SMITH MARSTON

Building Surveyors

Daylight and Sunlight Study (Neighbouring Properties)

Portslade Village Centre, Windlesham Close

Portslade, BN41 2LL

27 September 2023

RICS

Regulated by RICS

CONTENTS

APPENDICES

1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Smith Marston Building Surveyors have been commissioned by Brighton & Hove City Council to undertake a daylight and sunlight study of the proposed development at Portslade Village Centre, Windlesham Close, Portslade, BN41 2LL.

1.1.2 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.

1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 1 to 14 Lindfield, 45 to 67 Dudney Court, 69 to 79 Dudney Court, 74 Locks Hill, 76 Locks Hill, 78 Locks Hill, 80 Locks Hill, 82 Locks Hill and 62 to 78 Kemps Court.

1.1.4 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Appendix 3 provides sunlight to garden contours.

1.1.5 All neighbouring windows (that have a requirement for daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test.

1.1.6 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties.

1.1.7 In our opinion, the proposed development is consistent with the local, national and regional planning policy, which seeks to ensure the efficient use of land whilst ensuring that acceptable living standards will be maintained.

1.1.8 Having regard to the high level of compliance with the BRE recommendations, planning policy, the development context, we are of the opinion that there are no daylight, sunlight and overshadowing reason for which planning permission should be refused.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Miller Bourne Architects

NN030-MBA-ZZZZ-0000-DR-A-001012	Proposed Ground Floor Plan	Rev P02
NN030-MBA-ZZZZ-0001-DR-A-001013	Proposed First Floor Plan	Rev P02
NN030-MBA-ZZZZ-0002-DR-A-001014	Proposed Second Floor Plan	Rev P02
NN030-MBA-ZZZZ-00RF-DR-A-001015	Proposed Roof Plan	Rev P02
NN030-MBA-ZZZZ-ZZZZ-DR-A-001011	Proposed Lower Ground Floor Plan	Rev P02
NN030-MBA-ZZZZ-ZZZZ-DR-A-002000	Proposed Elevations East Pavilion	Rev P02
NN030-MBA-ZZZZ-ZZZZ-DR-A-002001	Proposed Elevations West Pavilion	Rev P02
NN030-MBA-ZZZZ-ZZZZ-DR-A-002002	UnWrapped Elevations	Rev P02
NN030-MBA-ZZZZ-ZZZZ-DR-A-002005	Proposed Site Elevations	Rev P01

SE Surveying

001	Topographical Survey P1	Rev -

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

78 Locks Hill:

2281 004	Existing and Proposed Ground Floor Plan	Rev -

www.rightmove.co.uk

45 to 67 Dudney Court:

	Floor Plans	Rev -

62 to 78 Kemps Court:

	Floor Plans	Rev -

76 Locks Hill:

	Floor Plans	Rev -

80 Locks Hill:

	Floor Plans	Rev -

82 Locks Hill:

	Floor Plans	Rev -

3 METHODOLOGY OF THE STUDY

3.1 Local Planning Policy

3.1.1 We understand that the Local Authority take the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair 2011. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.

3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:

3.1.3 "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."

3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:

3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

3.2.1 The BRE numerical guidelines should be considered in the context of the revised National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:

3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they

would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.3 National Planning Practice Guidance

3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

3.4.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.

3.4.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.

3.4.3 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

3.4.4 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.4.5 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. However, the guide states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall Vertical Sky Component may be

derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

3.4.6 The distribution of daylight within a room can be calculated by plotting the 'no sky line'. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.4.7 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don't endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight Availability to Windows

3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees due north, but a secondary window faces within 90 degrees due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.6 Overshadowing to Gardens and Open Spaces

3.6.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

3.6.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this study.

3.6.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this study. This guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of

sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 1 to 14 Lindfield, 45 to 67 Dudney Court, 69 to 79 Dudney Court, 74 Locks Hill, 76 Locks Hill, 78 Locks Hill, 80 Locks Hill, 82 Locks Hill and 62 to 78 Kemps Court.

4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this study. Appendix 2 lists the detailed numerical daylight and sunlight test results. Appendix 3 provides sunlight to garden contours.

4.2 Daylight to Windows

Vertical Sky Component

4.2.1 All relevant neighbouring windows assessed with a requirement for daylight pass the Vertical Sky Component test.

Daylight Distribution

4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. In such instances, all rooms with a requirement for daylight pass the daylight distribution test.

4.3 Sunlight to Windows

4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

4.5.1 All neighbouring windows (that have a requirement for daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test.

4.5.2 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties.

4.5.3 In our opinion, the proposed development is consistent with the local, national and regional planning policy, which seeks to ensure the efficient use of land whilst ensuring that acceptable living standards will be maintained.

4.5.4 Having regard to the high level of compliance with the BRE recommendations, planning policy, the development context, we are of the opinion that there are no daylight, sunlight and overshadowing reason for which planning permission should be refused.

5 CLARIFICATIONS

5.1 General

5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.

5.1.2 The study is limited to assessing daylight, sunlight and overshadowing to neighbouring properties as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.

5.1.3 The study is based on the information listed in section 2 of this report and a site visit undertaken on 5 April 2023. We have not had access to neighbouring properties.

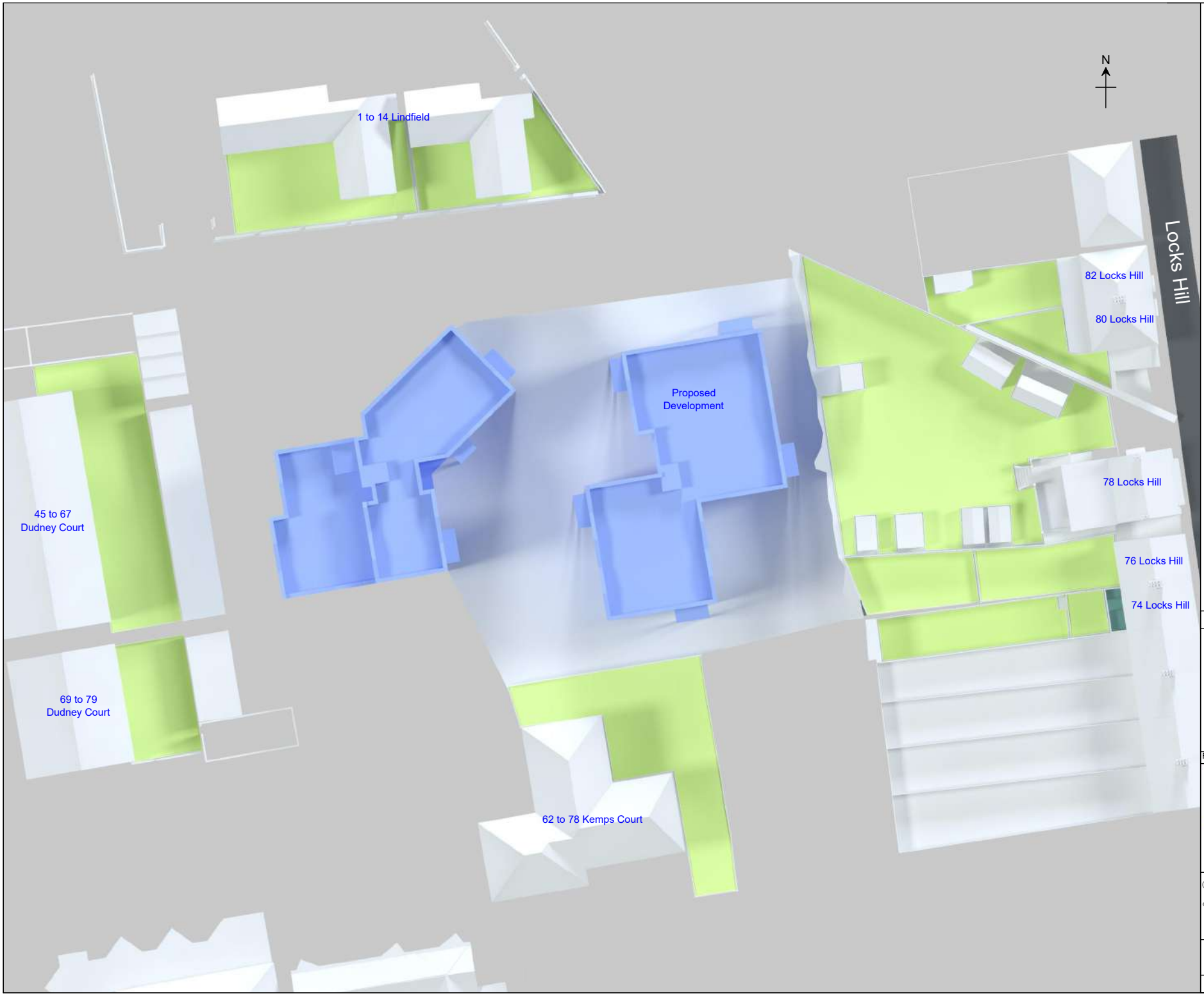
5.1.4 This study does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.

5.1.5 We have undertaken the study following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.

5.1.6 This report is based upon and subject to the scope of work set out in Smith Marston Building Surveyor's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1
WINDOW KEY & GARDEN KEY



Key

- Proposed Development
- Neighbouring Properties
- Neighbouring Gardens and Amenity Areas

