

**Waldrams Ltd.**

**Chartered Surveyors**

Unit LU.303, The Light Bulb  
1 Filament Walk  
London SW18 4GQ

Alexander Sebba  
Elevations Ltd.  
55-57 Maygrove Road  
London NW6 2EE  
Address

21 July 2020

Dear Mr Sebba,

**Re: 3 Hillfield Road Review of Daylight and Sunlight**

As requested, I provide below our professional opinion on the likely impact of your proposed development at 3 Hillfield Road on the daylight and sunlight within the ground floor of 5 Hillfield Road. This review has been based upon scheme drawings provided by Elevations Ltd. received 15<sup>th</sup> July 2020, aerial photography and site photography. The drawings compare the permitted development scheme at 3 Hillfield Road, currently under construction, with the proposed development. No quantitative analysis has been undertaken in the preparation of this letter and so the comments are indicative only.

Background information on daylight and sunlight for planning

Daylight and sunlight are planning considerations. The main reference used by local planning authorities to determine the acceptability of proposals in terms of their impact on daylight and sunlight to the surrounding properties is the Building Research Establishment (BRE) Guidelines, used in conjunction with British Standard BS8206 Part 2. The BRE Guidelines provide scientific, objective methods for establishing the acceptability of daylight and sunlight within the surrounding properties. In practice it is principally the main habitable rooms within the surrounding residential properties which are sensitive in terms of daylight and sunlight.

According to the BRE Guidelines a surrounding existing building to a proposed scheme will retain the potential for good interior daylighting, provided that the scheme subtends less than 25 degrees from the horizontal as measured from the lowest habitable windows in the neighbouring windows. Where a proposed development either in the existing situation such as this or in the proposed situation protrudes through this 25-degree line the BRE guidelines recommend each surrounding window or room retains 80% of its existing daylight.

## 5 Hillfield Road

This house lies immediately to the East of the proposal. The windows in the east elevation of this property can be seen in photo 1 and in the adjacent north elevation in photo 2 below. It has not been possible to obtain detailed layouts or room uses and therefore these have been assumed.



Photo 1: 5 Hillfield Road (rear)



Photo 2: 5 Hillfield Road (rear)

The existing West elevation of the 3 Hillfield Road, including the under construction permitted development, can be seen below in Figure 1. The proposed West elevation is shown in Figure 2. The additional massing of the proposal that can be seen by the ground floor windows within No. 5 is shown below in Figure 2 outlined in red. The windows within No. 5 above the ground floor are too high and have not been considered further.

#### Daylight

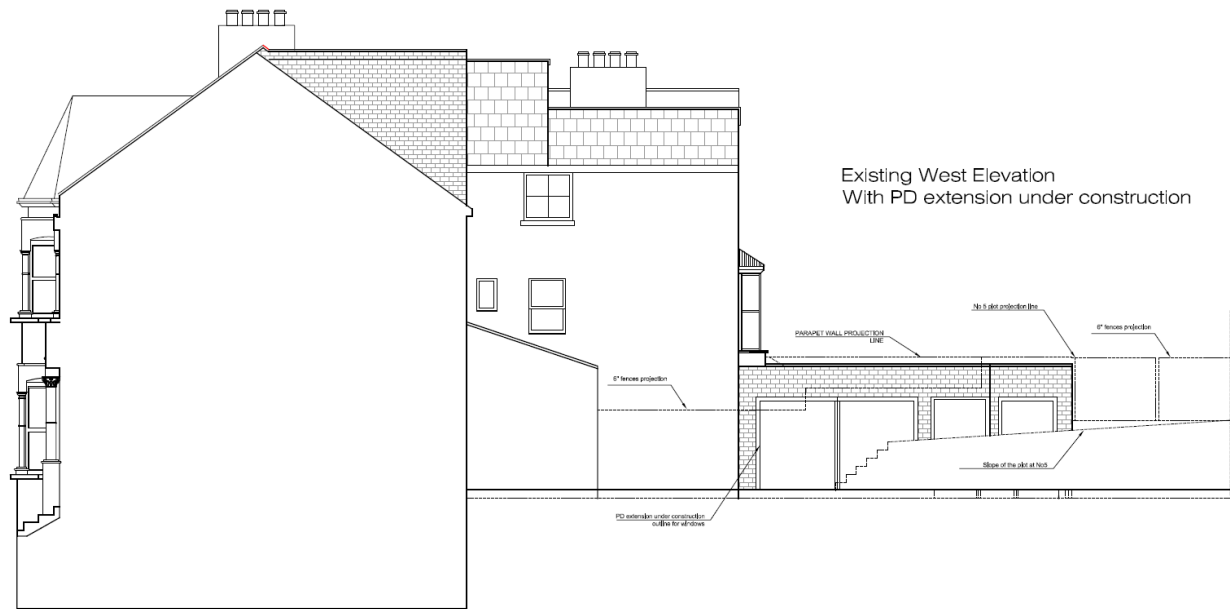
Window 1 in photo 1 above either serves a bathroom or potentially a kitchen. All the windows above this are served by soil pipes suggesting this is more likely to be a bathroom. If this window does serve a bathroom the BRE guidelines consider bathrooms less sensitive to daylight and sunlight and do not require that they are considered. If this window serves a kitchen, it faces the existing massing of No. 3 and much of the additional massing proposed will cause no additional obstruction to daylight. In our opinion, there will likely be little alteration to the daylight available to this window.

