

**Right of Light Consulting**

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15-17 High Street  
Rayleigh  
Essex  
SS6 7EW

TEL

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WEBSITE [www.right-of-light.co.uk](http://www.right-of-light.co.uk)

Bracknell Forest Borough Council  
Market Street  
Bracknell RG12 1JD

28 February 2024

Dear Sir/Madam,

**47 Fernbank Road, Ascot SL5 8HY  
BRE Daylight and Sunlight**

Thank you for inviting me to consider the daylight and sunlight aspects of the above proposed development, with specific reference to the impact on the windows at 45 Fernbank Road. I have considered the following drawings:

47/FR/PL/100	Site	Rev –
47/FR/PL/110	Plans & Elevations	Rev –
47/FR/PL/120	Site	Rev –
47/FR/PL/130	Elevation	Rev –
47/FR/PL/150	Elevation	Rev –

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, 3<sup>rd</sup> Edition'.

Drawing 120 (enclosed) shows that the proposal satisfies the 45 degree test when applied to the rear elevation window.

Drawing 150 (enclosed) shows that the proposal falls only marginally short of the 25 degree test when applied to the side elevation window. Due to the restricted roof profile and length of the first floor element of the proposal, it is very likely that the window will continue to receive adequate levels of natural light within the recommendations set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

In summary, the proposed development will have a low impact on the light receivable by the neighbouring property at 45 Fernbank Road. I confirm that the development design is very likely to satisfy the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

Yours sincerely

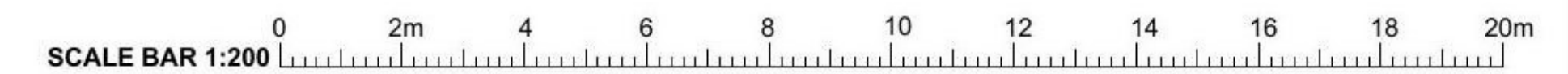
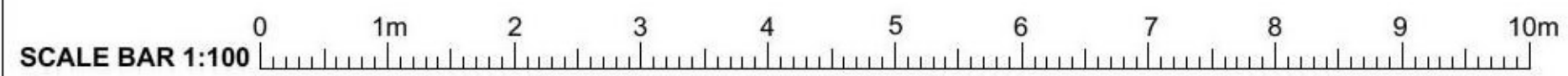


**Charles F McMahon LLB (Hons) MSc Psy**  
Senior Rights of Light & Party Wall Surveyor  
Direct Dial: 01268 261092  
Email: [charles.mcmahon@right-of-light.co.uk](mailto:charles.mcmahon@right-of-light.co.uk)

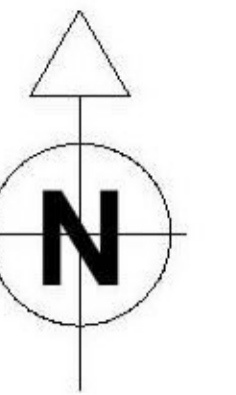


**Company:**  
Right of Light Consulting Ltd  
Registered in England and Wales  
No. 5908040

**Registered Office:**  
Burley House,  
15-17 High Street, Rayleigh,  
Essex SS6 7EW

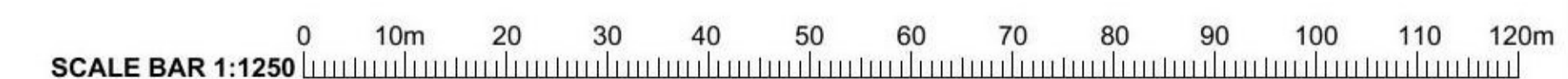


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**LOCATION PLAN**  
SCALE 1:1250