Rev	Date	Description

SMITH MARSTON
Building Surveyors

CHARTERED BUILDING SURVEYORS
email: info@smithmarston.co.uk
RICS

Drawing Title: 3D Window & Garden Key

Scale: Do not scale

View From South East

Key

Proposed Development

Neighbouring Properties

Rev	Date	Description

SMITH MARSTON

Building Surveyors

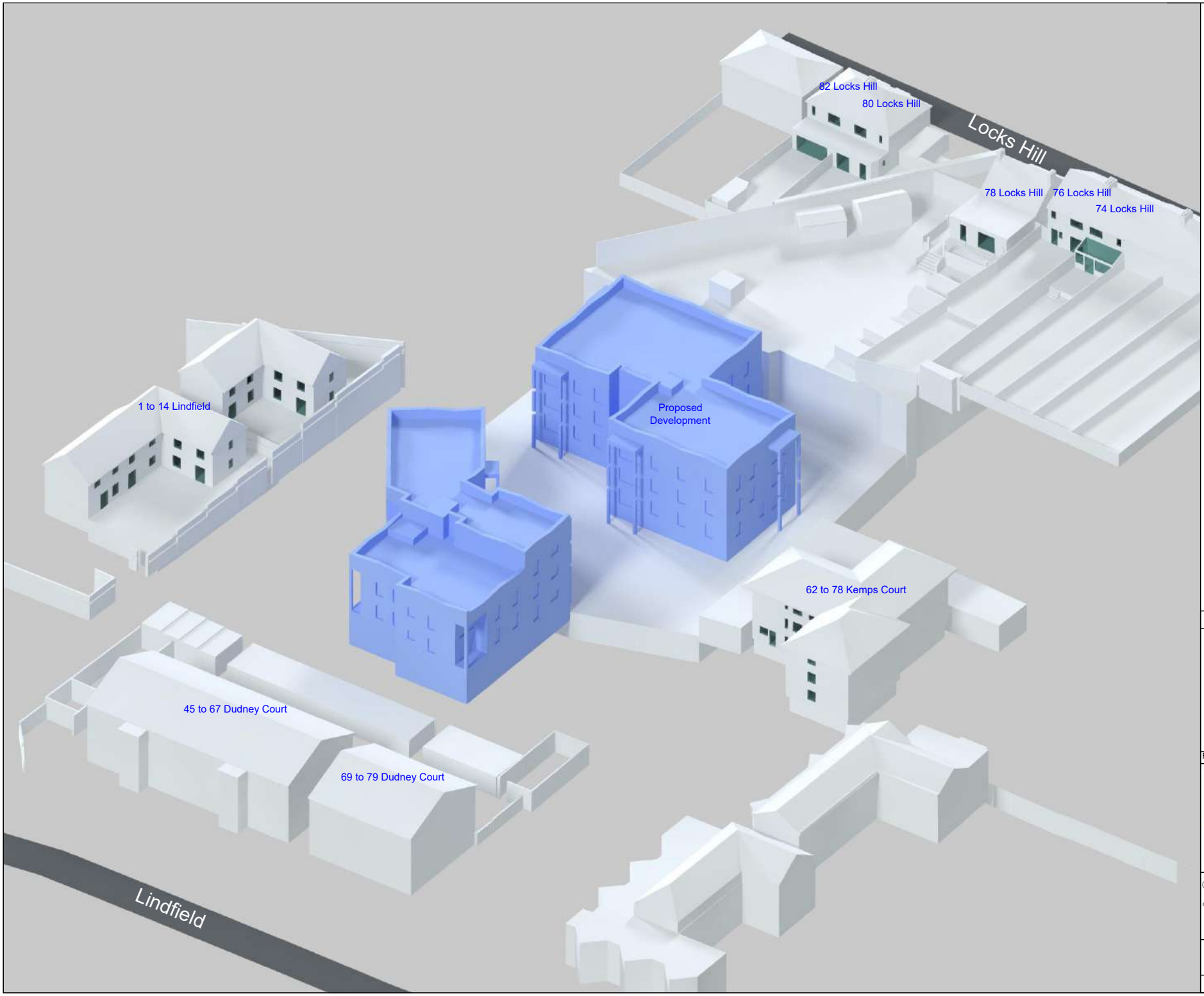
CHARTERED BUILDING SURVEYORS

email: info@smithmarston.co.uk

RICS

Drawing Title: 3D Window & Garden Key

Scale: Do not scale



View From South West

Key

Proposed Development

Neighbouring Properties

Rev	Date	Description

SMITH MARSTON

Building Surveyors

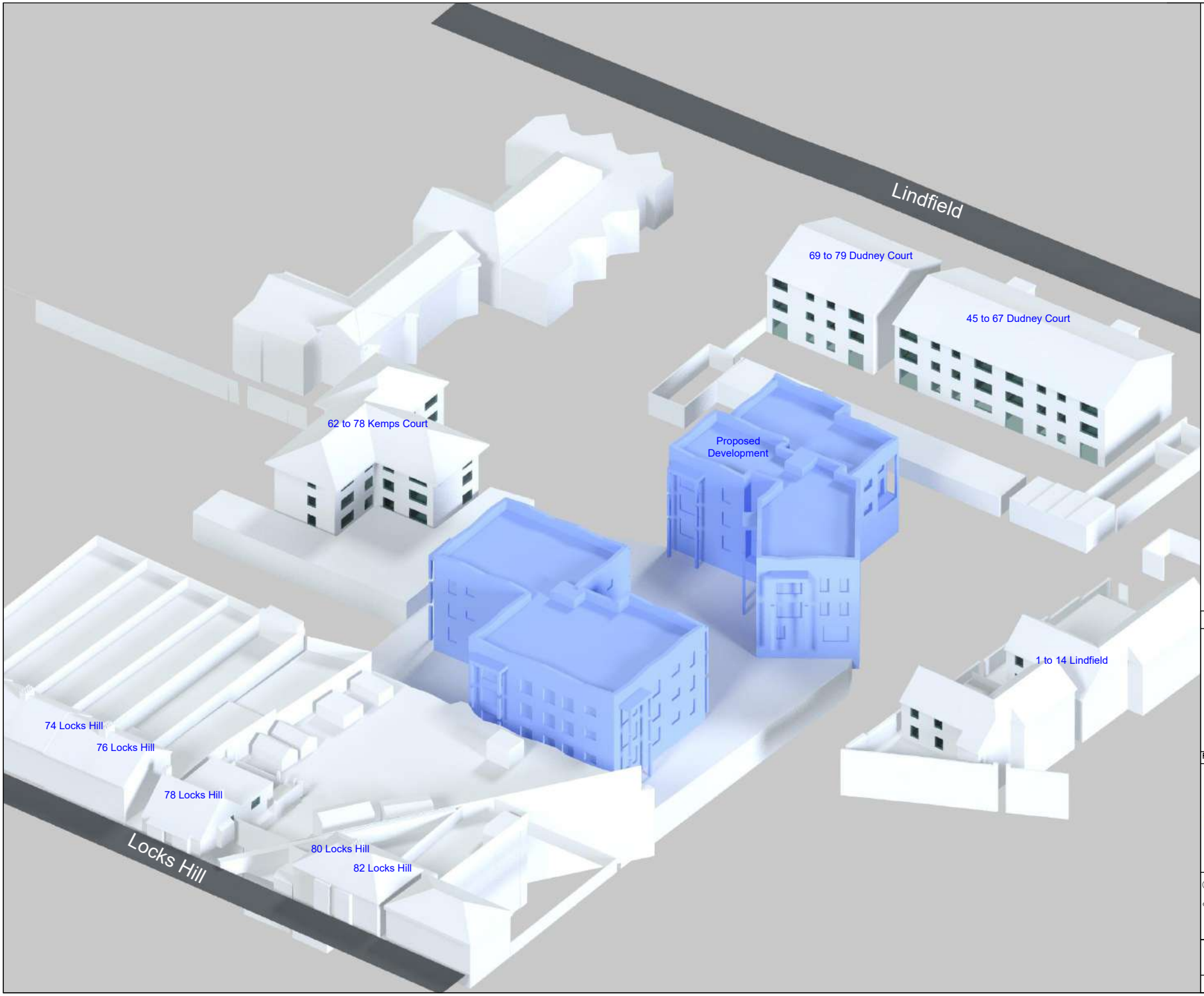
CHARTERED BUILDING SURVEYORS

email: info@smithmarston.co.uk

RICS

Drawing Title: 3D Window & Garden Key

Scale: Do not scale



View From North East

Key

Proposed Development

Neighbouring Properties

Rev	Date	Description

SMITH MARSTON

Building Surveyors

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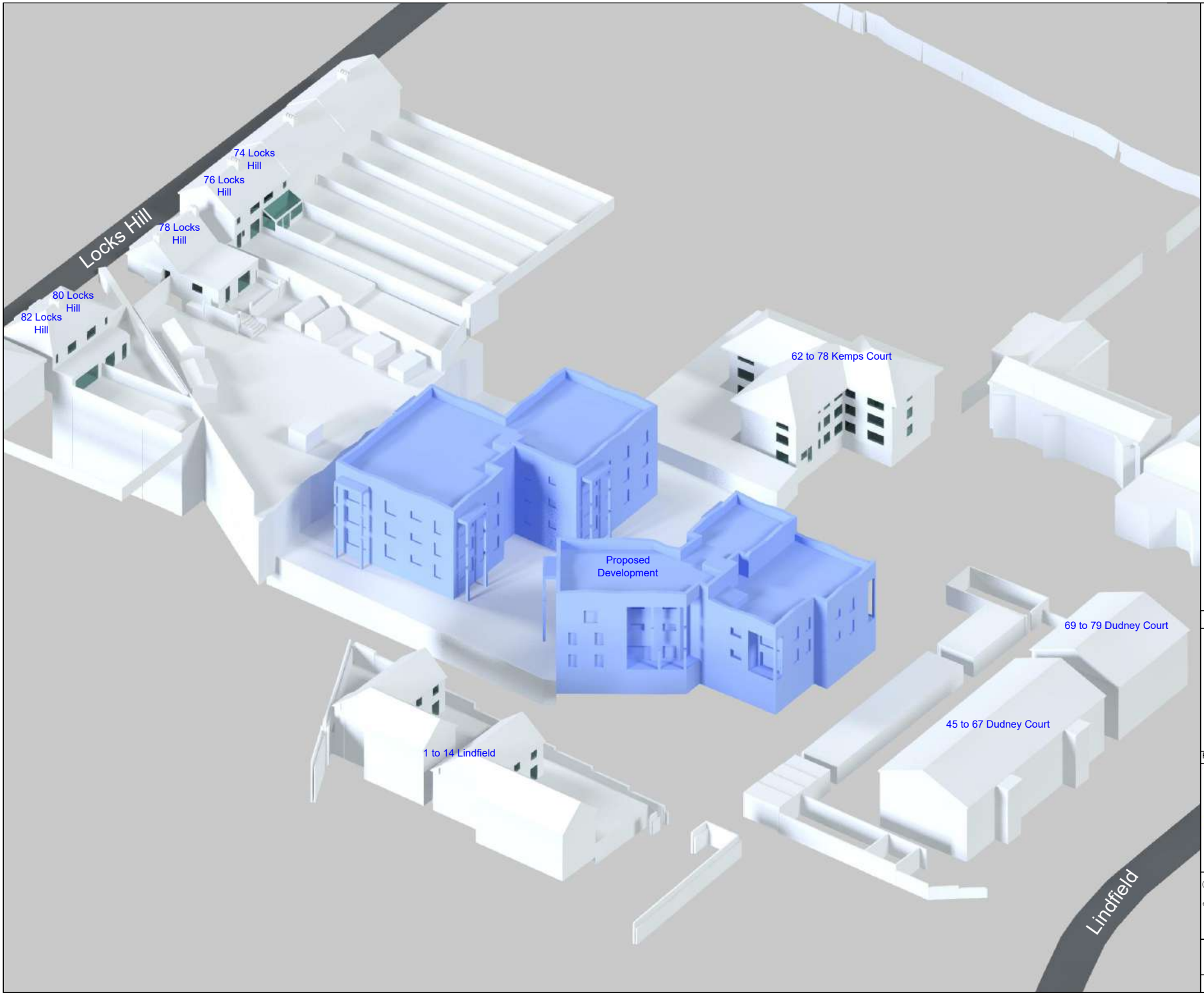
email: info@smithmarston.co.uk

RICS

Drawing Title: 3D Window & Garden Key

Scale: Do not scale



View From North West

Key

Proposed Development

Neighbouring Properties

Rev	Date	Description

SMITH MARSTON

Building Surveyors

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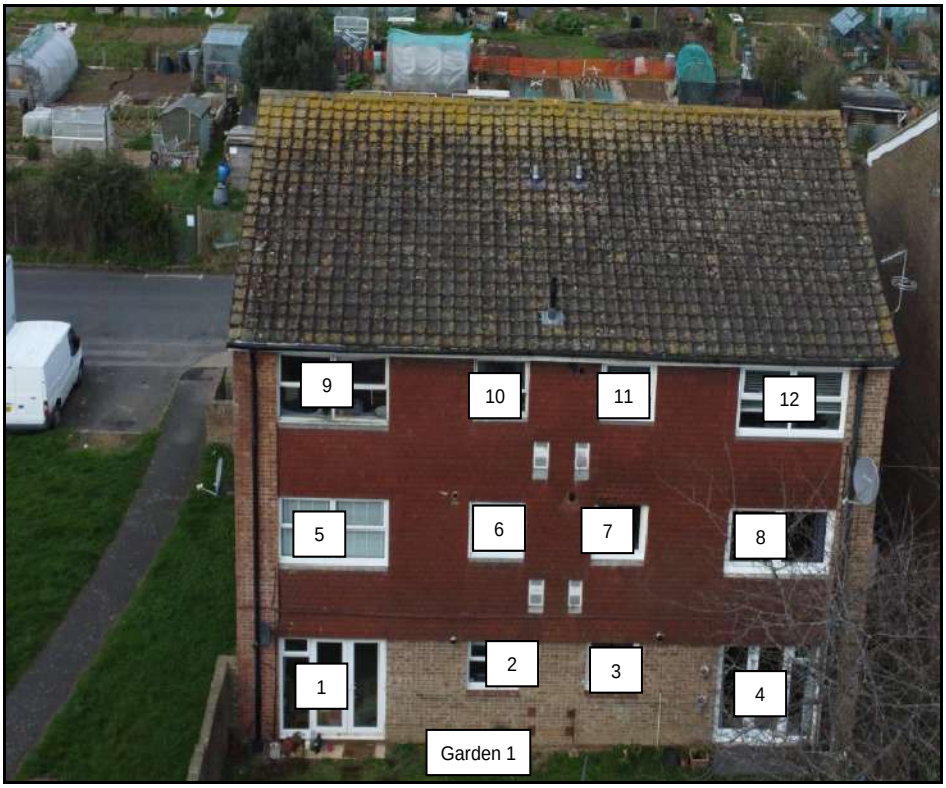
email: info@smithmarston.co.uk

