



Dear Simon,

many thanks for sending over the existing and proposed drawings of your property, as well as the sunlight study you have undertaken.

I understand you are looking to submit an application under permitted development, and with such submissions, as I understand it, you do not necessarily have to produce a daylight/sunlight report. However, if your neighbour has concerns about the works, then an assessment of the daylight and sunlight could be undertaken utilising the Building Research Establishment (BRE) guidelines – Site Layout Planning for Daylight and Sunlight: A guide to good practice (2022). The BRE guidelines is the document that all local authorities use to consider daylight and sunlight levels.

The BRE guidelines highlight that only habitable rooms are a material consideration, with room uses such as hallways, stairs and bathrooms not requiring assessment. Therefore, when looking at your neighbours property at No.8, the ground floor windows/rooms would not be tested for daylight/sunlight, as they serve a hallway and bathroom. At first floor level, the side window to No.8 serves the stairs, so again would not be considered. The second floor side windows lights a bedroom, but with the additional dormer window facing on to the front light the same room, there would be no light reduction.

As there is a rear garden to No.8, the sun-on-ground assessment can be undertaken. The BRE guidelines state that if 2-hours of sunlight can be achieved to 50% of the garden area, then there will be sufficient sunlight to pass the test. However, given the orientation of the garden and property, the rear garden to No.8 will be mostly overshadowed by its own house, as well as No.10. This means that your current property and proposed works would only have a minimal effect during the morning. Your existing building and the boundary fence will already have an effect on the amount of light to the rear garden. I consider that the proposed works would have a negligible additional effect, as the existing house would be the primary obstruction. The BRE guidelines suggest that reductions in sunlight are allowable, as long as they are no greater than 20% against the existing condition. Given the current buildings, the orientation and the proposed works, I do not expect there to be a serious sunlight reduction to the garden of No.8.

In summary, I understand your neighbour might have concerns about the works, but what you are proposing does not appear to be breaching the BRE guidelines.

I hope that this gives you an understanding of the daylight and sunlight considerations for your proposed works to your property.

Regards

Matthew

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