**SITE PLAN**  
SCALE 1:500



**LANDMARK GROUP**

THE PILLARS  
SLADE OAK LANE,  
GERRARDS CROSS  
BUCKINGHAMSHIRE, SL9 0QE

TEL : 01895 832 560  
FAX : 01895 832 360  
EMAIL: INFO@LANDMARK-GROUP.CO.UK

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Chartered Town Planner

IN PARTNERSHIP WITH **LABC**

**CLIENT / JOB ADDRESS:**  
47 FERNBANK ROAD  
ASCOT  
BERKSHIRE  
SL5 8HY

**DRAWING TITLE / DESCRIPTION**  
LOCATION AND SITE PLANS

**SUBMISSION / REF**  
PLANNING APPLICATION

**DRAWING TITLE**  
SITE

**SCALE :** 1:xx ON A3  
**DRAWN BY :** KP

**DRAWING No.**  
47/FR/PL/100

**DATE :** 28.02.24  
**CHECKED BY :** SB

REVISION	DESCRIPTION	DRAWN BY	DATE

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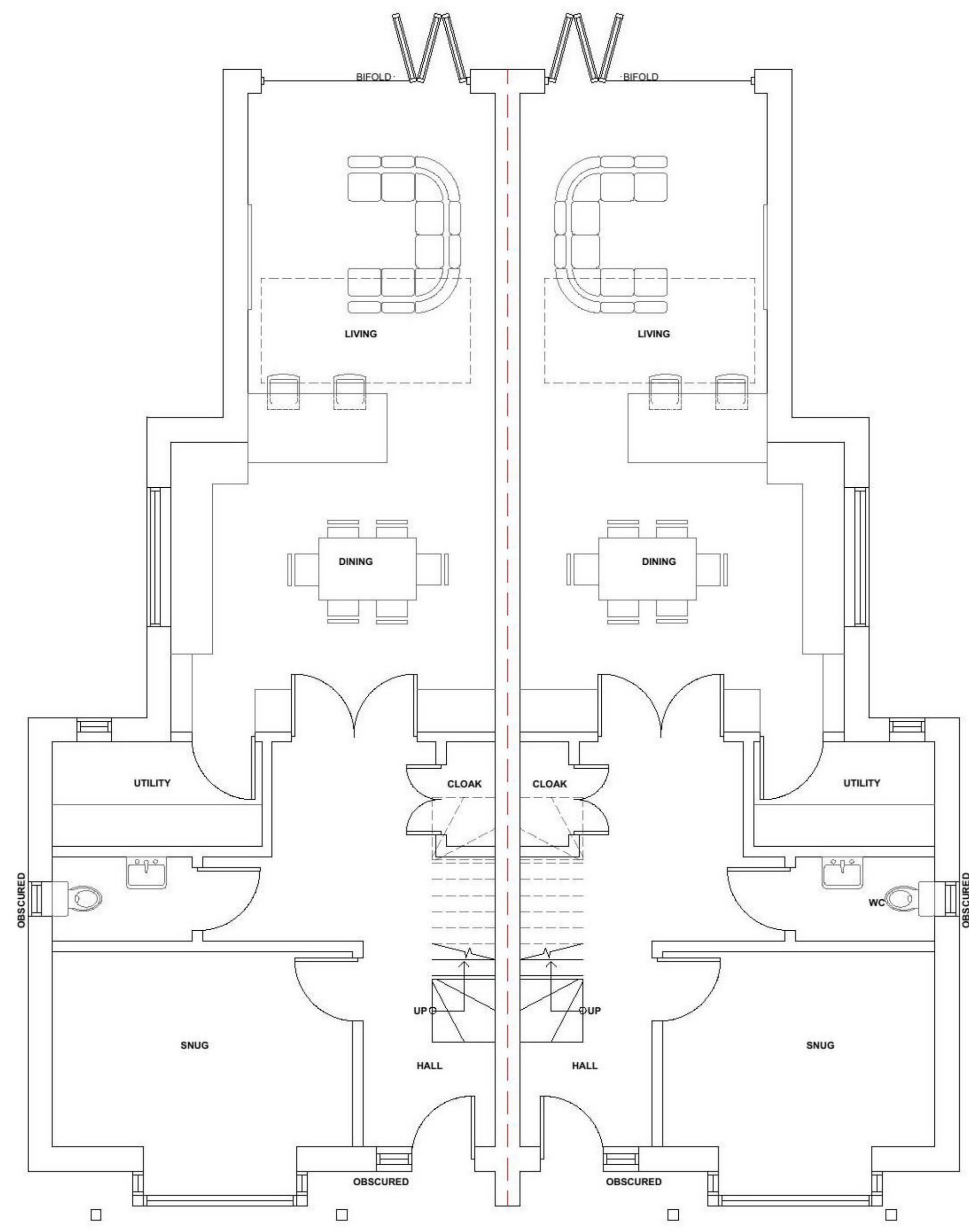
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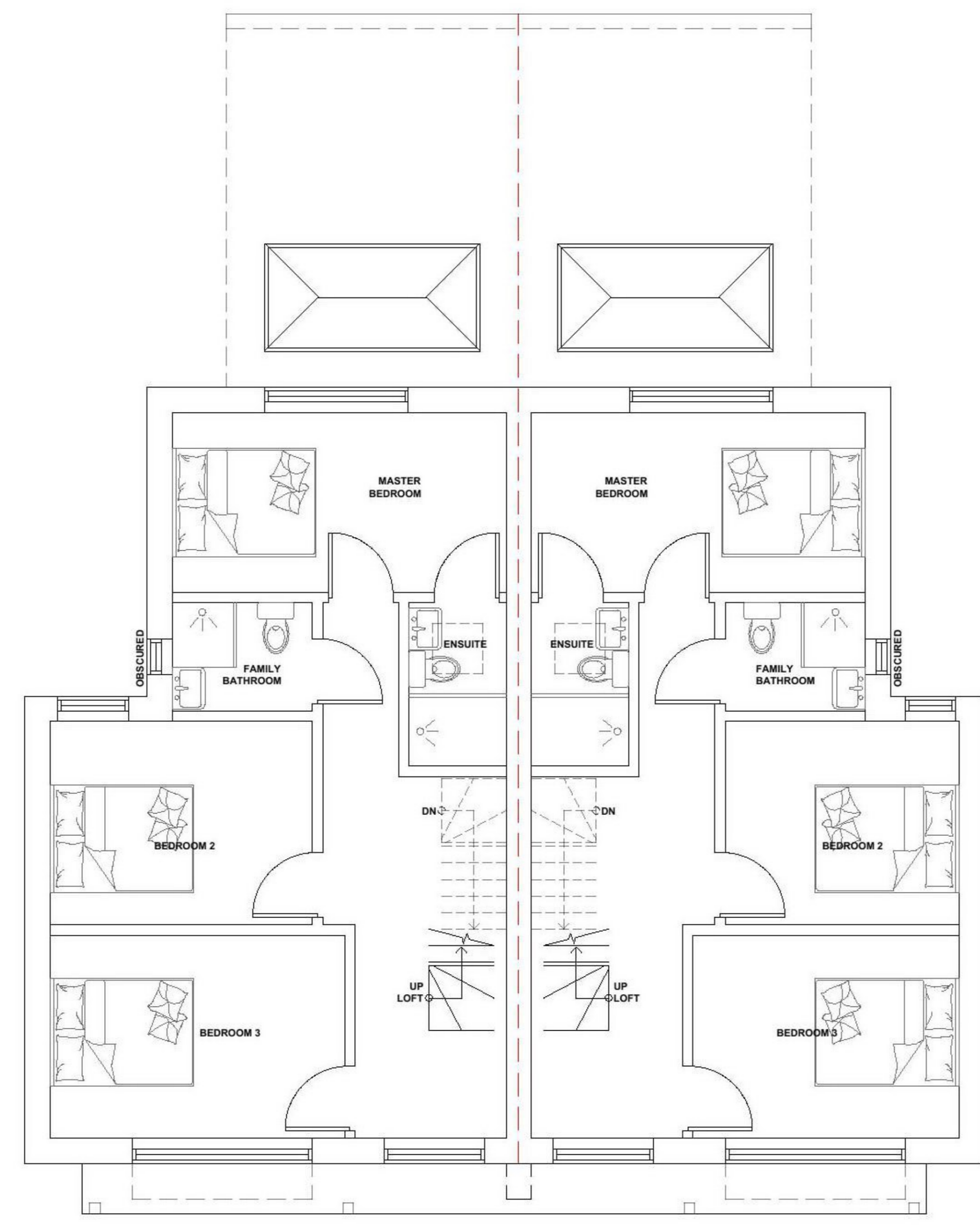
DRAFT DRAWINGS  
NOTE: DRAWINGS AND CALCULATIONS TO BE APPROVED BY LOCAL AUTHORITY OR APPROVED BUILDING CONTROL INSPECTOR BEFORE WORK COMMENCES.