RICS

Drawing Title: 3D Window & Garden Key

Scale: Do not scale

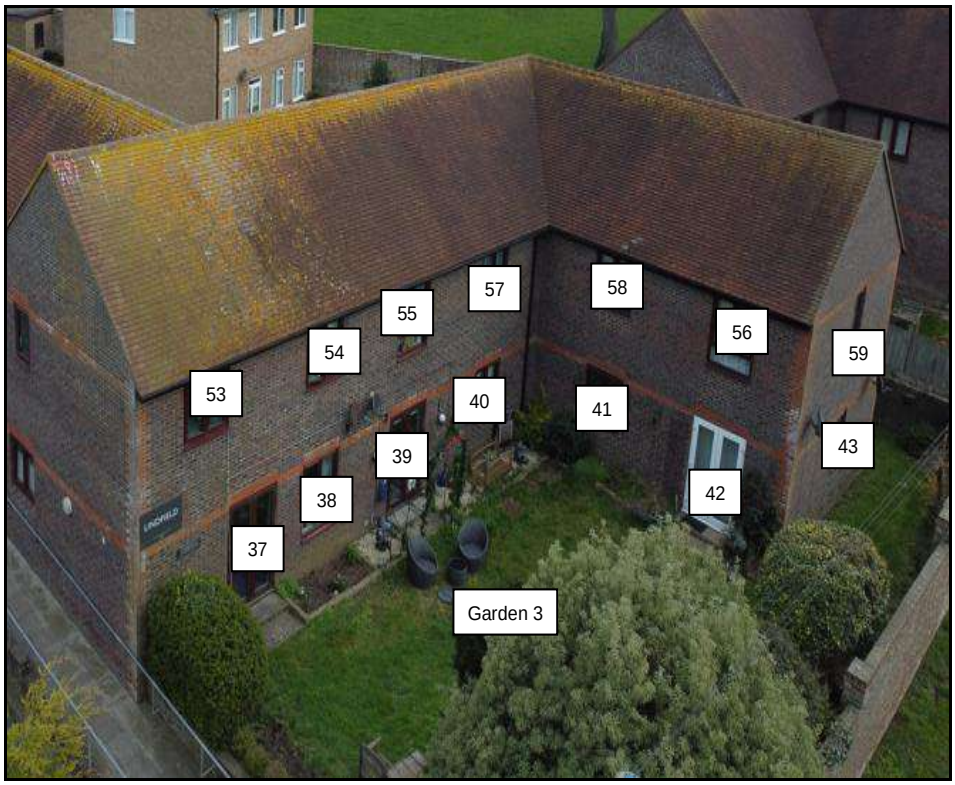
Neighbouring Windows



69 to 79 Dudney Court

45 to 67 Dudney Court

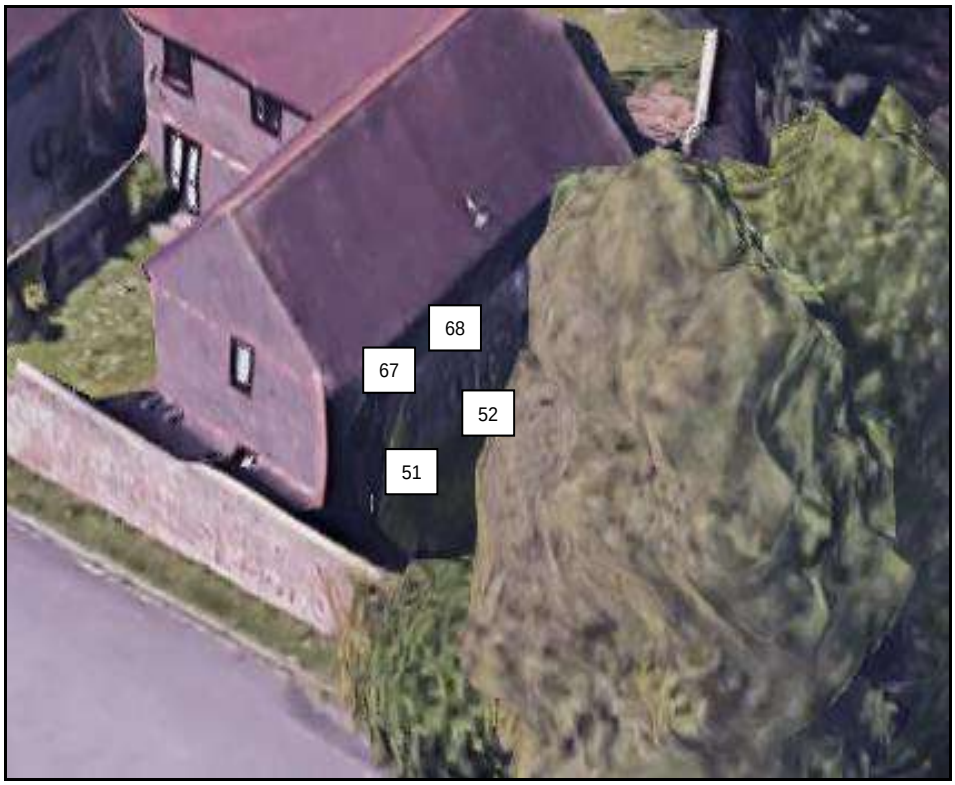
45 to 67 Dudney Court



1 to 14 Lindfield

1 to 14 Lindfield

1 to 14 Lindfield



1 to 14 Lindfield

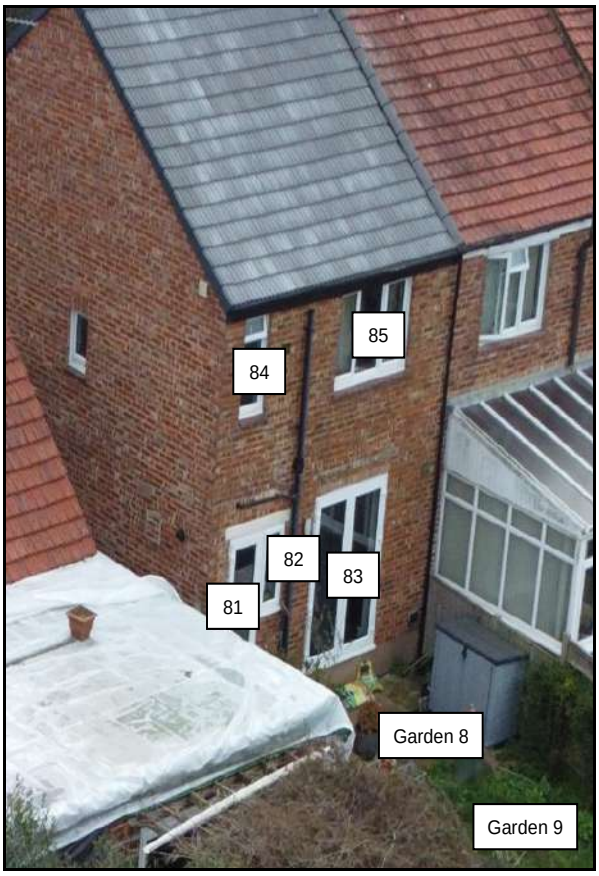
82 Locks Hill

80 Locks Hill

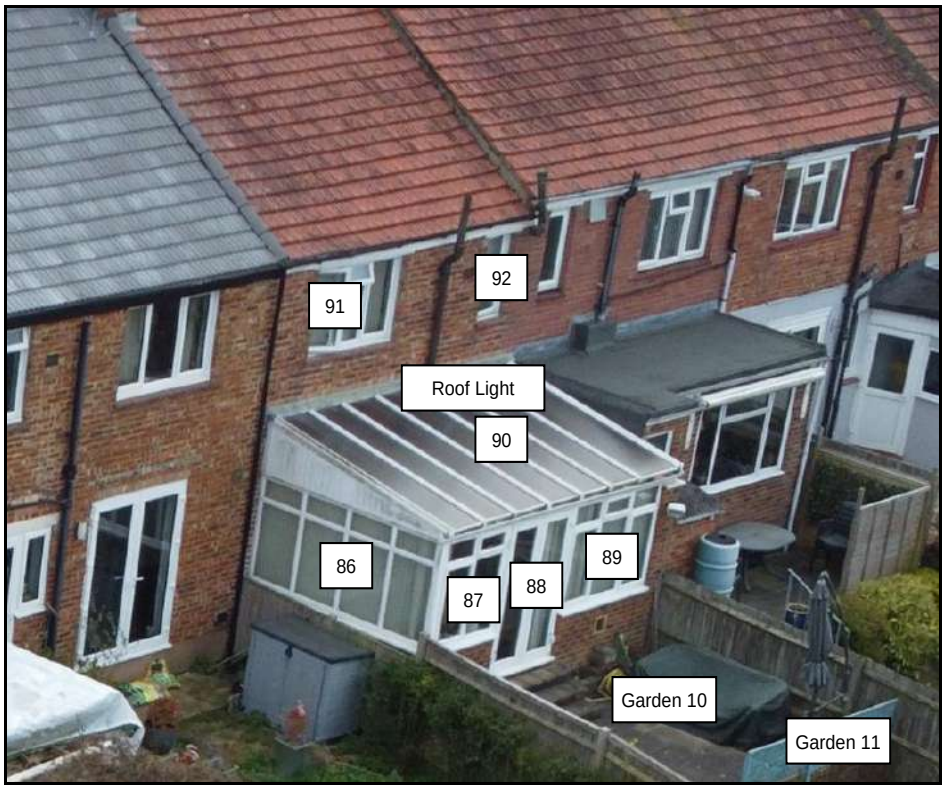
80 Locks Hill

78 Locks Hill

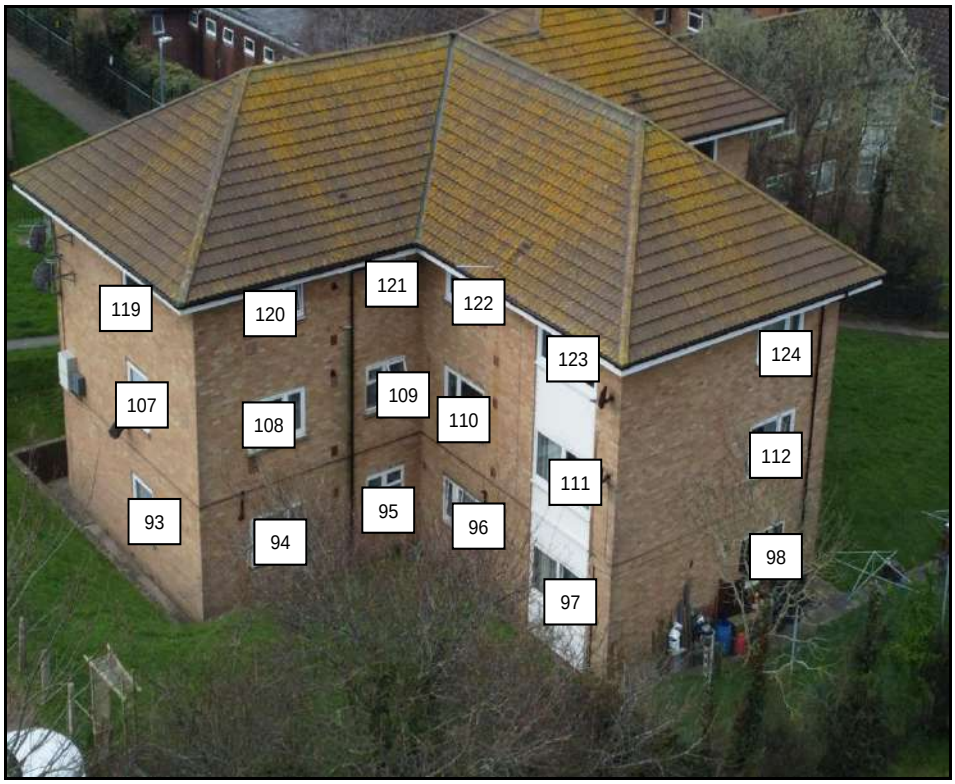
78 Locks Hill



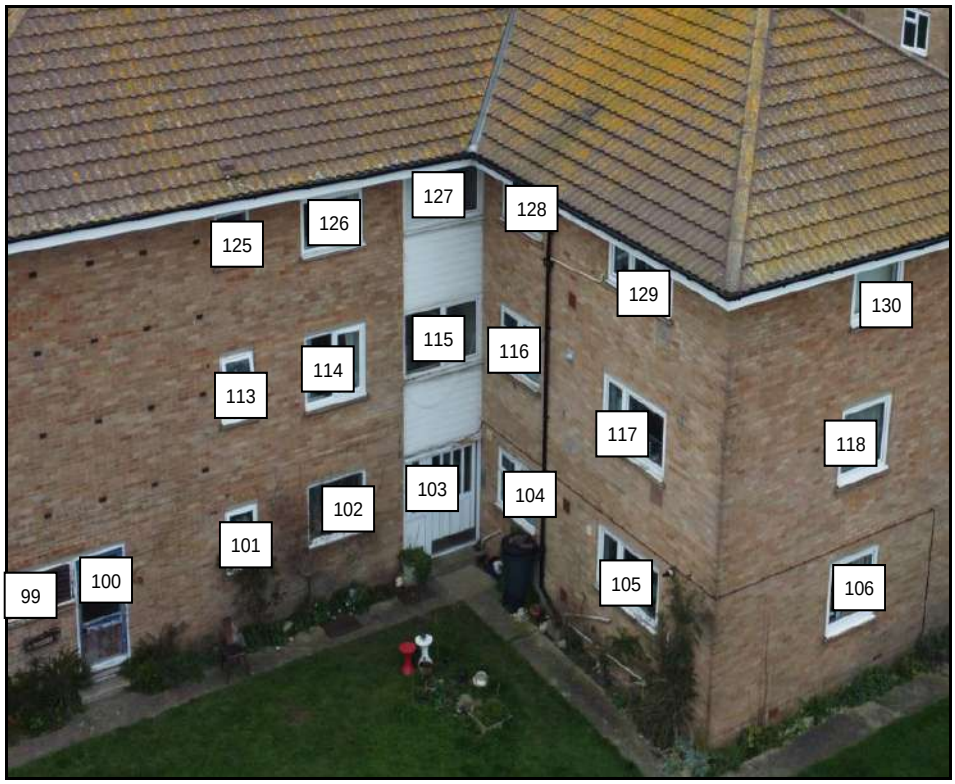
76 Locks Hill



74 Locks Hill



62 to 78 Kemps Court



62 to 78 Kemps Court

APPENDIX 2
DAYLIGHT AND SUNLIGHT CALCULATIONS

Appendix 2 - Daylight and Sunlight to Windows

Portslade Village Centre, Windlesham Close, Portslade, BN41 2L

Reference	Room Use	Daylight to Windows								Sunlight to Windows							
		Vertical Sky Component				No-Sky Line				Total Sunlight Hours				Winter Sunlight Hours			
		Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result
69 to 79 Dudney Court																	
Ground Floor																	
Window 1	Living/Dining	34.9%	32.3%	0.93	Pass	99%	99%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 3	Kitchen	34.8%	31.5%	0.91	Pass	98%	97%	0.99	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 2	Kitchen	34.8%	31.8%	0.91	Pass	98%	98%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 4	Living/Dining	35.1%	31.4%	0.89	Pass	99%	93%	0.94	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
First Floor																	
Window 5	Living/Dining	36.4%	34.0%	0.93	Pass	99%	99%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 7	Kitchen	36.6%	33.7%	0.92	Pass	96%	96%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 6	Kitchen	36.5%	33.9%	0.93	Pass	96%	96%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 8	Living/Dining	36.6%	33.4%	0.91	Pass	99%	96%	0.97	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Second Floor																	
Window 9	Living/Dining	34.1%	32.4%	0.95	Pass	98%	98%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 11	Kitchen	32.2%	30.2%	0.94	Pass	94%	94%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 10	Kitchen	31.9%	30.0%	0.94	Pass	94%	94%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 12	Living/Dining	34.1%	31.8%	0.93	Pass	98%	98%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
45 to 67 Dudney Court																	
Ground Floor																	
Window 13	Living/Dining	35.6%	31.0%	0.87	Pass	99%	92%	0.93	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 14	Kitchen	35.5%	30.6%	0.86	Pass	98%	82%	0.84	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 15	Kitchen	35.6%	30.5%	0.86	Pass	98%	86%	0.88	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 16	Living/Dining	35.6%	30.5%	0.86	Pass	99%	83%	0.84	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 17	Living/Dining	35.6%	30.6%	0.86	Pass	99%	84%	0.85	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 18	Kitchen	35.4%	30.8%	0.87	Pass	98%	94%	0.96	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 19	Kitchen	35.3%	31.0%	0.88	Pass	98%	92%	0.94	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 20	Living/Dining	34.8%	31.0%	0.89	Pass	99%	92%	0.93	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Appendix 2 - Daylight and Sunlight to Windows

