatory extension is stepped down towards the boundary to close-off a wedge shaped area between the building and the boundary fence.

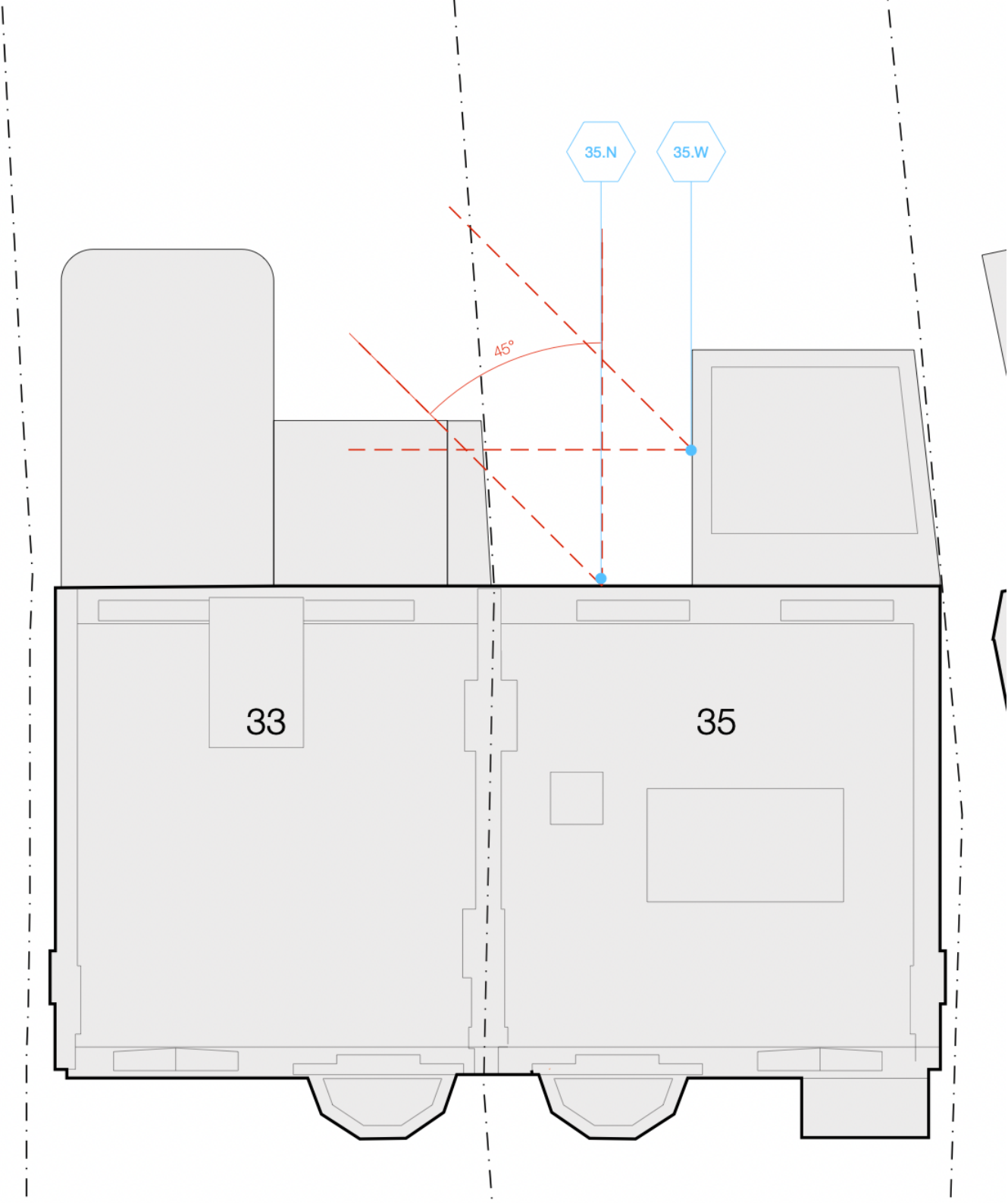
Methodology

Assessment has been carried out on a 3d model of the existing and proposed building configurations geo-located on the site. The De Luminae DL-Light package has been used to perform analysis [<https://deluminaelab.com/dl-light/en/>] in accordance with the Building Research Establishment (BRE) Guidelines “Site Layout Planning for Daylight and Sunlight: a good practice guide” 2011 themselves based on the requirements of the BS Standards 8206 Part 2.