SCALE BAR 1:100 0 1m 2 3 4 5 6 7 8 9 10m

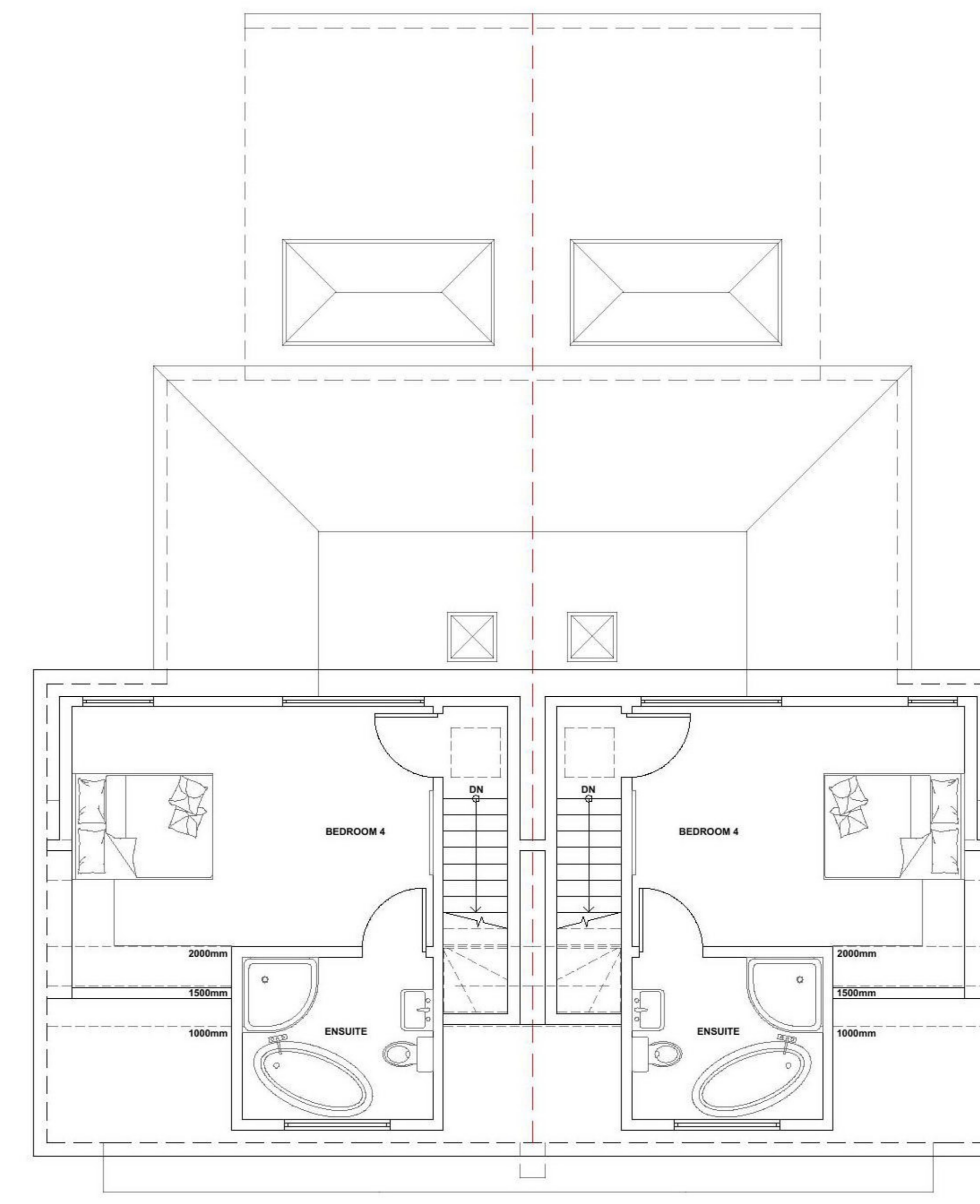
SCALE BAR 1:200 0 2m 4 6 8 10 12 14 16 18 20m



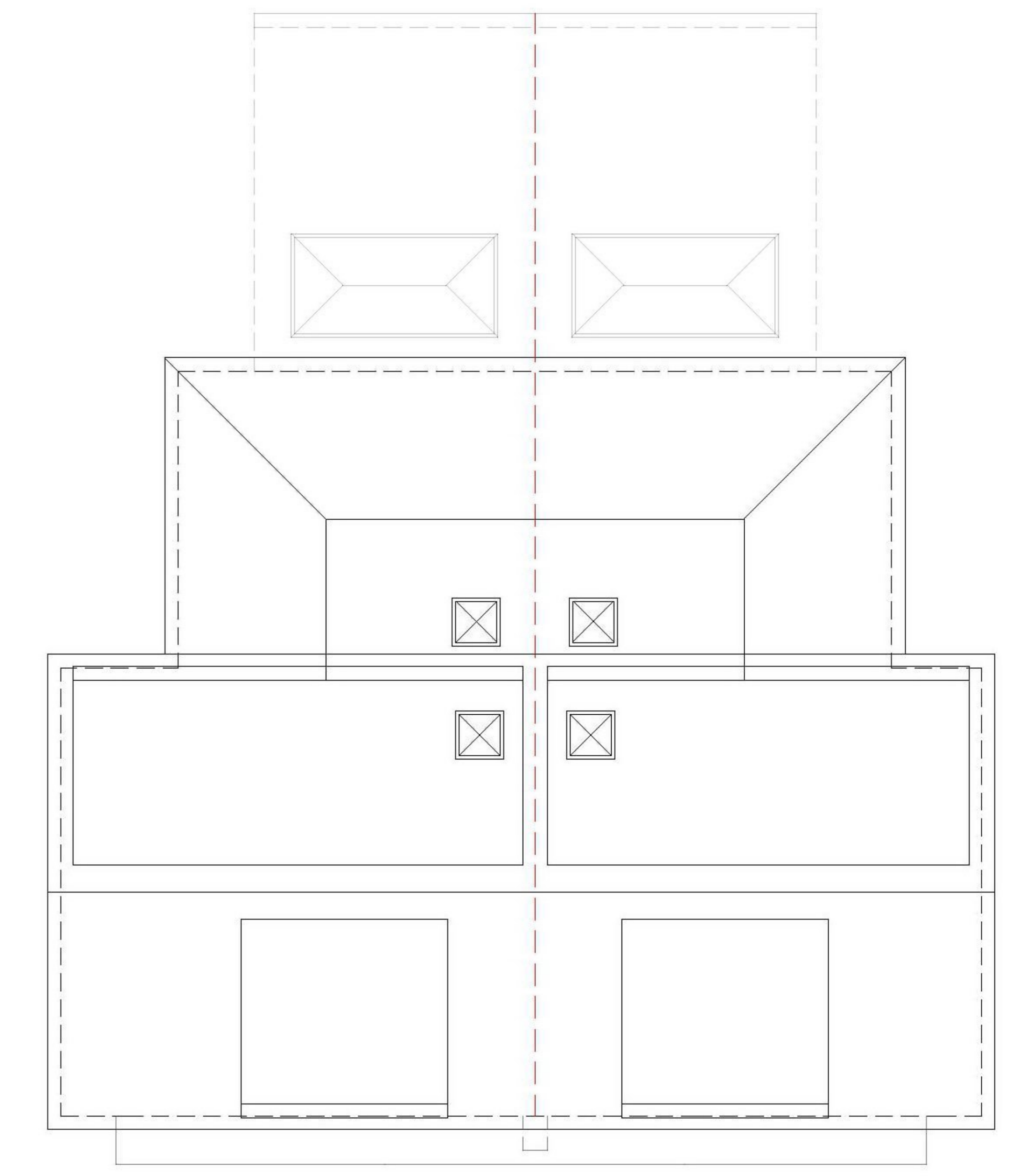
PROPOSED GROUND FLOOR PLAN  
SCALE 1:100