Portslade Village Centre, Windlesham Close, Portslade, BN41 2L

Reference	Room Use	Daylight to Windows								Sunlight to Windows							
		Vertical Sky Component				No-Sky Line				Total Sunlight Hours				Winter Sunlight Hours			
		Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result
First Floor																	
Window 21	Living/Dining	36.9%	33.2%	0.9	Pass	99%	93%	0.94	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 22	Kitchen	36.9%	33.1%	0.9	Pass	98%	92%	0.94	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 23	Kitchen	37.0%	33.0%	0.89	Pass	98%	96%	0.98	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 24	Living/Dining	37.0%	32.8%	0.89	Pass	99%	87%	0.88	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 25	Living/Dining	37.0%	33.0%	0.89	Pass	99%	89%	0.9	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 26	Kitchen	37.0%	33.3%	0.9	Pass	98%	98%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 27	Kitchen	37.0%	33.6%	0.91	Pass	98%	98%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 28	Living/Dining	36.9%	33.9%	0.92	Pass	99%	96%	0.97	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Second Floor																	
Window 29	Living/Dining	33.7%	31.3%	0.93	Pass	99%	97%	0.98	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 30	Kitchen	32.8%	30.3%	0.92	Pass	97%	97%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 31	Kitchen	32.8%	30.3%	0.92	Pass	97%	97%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 32	Living/Dining	34.0%	31.3%	0.92	Pass	99%	97%	0.98	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 33	Living/Dining	33.9%	31.3%	0.92	Pass	99%	99%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 34	Kitchen	32.9%	30.5%	0.93	Pass	97%	97%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 35	Kitchen	32.9%	30.7%	0.93	Pass	97%	97%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 36	Living/Dining	34.1%	32.1%	0.94	Pass	99%	99%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
1 to 14 Lindfield																	
Ground Floor																	
Window 37	Domestic	36.2%	33.1%	0.91	Pass	n/a	n/a	n/a	n/a	82%	81%	0.99	Pass	27%	26%	0.96	Pass
Window 38	Domestic	35.5%	32.2%	0.91	Pass	n/a	n/a	n/a	n/a	81%	78%	0.96	Pass	27%	24%	0.89	Pass
Window 39	Domestic	33.9%	30.6%	0.9	Pass	n/a	n/a	n/a	n/a	74%	71%	0.96	Pass	26%	23%	0.88	Pass
Window 40	Domestic	25.3%	23.3%	0.92	Pass	n/a	n/a	n/a	n/a	53%	51%	0.96	Pass	20%	18%	0.9	Pass
Window 41	Domestic	26.4%	26.2%	0.99	Pass	n/a	n/a	n/a	n/a	45%	45%	1.0	Pass	16%	16%	1.0	Pass
Window 42	Domestic	33.3%	33.0%	0.99	Pass	n/a	n/a	n/a	n/a	49%	49%	1.0	Pass	16%	16%	1.0	Pass
Window 43	Domestic	34.3%	29.3%	0.85	Pass	n/a	n/a	n/a	n/a	85%	75%	0.88	Pass	28%	18%	0.64	Pass
Window 44	Domestic	22.1%	21.2%	0.96	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 45	Domestic	15.1%	14.3%	0.95	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Appendix 2 - Daylight and Sunlight to Windows

Portslade Village Centre, Windlesham Close, Portslade, BN41 2L

Reference	Room Use	Daylight to Windows								Sunlight to Windows							
		Vertical Sky Component				No-Sky Line				Total Sunlight Hours				Winter Sunlight Hours			
		Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result
Window 46	Domestic	31.3%	26.8%	0.86	Pass	n/a	n/a	n/a	n/a	64%	60%	0.94	Pass	20%	16%	0.8	Pass
Window 47	Domestic	26.0%	22.4%	0.86	Pass	n/a	n/a	n/a	n/a	56%	52%	0.93	Pass	19%	15%	0.79	Pass
Window 48	Domestic	23.7%	22.6%	0.95	Pass	n/a	n/a	n/a	n/a	43%	40%	0.93	Pass	15%	12%	0.8	Pass
Window 49	Domestic	31.2%	30.0%	0.96	Pass	n/a	n/a	n/a	n/a	47%	41%	0.87	Pass	17%	11%	0.65	Pass
Window 50	Domestic	17.5%	17.5%	1.0	Pass	n/a	n/a	n/a	n/a	54%	54%	1.0	Pass	4%	4%	1.0	Pass
Window 51	Domestic	31.6%	31.4%	0.99	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 52	Domestic	30.8%	30.0%	0.97	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
First Floor																	
Window 53	Domestic	30.4%	28.1%	0.92	Pass	n/a	n/a	n/a	n/a	62%	61%	0.98	Pass	30%	29%	0.97	Pass
Window 54	Domestic	30.1%	27.6%	0.92	Pass	n/a	n/a	n/a	n/a	62%	61%	0.98	Pass	29%	28%	0.97	Pass
Window 55	Domestic	30.8%	28.3%	0.92	Pass	n/a	n/a	n/a	n/a	69%	69%	1.0	Pass	27%	27%	1.0	Pass
Window 56	Domestic	25.2%	23.5%	0.93	Pass	n/a	n/a	n/a	n/a	47%	47%	1.0	Pass	24%	24%	1.0	Pass
Window 57	Domestic	28.7%	28.5%	0.99	Pass	n/a	n/a	n/a	n/a	40%	40%	1.0	Pass	14%	14%	1.0	Pass
Window 58	Domestic	31.0%	30.8%	0.99	Pass	n/a	n/a	n/a	n/a	41%	41%	1.0	Pass	15%	15%	1.0	Pass
Window 59	Domestic	37.8%	32.1%	0.85	Pass	n/a	n/a	n/a	n/a	85%	81%	0.95	Pass	29%	25%	0.86	Pass
Window 60	Domestic	25.6%	24.3%	0.95	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 61	Domestic	18.6%	17.6%	0.95	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 62	Domestic	29.4%	25.9%	0.88	Pass	n/a	n/a	n/a	n/a	64%	63%	0.98	Pass	24%	23%	0.96	Pass
Window 63	Domestic	27.0%	24.2%	0.9	Pass	n/a	n/a	n/a	n/a	57%	57%	1.0	Pass	22%	22%	1.0	Pass
Window 64	Domestic	29.3%	28.5%	0.97	Pass	n/a	n/a	n/a	n/a	40%	38%	0.95	Pass	14%	12%	0.86	Pass
Window 65	Domestic	31.7%	30.6%	0.97	Pass	n/a	n/a	n/a	n/a	43%	41%	0.95	Pass	16%	14%	0.88	Pass
Window 66	Domestic	38.2%	32.7%	0.86	Pass	n/a	n/a	n/a	n/a	86%	83%	0.97	Pass	29%	26%	0.9	Pass
Window 67	Domestic	32.1%	31.1%	0.97	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 68	Domestic	32.1%	31.4%	0.98	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
82 Locks Hill																	
Ground Floor																	
Window 69	Kitchen/Dining/Family	38.4%	38.1%	0.99	Pass	n/a	n/a	n/a	n/a	53%	53%	1.0	Pass	17%	17%	1.0	Pass
First Floor																	

Appendix 2 - Daylight and Sunlight to Windows

Portslade Village Centre, Windlesham Close, Portslade, BN41 2L

Reference	Room Use	Daylight to Windows								Sunlight to Windows							
		Vertical Sky Component				No-Sky Line				Total Sunlight Hours				Winter Sunlight Hours			
		Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result
Window 70	Bathroom/WC - n/a	38.3%	38.2%	1.0	Pass	n/a	n/a	n/a	n/a	47%	47%	1.0	Pass	15%	15%	1.0	Pass
Window 71	Bedroom	38.2%	38.1%	1.0	Pass	n/a	n/a	n/a	n/a	47%	47%	1.0	Pass	15%	15%	1.0	Pass
80 Locks Hill																	
Ground Floor																	
Window 72	Kitchen/Dining/Family	37.5%	37.4%	1.0	Pass	n/a	n/a	n/a	n/a	53%	53%	1.0	Pass	17%	17%	1.0	Pass
Window 73	Kitchen/Dining/Family	37.3%	37.3%	1.0	Pass	n/a	n/a	n/a	n/a	52%	52%	1.0	Pass	16%	16%	1.0	Pass
Window 74	Kitchen/Dining/Family	35.4%	35.4%	1.0	Pass	n/a	n/a	n/a	n/a	84%	85%	1.01	Pass	28%	28%	1.0	Pass
First Floor																	
Window 75	Bedroom	38.1%	38.1%	1.0	Pass	99%	99%	1.0	Pass	47%	47%	1.0	Pass	15%	15%	1.0	Pass
Window 76	Bathroom/WC - n/a	37.7%	37.6%	1.0	Pass	86%	86%	1.0	Pass	48%	48%	1.0	Pass	17%	17%	1.0	Pass
78 Locks Hill																	
Ground Floor																	
Window 77	Dining/Kitchen	26.8%	26.8%	1.0	Pass	97%	97%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 78	Dining/Kitchen	36.3%	36.2%	1.0	Pass	97%	97%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 79	Dining/Kitchen	39.0%	38.2%	0.98	Pass	97%	97%	1.0	Pass	53%	53%	1.0	Pass	17%	17%	1.0	Pass
Window 80	Living Room	38.5%	37.7%	0.98	Pass	99%	99%	1.0	Pass	53%	53%	1.0	Pass	17%	17%	1.0	Pass
76 Locks Hill																	
Ground Floor																	
Window 81	Kitchen	37.2%	37.0%	0.99	Pass	98%	98%	1.0	Pass	51%	51%	1.0	Pass	16%	16%	1.0	Pass
Window 82	Kitchen	37.6%	37.4%	0.99	Pass	98%	98%	1.0	Pass	51%	51%	1.0	Pass	16%	16%	1.0	Pass
Window 83	Dining Room	35.1%	34.8%	0.99	Pass	99%	99%	1.0	Pass	41%	41%	1.0	Pass	8%	8%	1.0	Pass
First Floor																	
Window 84	Bathroom/WC - n/a	35.7%	35.7%	1.0	Pass	92%	92%	1.0	Pass	43%	43%	1.0	Pass	15%	15%	1.0	Pass
Window 85	Bedroom	35.7%	35.7%	1.0	Pass	97%	97%	1.0	Pass	43%	43%	1.0	Pass	15%	15%	1.0	Pass
74 Locks Hill																	

Appendix 2 - Daylight and Sunlight to Windows

Portslade Village Centre, Windlesham Close, Portslade, BN41 2L

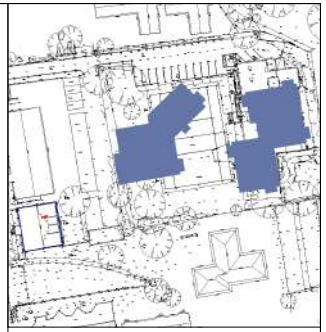
Reference	Room Use	Daylight to Windows								Sunlight to Windows							
		Vertical Sky Component				No-Sky Line				Total Sunlight Hours				Winter Sunlight Hours			
		Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result
Ground Floor																	
Window 86	Conservatory	23.2%	23.1%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 87	Conservatory	33.8%	33.8%	1.0	Pass	n/a	n/a	n/a	n/a	52%	52%	1.0	Pass	17%	17%	1.0	Pass
Window 88	Conservatory	37.4%	37.3%	1.0	Pass	n/a	n/a	n/a	n/a	53%	53%	1.0	Pass	17%	17%	1.0	Pass
Window 89	Conservatory	33.8%	33.7%	1.0	Pass	n/a	n/a	n/a	n/a	43%	43%	1.0	Pass	7%	7%	1.0	Pass
Window 90	Conservatory	66.4%	66.4%	1.0	Pass	n/a	n/a	n/a	n/a	62%	62%	1.0	Pass	20%	20%	1.0	Pass
First Floor																	
Window 91	Bedroom	35.7%	35.8%	1.0	Pass	n/a	n/a	n/a	n/a	43%	43%	1.0	Pass	15%	15%	1.0	Pass
Window 92	Bathroom/WC - n/a	35.9%	35.9%	1.0	Pass	n/a	n/a	n/a	n/a	43%	43%	1.0	Pass	15%	15%	1.0	Pass
62 to 78 Kemps Court																	
Ground Floor																	
Window 93	Domestic	34.2%	33.7%	0.99	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 94	Domestic	28.9%	23.7%	0.82	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 95	Bathroom/WC - n/a	18.7%	15.1%	0.81	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 96	Domestic	21.0%	19.4%	0.92	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 97	Domestic	29.8%	27.0%	0.91	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 98	Domestic	36.1%	27.7%	0.77	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 99	Domestic	35.0%	33.3%	0.95	Pass	n/a	n/a	n/a	n/a	43%	43%	1.0	Pass	8%	8%	1.0	Pass
Window 100	Domestic	34.1%	32.5%	0.95	Pass	n/a	n/a	n/a	n/a	41%	41%	1.0	Pass	6%	6%	1.0	Pass
Window 101	Bathroom/WC - n/a	31.7%	30.3%	0.96	Pass	n/a	n/a	n/a	n/a	34%	34%	1.0	Pass	4%	4%	1.0	Pass
Window 102	Domestic	28.8%	27.5%	0.95	Pass	n/a	n/a	n/a	n/a	24%	24%	1.0	Pass	2%	2%	1.0	Pass
Window 103	Entrance/Stair - n/a	22.0%	20.9%	0.95	Pass	n/a	n/a	n/a	n/a	11%	11%	1.0	Pass	0%	0%	1.0	Pass
Window 104	Domestic	20.4%	17.5%	0.86	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 105	Domestic	29.9%	26.7%	0.89	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 106	Domestic	35.8%	35.4%	0.99	Pass	n/a	n/a	n/a	n/a	49%	49%	1.0	Pass	14%	14%	1.0	Pass
First Floor																	
Window 107	Domestic	34.6%	34.2%	0.99	Pass	99%	99%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 108	Domestic	31.3%	26.9%	0.86	Pass	99%	99%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Appendix 2 - Daylight and Sunlight to Windows

