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FAO – Alice Young
Greater Cambridge Shared Planning
South Cambridgeshire Hall
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Cambourne
Cambridge CB23 6EA

06 March 2023

Dear Alice Young,

**Development at 26 Home Close, Histon, Cambridge, Cambridgeshire CB24 9JL
BRE Daylight and Sunlight**

We have been instructed to consider the daylight and sunlight aspects of the above proposed development, with specific reference to the impact on the windows at 28 Home Close. I have considered the drawings provided by Casa Design and have undertaken an inspection of the development site and its surrounds on 2nd March 2023.

I have appraised the design with reference to the standard daylight and sunlight criteria used for the purpose of assessing planning applications as set out in Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight 2022, 3rd Edition'.

Galley kitchens are typically not regarded as habitable rooms and the local authority could use discretion here. As the window does not face south and as it serves a kitchen, there is no requirement for sunlight to this room under the guidance.

Although the proposed development falls marginally short of the 25 degree test when applied to the kitchen window of 28 Home Close, it is in our view, very likely to be compliant with the BRE guidance. In terms of retained daylight levels [of which the guidance permits up to a 20% reduction], it is evident that the proposal has been designed to permit the flow of direct daylight across the shallow angle of the roof and the angle of the first floor. It is also evident that this will be proportional and balanced between the sites. Indeed, the BRE guide itself acknowledges that where existing buildings sit close to the common boundary (as with 28 Home Close) a higher degree of obstruction may be unavoidable. The guide goes on to explain that where existing neighbouring buildings sit close to the boundary, alternative daylight targets may be applied. The methodology for setting new targets is set out in Appendix F of the guide. The alternative VSC targets are derived by calculating the level of light that the windows would achieve if obstructed by a hypothetical 'mirror-image' of the existing neighbouring building, an equal distance away from the boundary. With this methodology in mind, the proposed development very likely to satisfy the BRE daylight requirements.



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In summary, the BRE guide is intended to be used flexibly, and in this instance we are of the opinion that the development design is very likely to satisfy the recommendations set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

Yours sincerely,



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