PROPOSED FIRST FLOOR PLAN  
SCALE 1:100



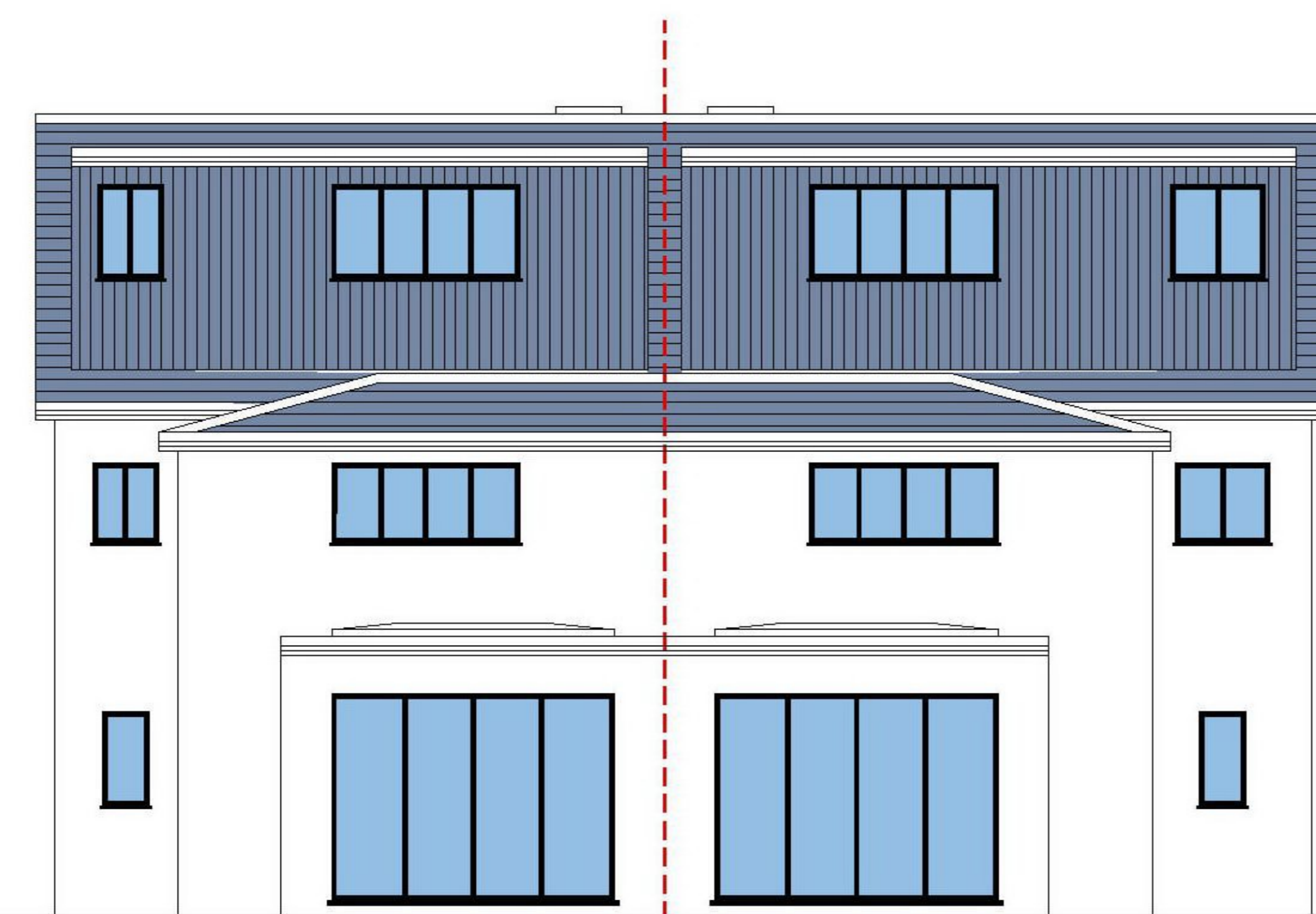
PROPOSED SECOND FLOOR PLAN  
SCALE 1:100