Portslade Village Centre, Windlesham Close, Portslade, BN41 2L

Reference	Room Use	Daylight to Windows								Sunlight to Windows							
		Vertical Sky Component				No-Sky Line				Total Sunlight Hours				Winter Sunlight Hours			
		Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result
Window 109	Bathroom/WC - n/a	18.7%	15.7%	0.84	Pass	79%	79%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 110	Domestic	22.3%	21.0%	0.94	Pass	89%	89%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 111	Domestic	31.6%	29.3%	0.93	Pass	99%	99%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 112	Domestic	35.7%	28.9%	0.81	Pass	98%	98%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 113	Bathroom/WC - n/a	33.4%	32.4%	0.97	Pass	95%	95%	1.0	Pass	38%	38%	1.0	Pass	5%	5%	1.0	Pass
Window 114	Domestic	30.7%	29.8%	0.97	Pass	99%	99%	1.0	Pass	31%	31%	1.0	Pass	2%	2%	1.0	Pass
Window 115	Stair/Landing - n/a	22.7%	21.9%	0.96	Pass	98%	98%	1.0	Pass	12%	12%	1.0	Pass	0%	0%	1.0	Pass
Window 116	Domestic	20.7%	18.6%	0.9	Pass	84%	84%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 117	Domestic	33.0%	30.6%	0.93	Pass	99%	99%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 118	Domestic	36.7%	36.3%	0.99	Pass	99%	99%	1.0	Pass	49%	49%	1.0	Pass	16%	16%	1.0	Pass
Second Floor																	
Window 119	Domestic	21.6%	21.2%	0.98	Pass	99%	99%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 120	Domestic	19.7%	16.6%	0.84	Pass	99%	99%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 121	Bathroom/WC - n/a	11.6%	9.4%	0.81	Pass	91%	91%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 122	Domestic	14.8%	13.8%	0.93	Pass	93%	90%	0.97	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 123	Domestic	18.5%	16.9%	0.91	Pass	99%	97%	0.98	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 124	Domestic	22.5%	18.0%	0.8	Pass	98%	98%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 125	Bathroom/WC - n/a	22.4%	21.8%	0.97	Pass	95%	95%	1.0	Pass	28%	28%	1.0	Pass	8%	8%	1.0	Pass
Window 126	Domestic	22.9%	22.3%	0.97	Pass	99%	99%	1.0	Pass	28%	28%	1.0	Pass	7%	7%	1.0	Pass
Window 127	Stair/Landing - n/a	17.9%	17.5%	0.98	Pass	99%	99%	1.0	Pass	19%	19%	1.0	Pass	0%	0%	1.0	Pass
Window 128	Domestic	21.7%	20.3%	0.94	Pass	97%	97%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 129	Domestic	34.9%	33.3%	0.95	Pass	99%	99%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 130	Domestic	25.3%	25.1%	0.99	Pass	99%	99%	1.0	Pass	33%	33%	1.0	Pass	13%	13%	1.0	Pass

69 to 79 Dudney Court (Ground Floor)



Area that does not receive visible sky both before and after the development.

Area that can receive visible sky as a result of the development.

Area that cannot receive visible sky as a result of the development.

Area that can recieve visible sky both before and after the development.

Rev	Date	Description

SMITH MARSTON

Building Surveyors

CHARTERED BUILDING SURVEYORS

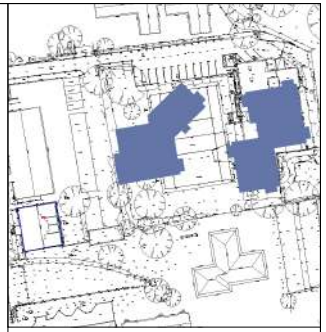
email: info@smithmarston.co.uk

RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

69 to 79 Dudney Court (First Floor)



Area that does not receive visible sky both before and after the development.

Area that can receive visible sky as a result of the development.

Area that cannot receive visible sky as a result of the development.

Area that can recieve visible sky both before and after the development.

Rev	Date	Description

SMITH MARSTON

Building Surveyors

CHARTERED BUILDING SURVEYORS

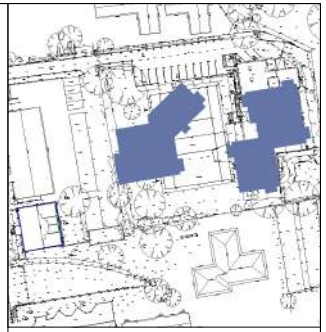
email: info@smithmarston.co.uk

RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

69 to 79 Dudney Court (Second Floor)



Area that does not receive visible sky both before and after the development.

Area that can receive visible sky as a result of the development.

Area that cannot receive visible sky as a result of the development.

Area that can recieve visible sky both before and after the development.

Rev	Date	Description

SMITH MARSTON

Building Surveyors

CHARTERED BUILDING SURVEYORS

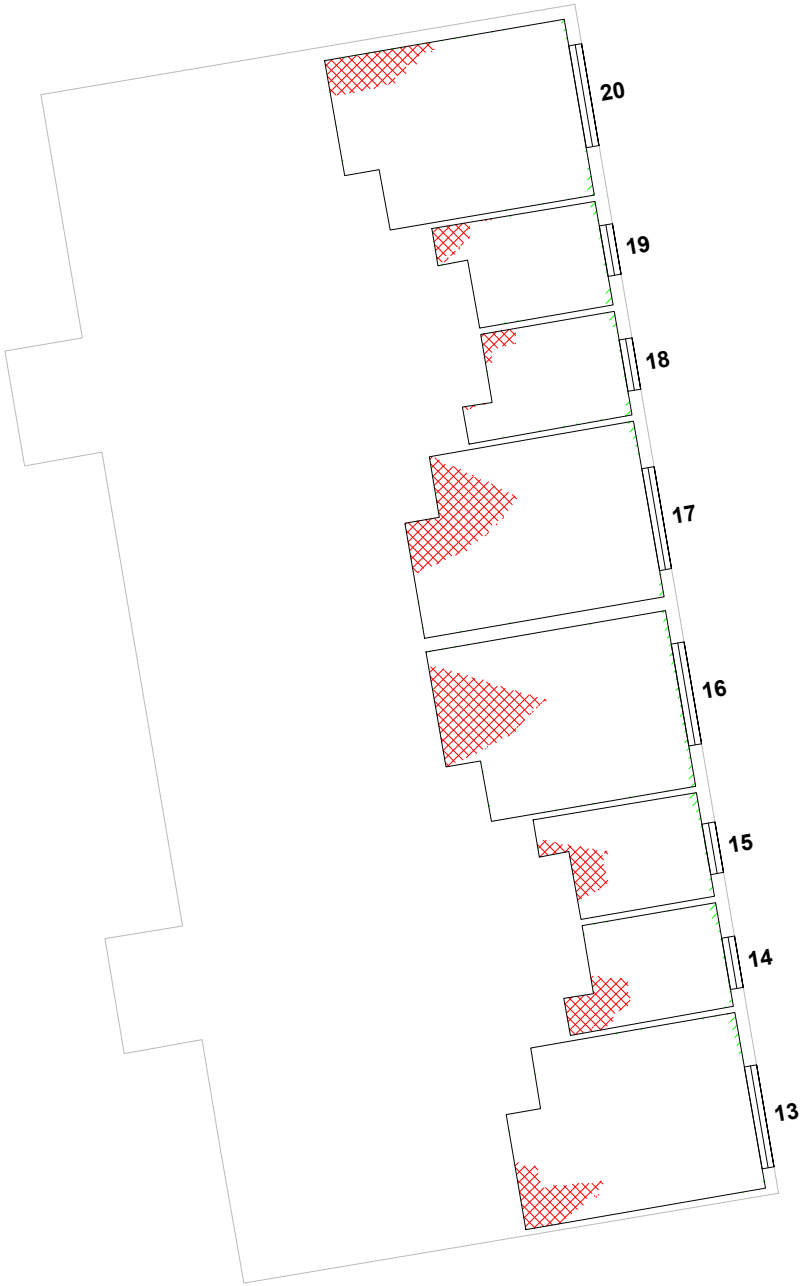
email: info@smithmarston.co.uk

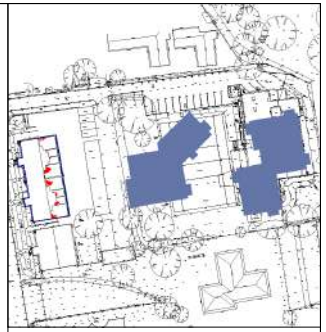
RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

45 to 67 Dudney Court (Ground Floor)





Area that does not receive visible sky both before and after the development.

Area that can receive visible sky as a result of the development.

Area that cannot receive visible sky as a result of the development.

Area that can recieve visible sky both before and after the development.

Rev	Date	Description

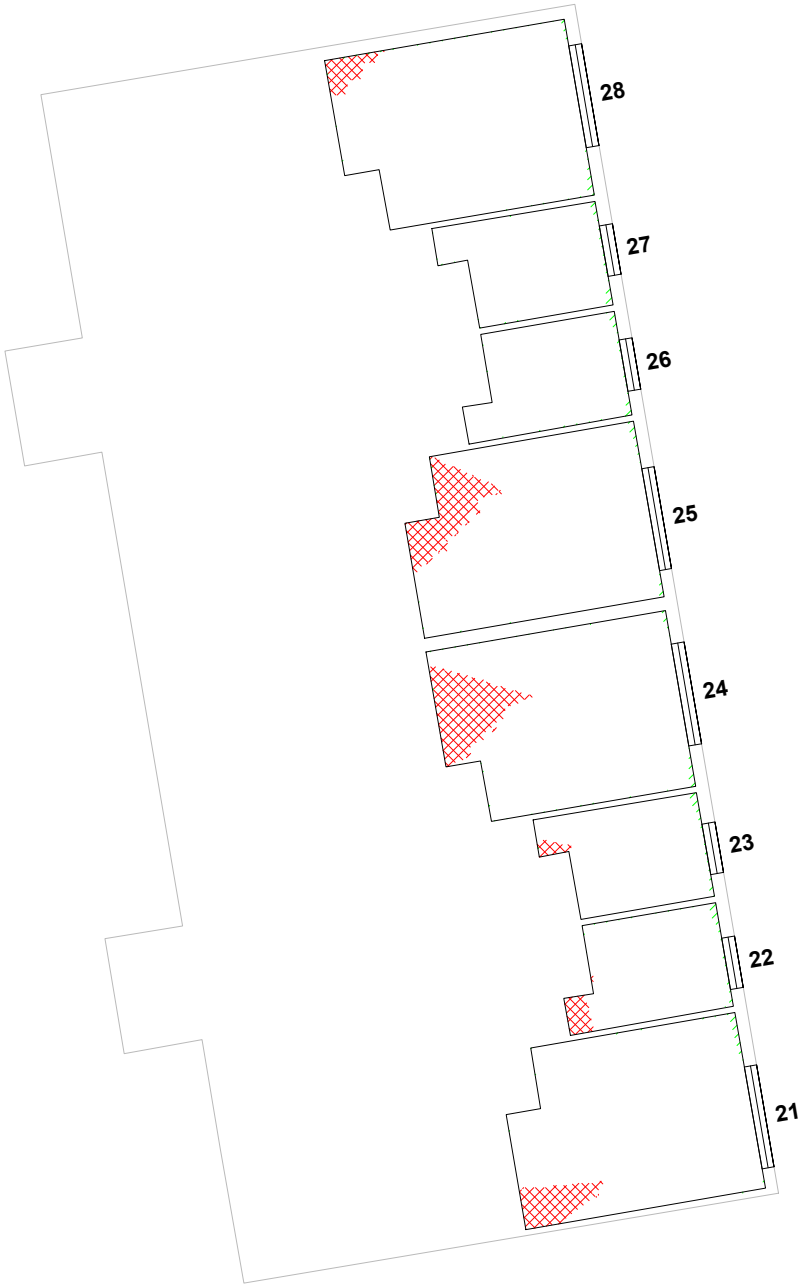
SMITH MARSTON
Building Surveyors

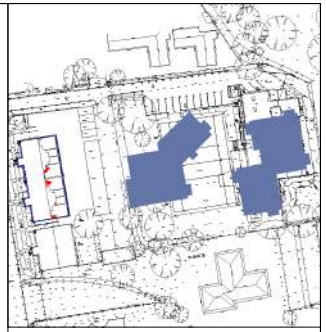
CHARTERED BUILDING SURVEYORS
email: info@smithmarston.co.uk
RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

45 to 67 Dudney Court (First Floor)





Area that does not receive visible sky both before and after the development.