Window 2 in Photo 2 likely serves a bedroom or living room, this window faces north towards the rear of the property gaining most of its daylight from that direction. The additional obstruction to daylight would be set of to the side of the window causing a lesser reduction. A proportion of this additional obstruction will also be in the shadow of the existing building and permitted development with the proposal therefore causing a lesser obstruction to daylight.

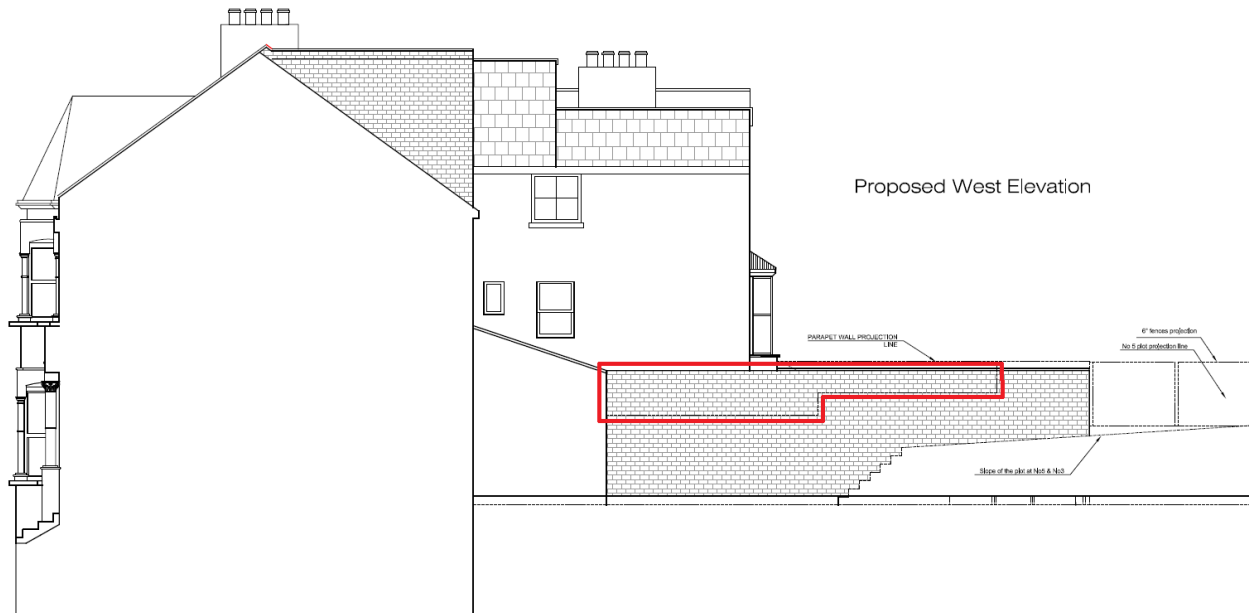
We have also reviewed historical aerial images for the site, an example of which is provided in Photo 3 below, this image shows a substantial hedge in place between the two properties indicated by a red arrow. This hedge was removed to allow the permitted development scheme to be built. This being the case the access to daylight to window 2 would likely improve with the proposal in place as compared to this pre-existing hedge.

#### Sunlight

The BRE guidelines only require that windows that face within 90 degrees of due south are considered for sunlight. There are no south facing windows that could be affected by the proposal.



**Figure 1: 3 Hillfield Road Existing West elevation with PD extension (under construction)**



**Figure 2: 3 Hillfield Road Proposed West elevation**



**Photo 3: 3 & 5 Hillfield Road Aerial Image c.**

### Summary & Conclusion

We have reviewed the Elevations Ltd. proposed ground floor rear extension at 3 Hillfield Road for its likely impact on the daylight and sunlight to the adjacent ground floor windows within 5 Hillfield Road as compared to the permitted development scheme currently under construction.

There are no south facing windows at No 5 and therefore all windows will comply with the BRE guidelines when considering sunlight.

When considering daylight there are 2 windows that have been considered. One of these windows faces West toward No. 3 and the additional massing of the proposal would mostly be below the existing obstruction of No.3 and any additional reduction in daylight would be small. The second window faces North with the proposed additional obstruction off to one side causing a lesser reduction to daylight.

There was also a substantial pre-existing bush between the two properties that has been removed to allow the development to proceed. If daylight is compared to the position with the bush in place the daylight available to this property will likely improve.

Overall therefore, the proposal, in our opinion, will cause at most only a limited reduction to the daylight available to windows within the ground floor of 5 Hillfield Road as compared to the permitted development and should be considered acceptable.

Kind regards,

*William Brook*

William Brook  
Director  
[william.brook@waldrams.com](mailto:william.brook@waldrams.com)  
Mob: +44 (0)7583 310 310  
Main: +44 (0)20 7183 9109  
For and on behalf of Waldrams Ltd