PROPOSED ROOF PLAN  
SCALE 1:100



PROPOSED FRONT ELEVATION  
SCALE 1:100



PROPOSED REAR ELEVATION  
SCALE 1:100



PROPOSED SIDE ELEVATION  
SCALE 1:100



PROPOSED SIDE ELEVATION  
SCALE 1:100

SCALE BAR 1:500 0 5m 10 15 20 25 30 35 40 45 50m

SCALE BAR 1:1250 0 10m 20 30 40 50 60 70 80 90 100 110 120m

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CLIENT / JOB ADDRESS:  
47 FERNBANK ROAD  
ASCOT  
BERKSHIRE  
SL5 8HY

DRAWING TITLE / DESCRIPTION  
PROPOSED DRAWINGS

SUBMISSION / REF  
PLANNING APPLICATION

DRAWING TITLE  
PLANS AND  
ELEVATIONS  
DRAWING No.  
47/FR/PL/110

SCALE : 1:xx ON A1  
DRAWN BY : KP  
DATE: 28.02.24  
CHECKED BY : SB

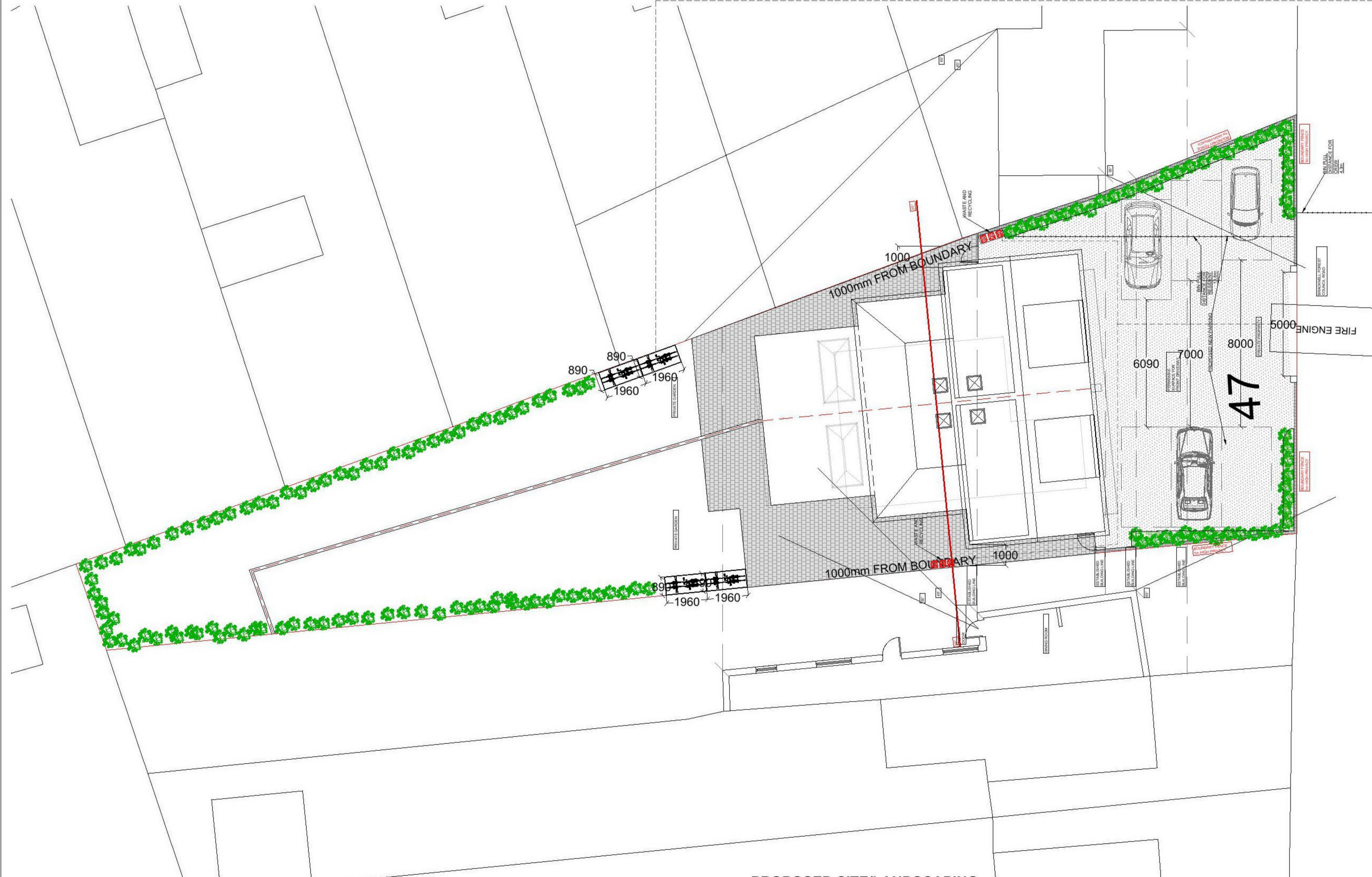
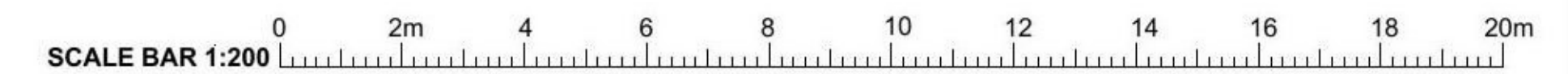
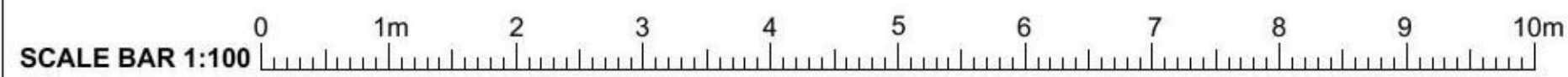
REVISION	DESCRIPTION	DRAWN BY	DATE