Area that can receive visible sky as a result of the development.

Area that cannot receive visible sky as a result of the development.

Area that can recieve visible sky both before and after the development.

Rev	Date	Description

SMITH MARSTON

Building Surveyors

CHARTERED BUILDING SURVEYORS

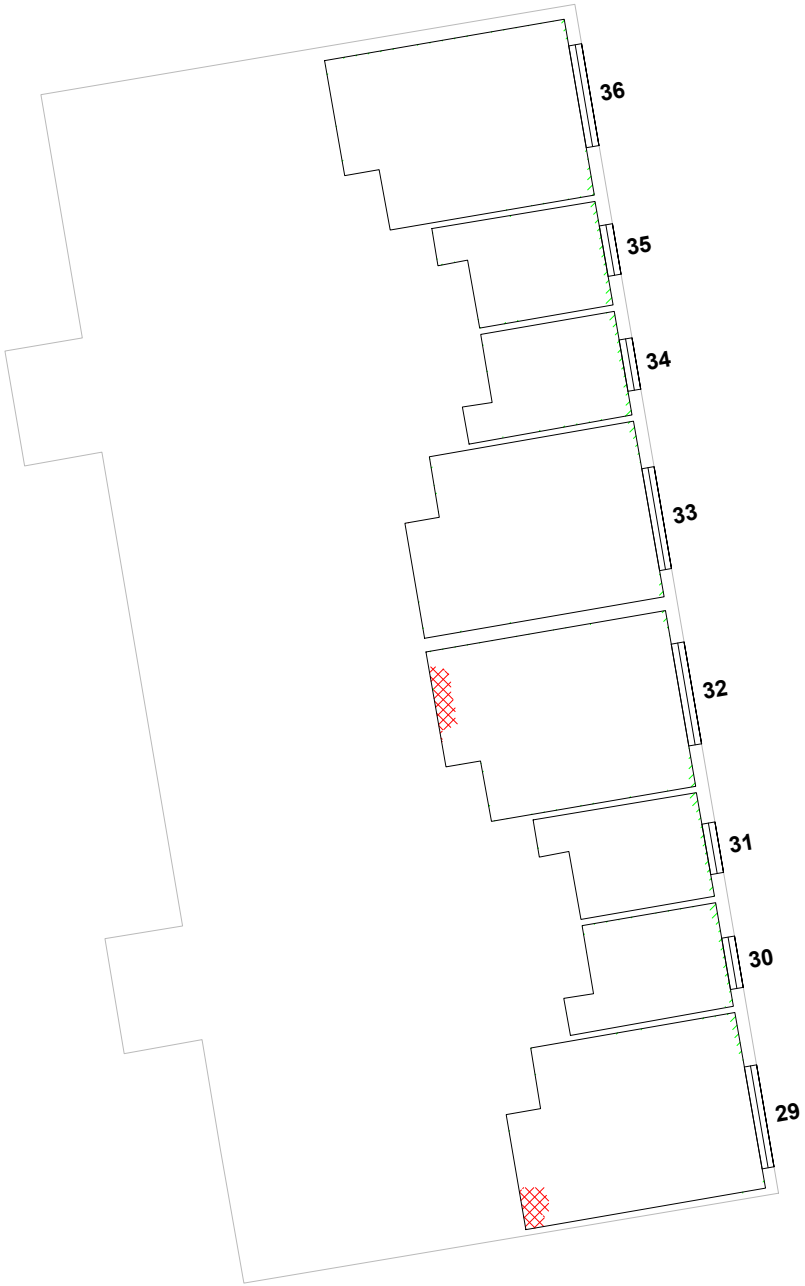
email: info@smithmarston.co.uk

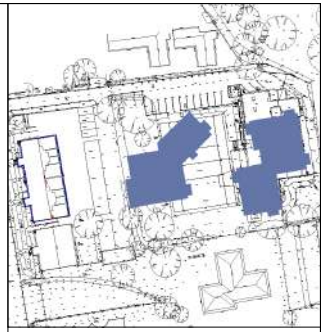
RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

45 to 67 Dudney Court (Second Floor)





Area that does not receive visible sky both before and after the development.

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Area that cannot receive visible sky as a result of the development.

Area that can recieve visible sky both before and after the development.

Rev	Date	Description

SMITH MARSTON

Building Surveyors

CHARTERED BUILDING SURVEYORS

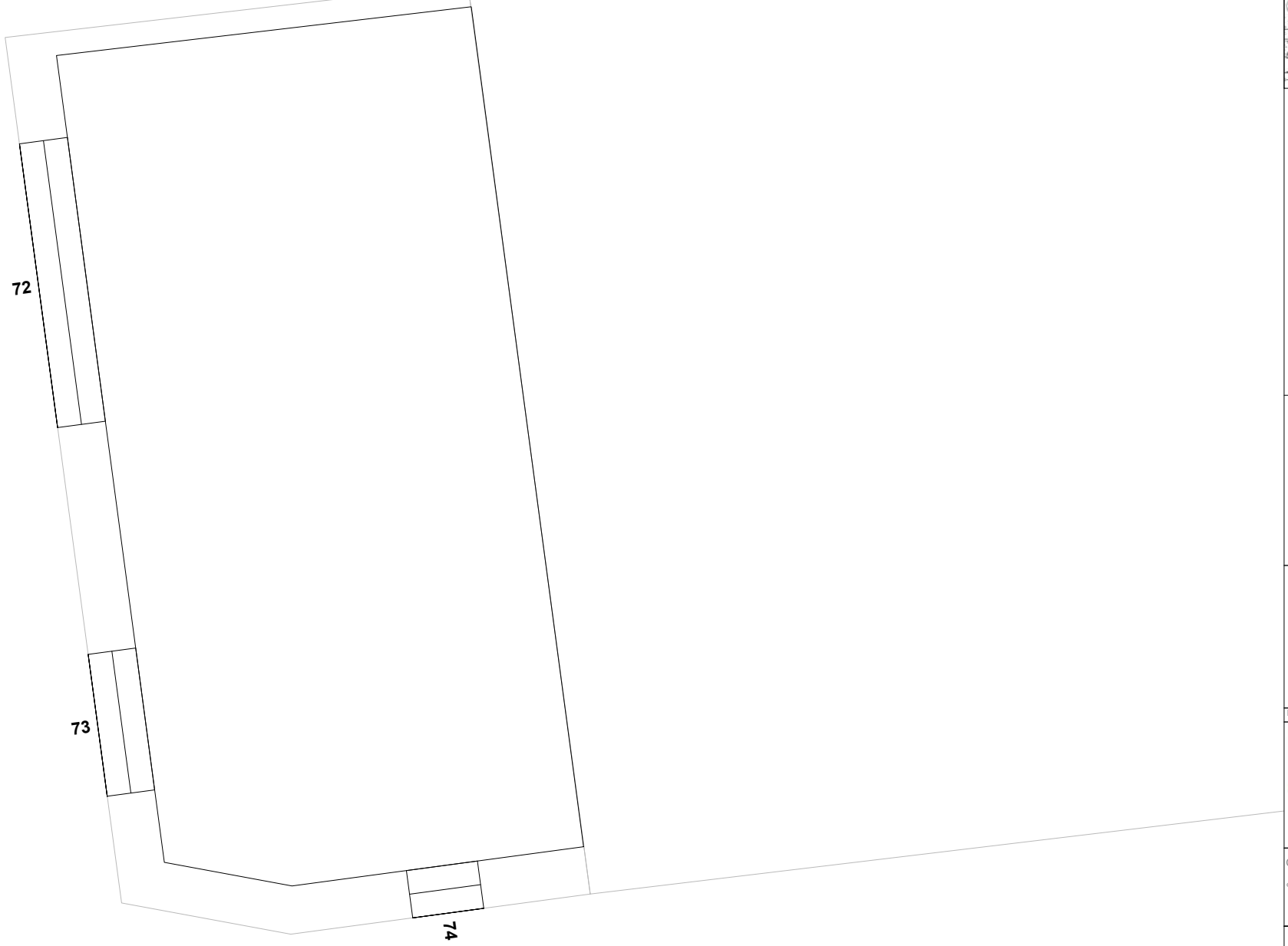
email: info@smithmarston.co.uk

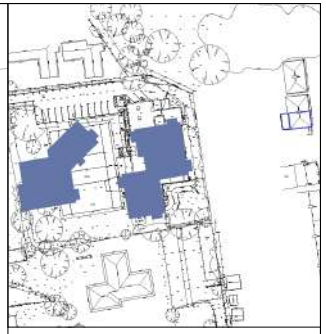
RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

80 Locks Hill (Ground Floor)





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Area that cannot receive visible sky as a result of the development.

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Rev	Date	Description

SMITH MARSTON

Building Surveyors

CHARTERED BUILDING SURVEYORS

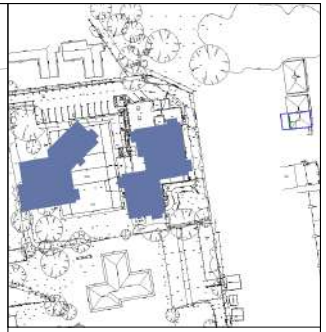
email: info@smithmarston.co.uk

RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

80 Locks Hill (First Floor)



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Area that can receive visible sky as a result of the development.

Area that cannot receive visible sky as a result of the development.

Area that can recieve visible sky both before and after the development.

Rev	Date	Description

SMITH MARSTON

Building Surveyors

CHARTERED BUILDING SURVEYORS

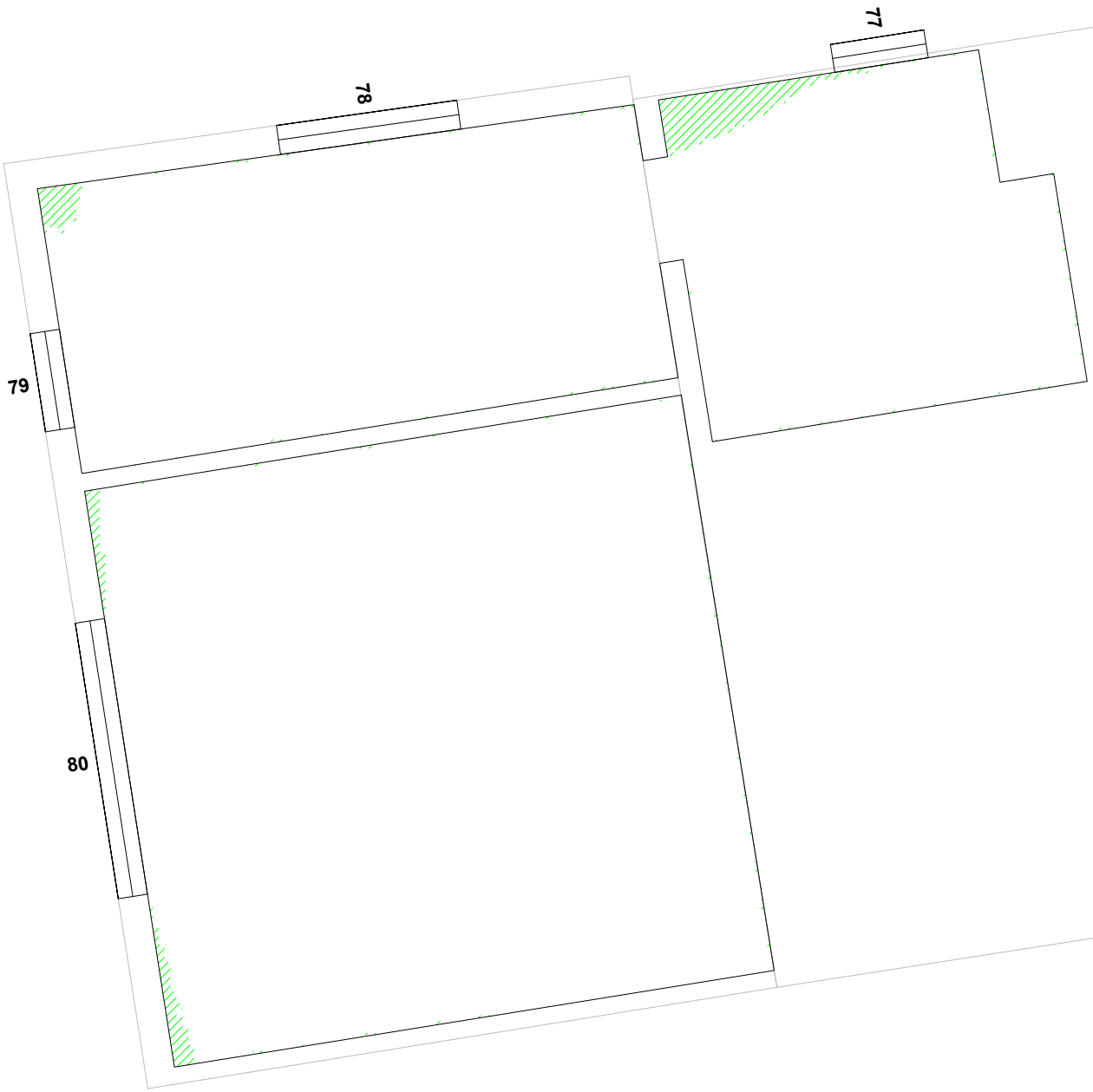
email: info@smithmarston.co.uk

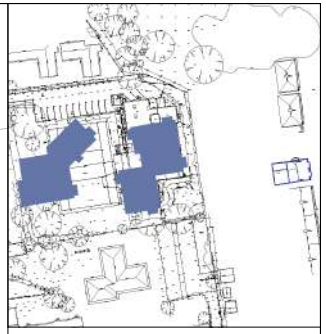
RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

78 Locks Hill (Ground Floor)





Area that does not receive visible sky both before and after the development.

