Waldrams Ltd.
Chartered Surveyors
Suite 303, The Light Bulb,
1 Filament Walk,
London SW18 4GQ

Mr & Mrs Chadwick
14 Dartmouth Park Road
London
NW5 1SX

09 February 2023

Dear Mr & Mrs Chadwick,

RE: 14 DARTMOUTH PARK ROAD - QUALITATIVE DAYLIGHT & SUNLIGHT REVIEW

1. INTRODUCTION

This is a daylight and sunlight review for the proposal of the 14 Dartmouth Park Road site. This review provides our indicative opinion on the potential daylight and sunlight issues around the site, including commentary on the surrounding sensitive receptors. This review is based on the plans of the proposed massing received on 30th January 2023. Please note that no quantitative assessment has been undertaken as part of this review.

2. SUMMARY OF HOW DAYLIGHT AND SUNLIGHT ARE CONSIDERED FOR PLANNING

The local planning authority predominantly rely on the Building Research Establishment's *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (2022) (the "BRE Guidelines") to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

When considering the impact of a development on neighbouring daylight and sunlight amenity the BRE Guidelines recommend that Vertical Sky Component (VSC) and No Sky Line (NSL) are the appropriate tests for daylight and Annual Probable Sunlight Hours (APSH) for sunlight. The guidelines are primarily of relevance to habitable rooms within residential accommodation including living rooms, bedrooms and kitchens, circulation space and bathrooms need not be considered.

In summary, for each main window, a VSC of 27% should be achieved or at least 0.8 times its former value and each room should retain at least 0.8 times its former NSL value. APSH should achieve 25% Annually with at least 5% in the winter months or at least 0.8 times its former value. Where annual APSH falls by no more than 4% this is not generally considered significant. However, the BRE Guidelines acknowledge that in certain urban development locations alternative target values may be used. Indeed, the BRE Guidelines state that their target values are "purely advisory", not "mandatory", and that they should be interpreted "flexibly" within the wider context of the site. They recommend that, in appropriate circumstances, alternative target values are set.

For sunlight amenity, the BRE Guidelines state that, for an amenity space to appear adequately sunlit throughout the year, at least half of the amenity area should receive at least two hours of sunlight on 21st

March. If as a result of new development an existing amenity area does not meet the above, it should retain at least 80% of its former value with the proposal in place.

3. DAYLIGHT AND SUNLIGHT RECEPTORS

We have identified the following surrounding receptors which could be sensitive to alterations in daylight and sunlight:

- 16 Dartmouth Park Road
- 19 Dartmouth Park Road
- 21 Dartmouth Park Road

4. POTENTIAL DAYLIGHT AND SUNLIGHT IMPACTS

16 DARTMOUTH PARK ROAD

This residential property is immediately adjacent to the north-east of the proposed scheme. There is single window on the side elevation of this property that looks towards the development site. All other windows in the property would not see the proposed scheme. Given the close proximity to the proposal and the small size of the single window, we assume that this window serves non-habitable space such as a stairwell. Additionally, it can be assumed that these properties are likely mirrors of each other given the symmetrical architecture of the properties on this street, and therefore, as the same window in our client's property serves a stairwell, it is not unreasonable to make this assumption.

In terms of the impact to the amenity space of this property, the scheme in its existing position is a four storey household. The additions of a side and rear elevation dormer do not increase the overall height of the massing beyond its current tallest point. Therefore, in our opinion, the proposal is unlikely to cause beyond a 20% reduction in the available sunlight to the amenity spaces of this property. As such, any impacts are likely to be considered acceptable in planning terms.

19 DARTMOUTH PARK ROAD

This residential property is located south east of the proposed scheme. While the proposal is unlikely to remain under the 25 degree line, given the distance between this property and the proposal, it is our professional opinion that any impact to these properties would not be beyond a 20% reduction (e.g. would be considered negligible). Therefore, any impacts to the rooms or windows within this property are likely to be considered acceptable in planning terms.

21 DARTMOUTH PARK ROAD

This residential property is located south east of the proposed scheme. While the proposal is unlikely to remain under the 25 degree line, given the distance between this property and the proposal, it is our professional opinion that any impact to these properties would not be beyond a 20% reduction. Therefore, any impacts to

the rooms or windows within this property are likely to be considered acceptable in planning terms.

5. DAYLIGHT & SUNLIGHT SUMMARY

We have undertaken an indicative review of the potential for your proposal at 14 Dartmouth Park Road, to cause impact on the daylight & sunlight to neighbouring residential properties. In our opinion, while there may be some daylight & sunlight impacts on the surrounding properties due to their proximity to the proposal, these are likely to be either to non habitable rooms or will not cause reductions of more than 20% (e.g. would be considered negligible). Therefore, in planning terms, any impacts are likely to be considered acceptable.

Kind Regards,

Surveyor

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