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**DRAFT DRAWINGS**  
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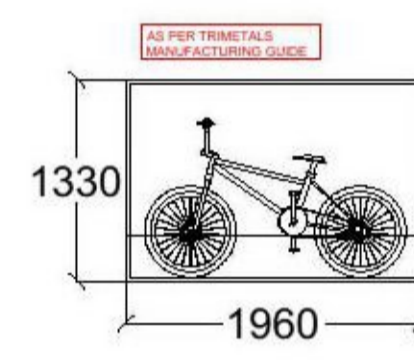


**BIKE STORE (TO PLOICE APPROVAL):  
PROTECT-A-CYCLE(10 BIKES) APPROVED TO  
LPS1175: Security Rating 1**

<https://www.trimetals.co.uk/shop/bike-storage/>

TRIMETALS OFFERS A CHOICE OF PRODUCTS SPECIFICALLY DESIGNED FOR THE SAFE, SECURE AND CONVENIENT STORAGE OF BICYCLES.

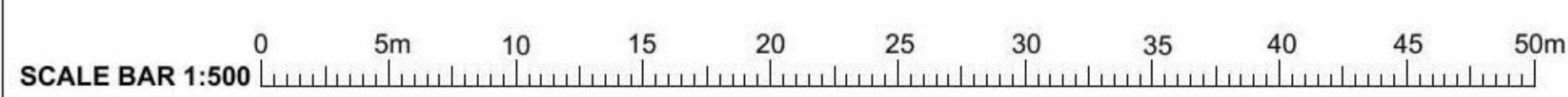
THREE MODELS ARE AVAILABLE, ALL STORE UP TO THREE ADULT BIKES BUT FEATURE INCREASING LEVELS OF SECURITY.



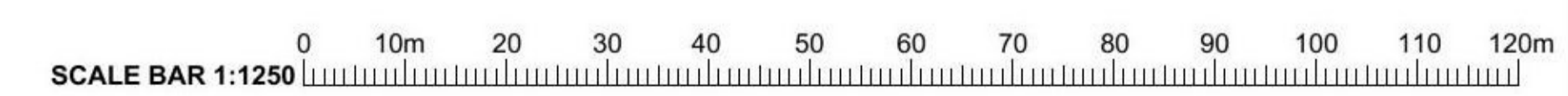
SECTION 1-1

**LANDSCAPING PLAN  
SCALE 1:200**

IMAGE	DRAWING	SPECIFICATION	SIZE
		GRASS	-
		PAVING SLAB	600 x 600mm
		RESIN - DRIVEWAY TO LAWN	-
		BOUTIQUE PLANTING MIX - FRONT DRIVE	-
		BOUTIQUE HEDGE MIX	-
		COMPOSITE FENCE PANEL BLACK WOOD	-