Area that can receive visible sky as a result of the development.

Area that cannot receive visible sky as a result of the development.

Area that can recieve visible sky both before and after the development.

Rev	Date	Description

SMITH MARSTON

Building Surveyors

CHARTERED BUILDING SURVEYORS

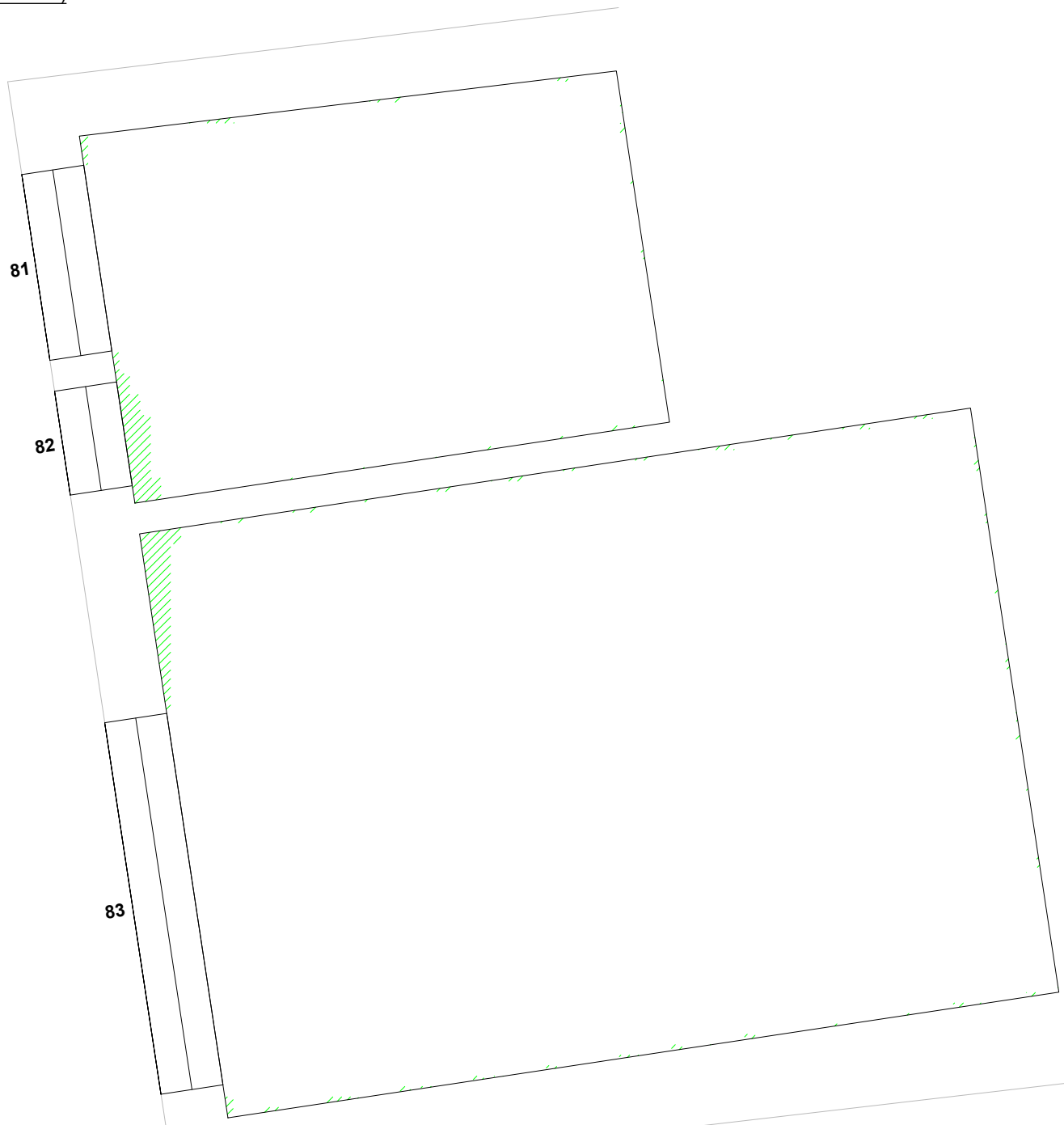
email: info@smithmarston.co.uk

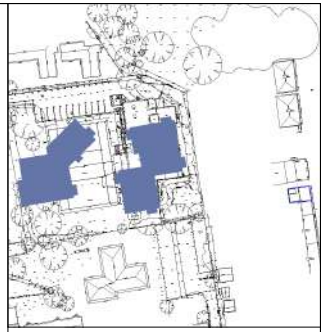
RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

76 Locks Hill (Ground Floor)





Area that does not receive visible sky both before and after the development.

Area that can receive visible sky as a result of the development.

Area that cannot receive visible sky as a result of the development.

Area that can recieve visible sky both before and after the development.

Rev	Date	Description

SMITH MARSTON

Building Surveyors

CHARTERED BUILDING SURVEYORS

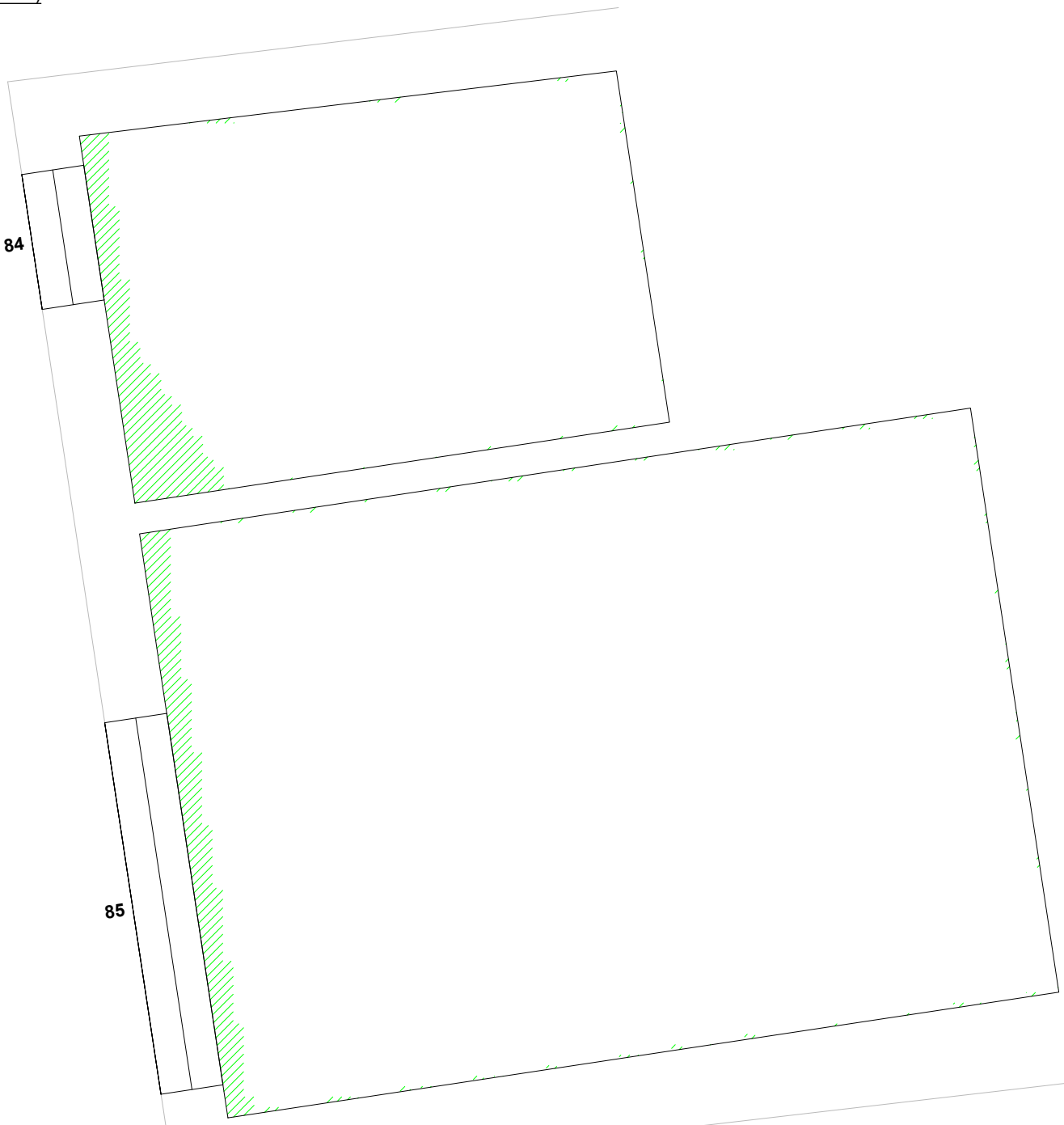
email: info@smithmarston.co.uk

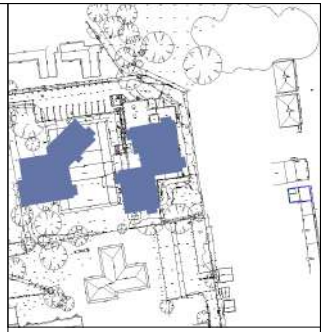
RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

76 Locks Hill (First Floor)





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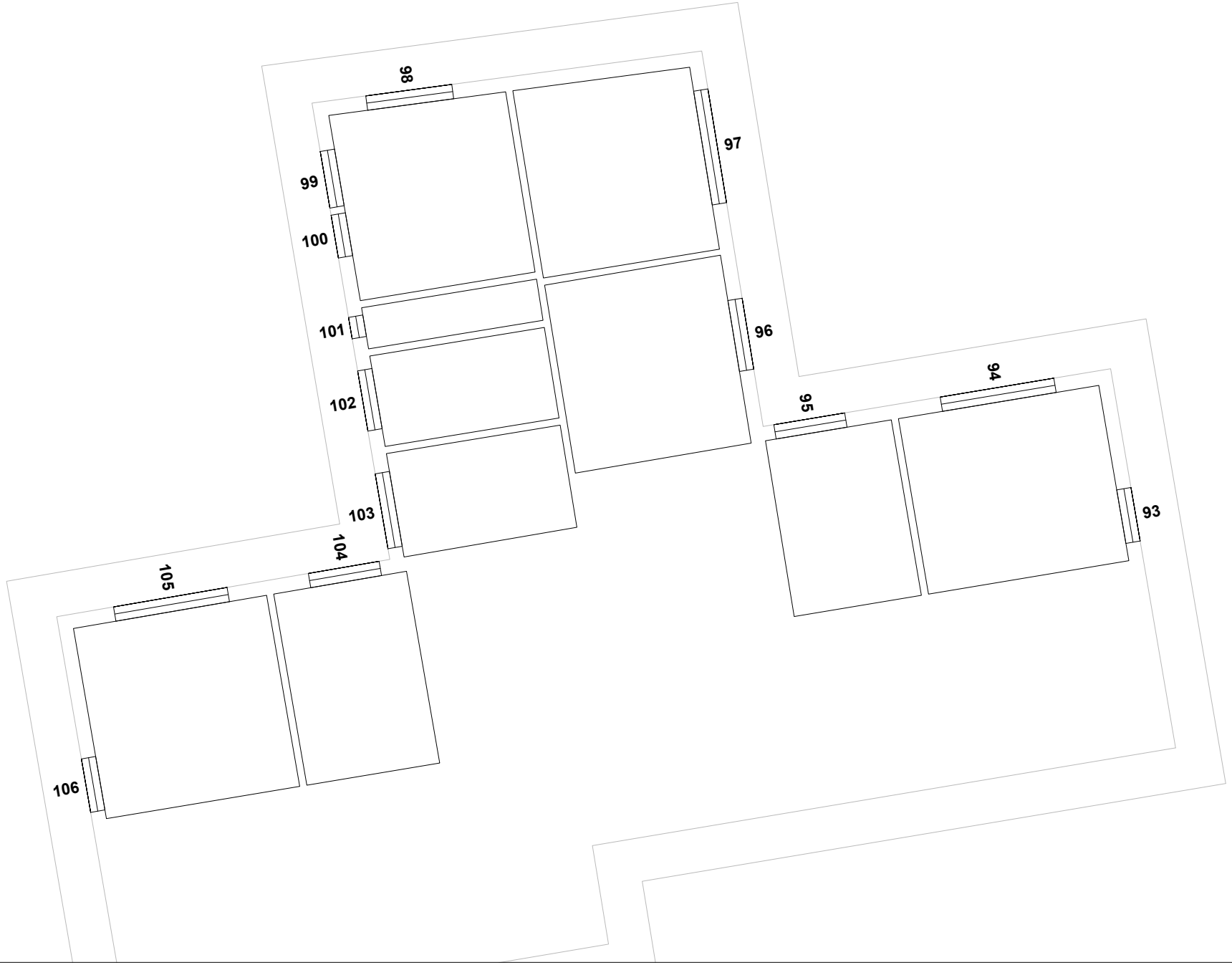
Rev	Date	Description

