

4.6 Daylight, Sunlight and Overshadowing

- 4.6.1 Chapter 12 of the 2013 ES reported the likely significant daylight, sunlight and overshadowing effects of the development on existing receptors during the construction and operational phase.
- 4.6.2 This section revisits and builds upon (where necessary) Chapter 12: Daylight, Sunlight and Overshadowing of the 2013 ES by considering the detailed scheme for Blocks D & K, introducing further mitigation (as required), before concluding whether the detailed scheme is in compliance with the findings of the 2013 ES.
- 4.6.3 This Section has been written by GIA.
- 4.6.4 A separate standalone Internal Daylight and Sunlight Report has been prepared to support this Reserved Matters Application (RMA), reporting on the levels of light within the proposed Blocks D & K.

Findings and commitments of the 2013 ES

Baseline

- 4.6.5 The baseline has been reviewed to ensure any relevant changes in the surrounding context since the 2013 ES assessments are considered.
- 4.6.6 The relevant changes to the baseline are:
- The Murray's Yard site is now cleared.
 - Forbes Apartments (Block A3 of the wider masterplan) is now built out;
 - Judde House, Deveraux House and Hampton Apartments (Blocks B1-3 of the wider masterplan) is now built out;
 - Royal Arsenal Hotel (Premier Inn) is now built out;
 - Royal Sovereign House is now built out;
 - Residential buildings along New Warren Lane are built out; and
 - Riverside House has a consent for change of use to residential.
- 4.6.7 Given the evolution of the surrounding context since the 2013 ES, it has been necessary to review the sensitive receptors which fall have subsequently come forward.
- 4.6.8 BRE Guidance (2022) recommends measuring the angle to the horizontal subtended by the new development at the level of the centre of the lowest window of neighbouring properties. If this angle is less than 25° for the whole of the development, then it is unlikely to have a noticeable impact in terms of daylight and sunlight. Where the angle is greater than 25°, there is the potential for noticeable impacts to occur.
- 4.6.9 Further detail on the new receptors which have come forward are set out in the ES Addendum for the amended outline parameters.

Assessment methodology

4.6.10 In terms of daylight, sunlight and overshadowing impacts upon neighbours, no technical assessments are undertaken. This is because the worst case scenario in terms of daylight, sunlight and overshadowing has been considered through the assessment of the outline maximum parameters for the 2013 ES and updated ES Addendum. Professional judgement has therefore been applied and there is no update to the assessment methodology.

Assessment of the detailed scheme

4.6.11 With the reserved matters designs for Plots D & K sitting within the maximum parameters tested in the 2013 ES for the Outline Parameter Plans, there are no additional effects anticipated on sensitive receptors beyond those already reported in the 2013 ES.

4.6.12 Whilst additional sensitive receptors have come forward in the surrounding context since the 2013 ES, the worst case in terms of potential daylight, sunlight and overshadowing effects had been reported as part of the accompanying Environmental Statement Addendum Chapter 12: Daylight, Sunlight and Overshadowing.

Cumulative effects

4.6.13 The baseline conditions has captured each of the emerging schemes which have come forward since the 2013 ES as described in the Baseline section. No further consented schemes have been identified which would influence the daylight, sunlight and overshadowing conditions. As such, no cumulative effects are likely.

Conclusions

4.6.14 The RMA proposes no increase or significant alteration in massing to that which was previously consented, and as such will have no further effect to neighbouring sensitive receptors. Therefore, and no further assessments are required and there are no additional or alterations in effects beyond what has been previously reported in the 2013 ES.