**PROPOSED SITE/LANDSCAPING PLAN  
SCALE 1:200**



**LANDMARK GROUP**  
THE PILLARS  
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GERARDS CROSS  
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**CLIENT / JOB ADDRESS:**  
47 FERNBANK ROAD  
ASCOT  
BERKSHIRE  
SL5 8HY

**DRAWING TITLE / DESCRIPTION**  
PROPOSED SITE & LANDSCAPING PLAN - IN COMPARISON TO THE 25° LINE FROM THE NEIGHBORING HABITABLE WINDOW

**SUBMISSION / REF**  
PLANNING APPLICATION

**DRAWING TITLE SITE**

**SCALE : 1:xx ON A3**  
**DRAWN BY : KP**

**DRAWING No.**  
47/FR/PL/120

**DATE : 28.02.24**  
**CHECKED BY : SB**

REVISION	DESCRIPTION	DRAWN BY	DATE

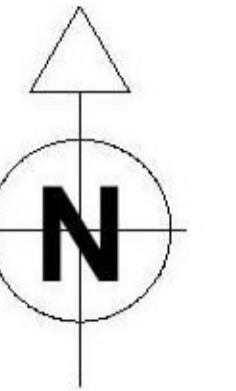
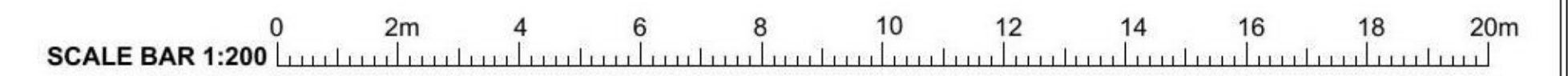
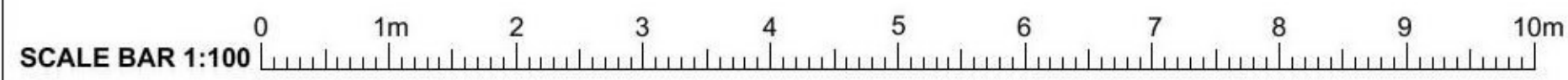
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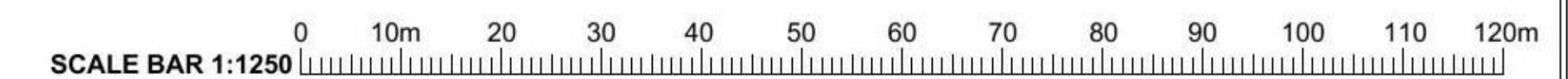
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**DRAFT DRAWINGS**  
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**REAR ELEVATION SCENE - 25° LINE COMPARISON  
SCALE 1:100**



**LANDMARK GROUP**  
 THE PILLARS  
 SLADE OAK LANE,  
 GERRARDS CROSS  
 BUCKINGHAMSHIRE, SL9 0QE  
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**CLIENT / JOB ADDRESS:**  
 47 FERNBANK ROAD  
 ASCOT  
 BERKSHIRE  
 SL5 8HY

**DRAWING TITLE / DESCRIPTION**  
 COMPARISON OF SCHEME WITH  
 NEIGHBORING 25° LINE

**SUBMISSION / REF**  
 PLANNING APPLICATION

**DRAWING TITLE**  
 ELEVATION

**DRAWING No.**  
 47/FR/PL/150

**SCALE : 1:xx ON A3**

**DRAWN BY : KP**

**DATE : 28.02.24**

**CHECKED BY : SB**

REVISION	DESCRIPTION	DRAWN BY	DATE

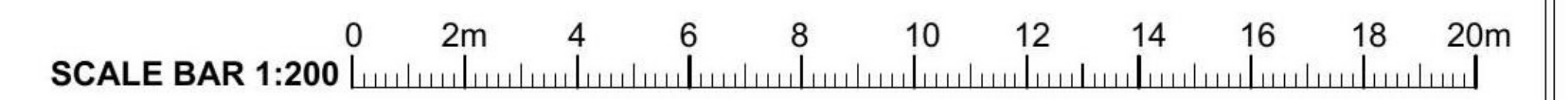
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**PROPOSED STREET SCENE ELEVATION**  
SCALE 1:100



**PROPOSED STREET SCENE BOUNDARY TREATMENT**  
SCALE 1:100



**LANDMARK GROUP**  
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47 FERNBANK ROAD  
ASCOT  
BERKSHIRE  
SL5 8HY

**DRAWING TITLE / DESCRIPTION**  
PROPOSED STREET SCENE AND  
FENCE BOUNDARY

**SUBMISSION / REF**  
PLANNING APPLICATION

**DRAWING TITLE**  
ELEVATION

**SCALE :** 1:xx ON A2  
**DRAWN BY :** KP

**DRAWING No.**  
47/FR/PL/130

**DATE :** 28.02.24  
**CHECKED BY :** SB

REVISION	DESCRIPTION	DRAWN BY	DATE

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