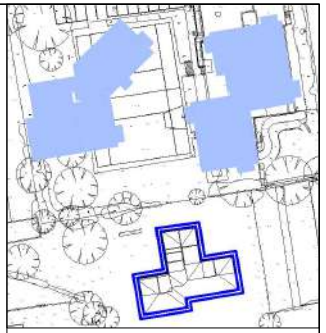
SMITH MARSTON
Building Surveyors
CHARTERED BUILDING SURVEYORS
email: info@smithmarston.co.uk
RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

62 to 78 Kemps Court (Ground Floor)





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Rev	Date	Description

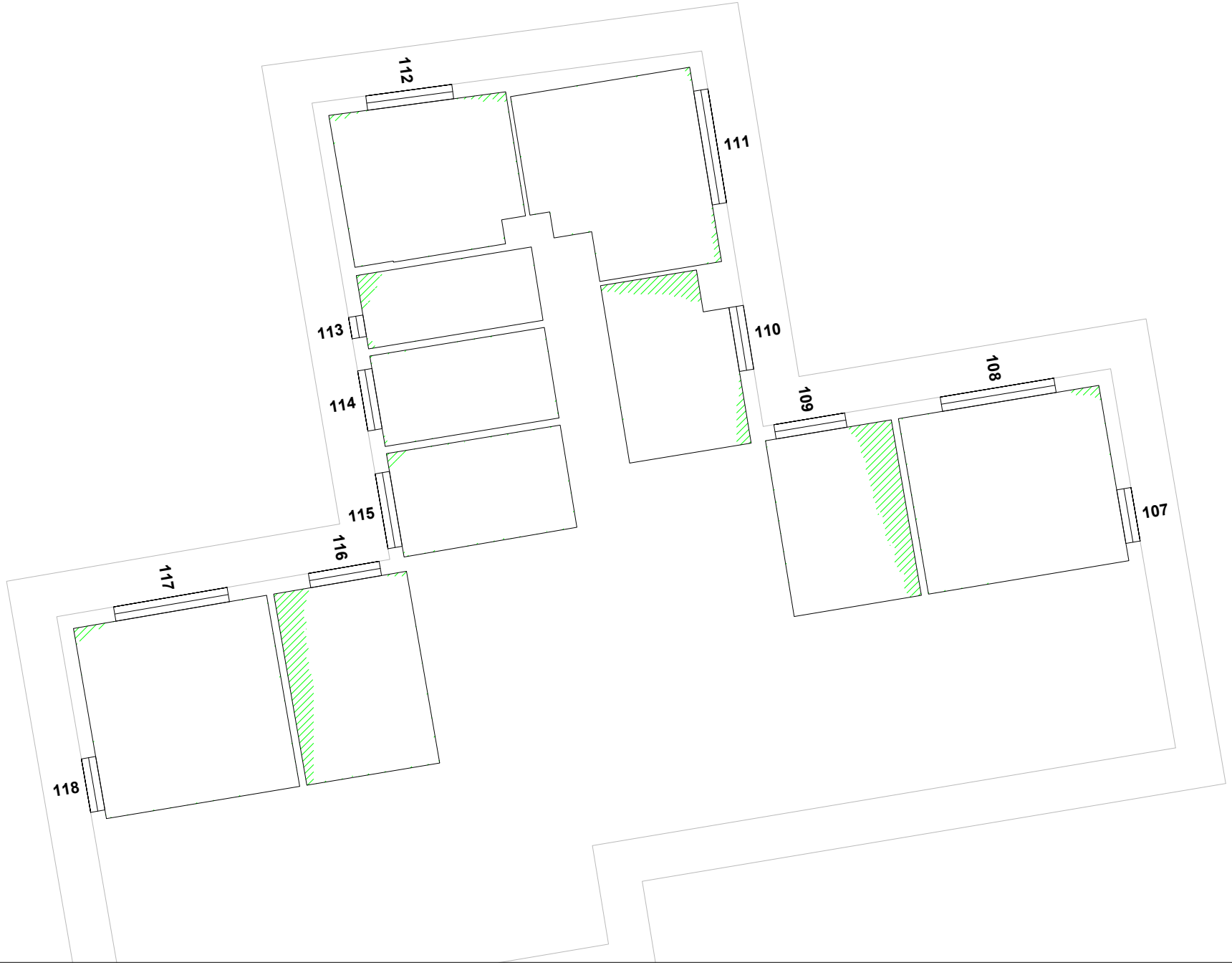
SMITH MARSTON
Building Surveyors

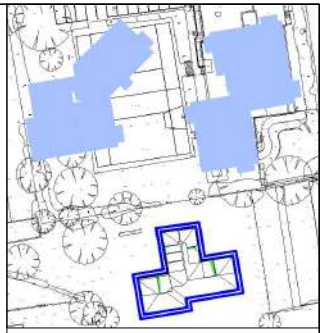
CHARTERED BUILDING SURVEYORS
email: info@smithmarston.co.uk
RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

62 to 78 Kemps Court (First Floor)





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Rev	Date	Description

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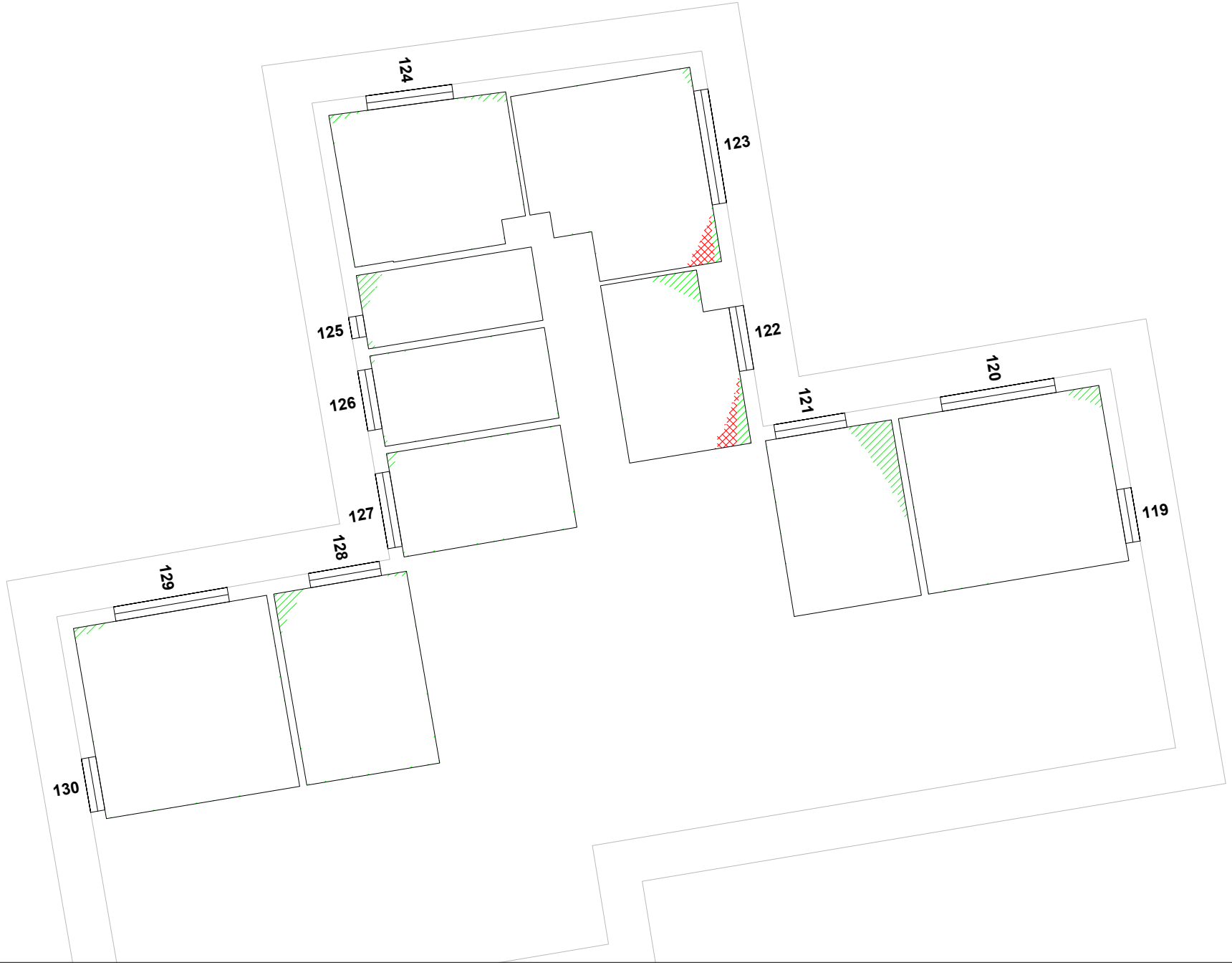
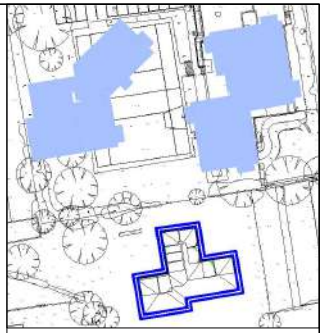
email: info@smithmarston.co.uk
RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

62 to 78 Kemps Court (Second Floor)





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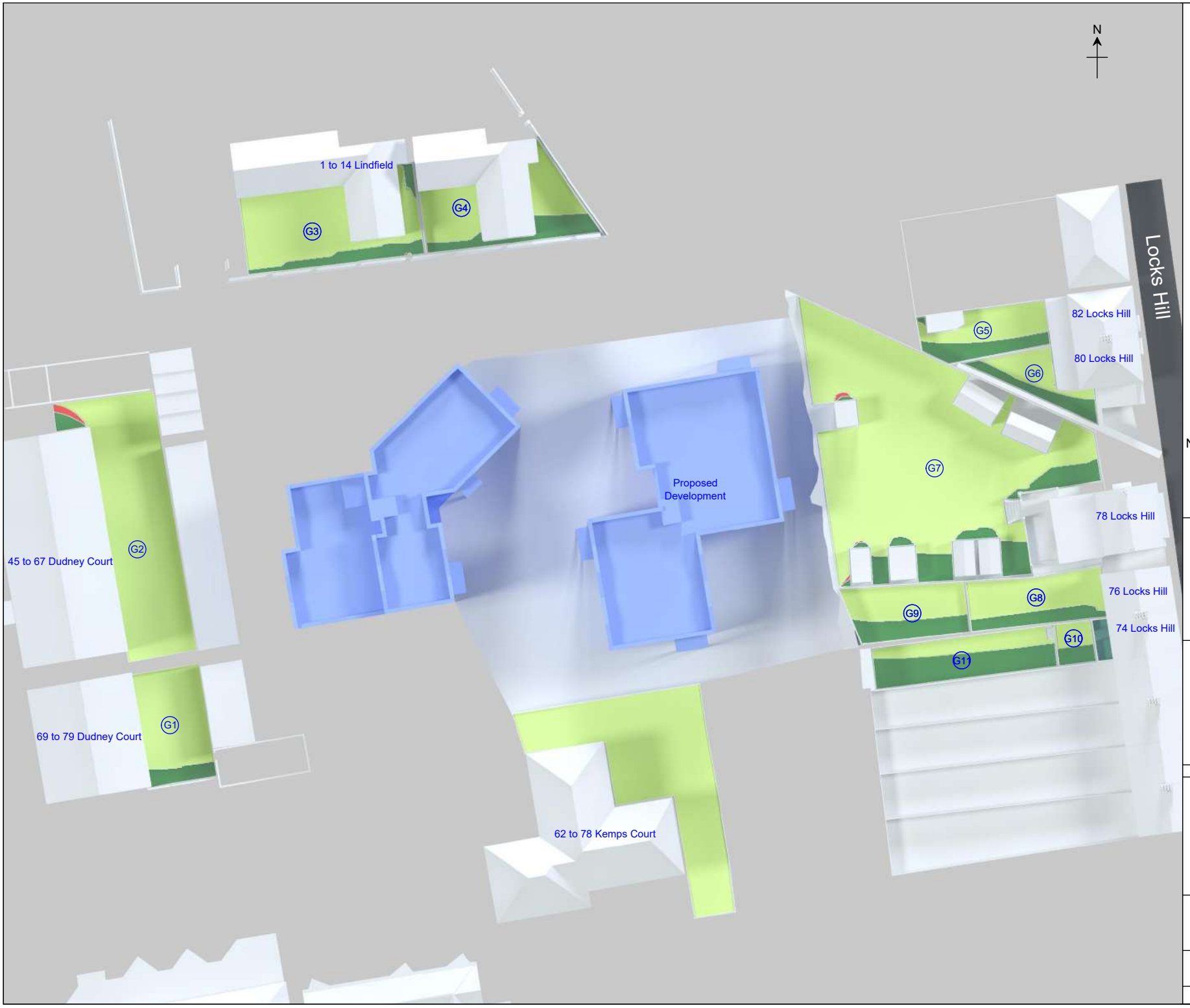
email: info@smithmarston.co.uk
RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

APPENDIX 3
OUTDOOR SPACES PLAN



Key

- Proposed Development
- Neighbouring Properties
- Receives under two hours sunlight on 21st March before and after the development.
- Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
- Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
- Receives at least two hours sunlight on 21st March before and after the development.
- G1 Neighbouring Gardens and Amenity Areas

Notes:

1. Contours derived in accordance with BRE Guide : Site Layout Planning for Daylight and Sunlight

Rev	Date	Description

SMITH MARSTON
Building Surveyors
CHARTERED BUILDING SURVEYORS
email: info@smithmarston.co.uk
RICS

Drawing Title: Overshadowing to Gardens and Open Spaces

Scale: Do not scale