Elevation



Plan



Requirement for Daylight and Sunlight Report

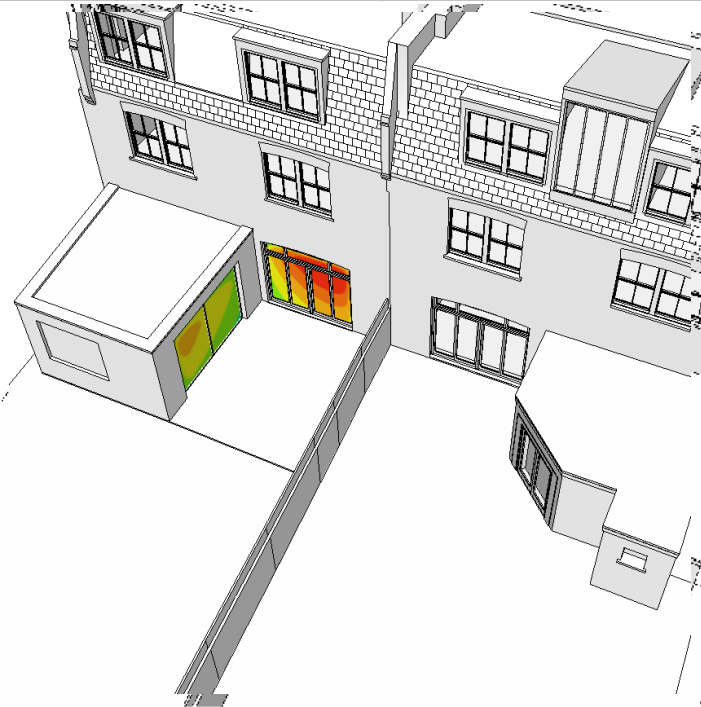
45-degree test (applied to the north facing window)	
Extension to a dwelling	
Does the proposal fail the 45-degree test when applied to elevation drawings?	NO
Does the proposal fail the 45-degree test when applied to plan drawings?	YES
Conclusion	Daylight and Sunlight report should be submitted

25-degree test (applied to the west facing window)	
Does the proposal fail the 25-degree test when applied to elevation drawings?	NO

Daylight and Sunlight Assessment**Vertical Sky Component (VSC)**

VSC analysis has been carried out for both 35.N and 35.W. The results are tabulated below. If the VSC is greater than 27%, then enough skylight should still be reaching the windows and the levels of daylight experienced in the space should don't be seriously affected.

Window 35.N has an existing VSC greater than 27%. The proposed extension to no.35 will result in a reduction of less than 1% maintaining a VSC > 27%.
 Window 35.W has an existing VSC less than 27%. The proposed extension will result in a reduction of less than 1%.

	Existing		Proposed		Change
	VSC	>27%	VSC	>27%	%
					
North Facing French Window 35.N	30.42%	YES	29.72%	YES	0.70%
West Facing Sliding Doors 35.W	23.20%	NO	22.61%	NO	0.59%

Annual Probable Sunlight Hours (APSH)

Annual probable sunlight hours (APSH) is a measure of sunlight that a given window may expect over a year period. The BRE guidance recognises that sunlight is less important than daylight in the amenity of a room and is heavily influenced by orientation. North facing windows may receive sunlight on only a handful of occasions in a year, and windows facing eastwards or westwards will only receive sunlight for some of the day. Therefore, BRE guidance states that only windows with an orientation within 90 degrees of south need be assessed. Neither W35.N nor W35.W are within 90° of south and an APSH assessment is not necessary.

Conclusion

The proposed ground floor infill and kitchen extension to no.33 Aberdare Gardens has been designed to minimise impact on the neighbouring property. The assessment of daylight and sunlight to the windows of the neighbouring property indicates that the proposed extension will not cause a noticeable change as the difference in results has been kept to a minimum.