



Chadwick Town Planning

Daylight/Sunlight Assessment Note

Installation of 80 no. photovoltaic (PV) panels (37.2 kWp) on rear roof slope and associated works - Lincoln Hall, Museum Road, Oxford, OX1 3PX

For Lincoln College

11th April 2024

1. Introduction

This Note has been prepared by Chadwick Town Planning Limited on behalf of Lincoln College to support an application seeking planning permission for the installation of 80 no. photovoltaic (PV) panels (37.2 kWp) on the rear roof slope and associated works at Lincoln Hall, Museum Road, Oxford, OX1 3PX.

2. Daylight and Sunlight

The effect of development upon daylight and sunlight are planning considerations. The main reference used by local planning authorities to determine the acceptability of proposals in terms of their internal daylight and sunlight and the impact on daylight and sunlight to surrounding properties is the Building Research Establishment (BRE) Guidelines, used in conjunction with British Standard BS8206 Part 2. The BRE Guidelines provide scientific, objective methods for establishing the acceptability of daylight and sunlight internal to the scheme and surrounding properties. This is reflected in policies of the Oxford Local Plan, 2036 and related Appendix 3.7. In practice, it is principally the main habitable rooms internal to a scheme and within adjacent or surrounding residential properties that are sensitive in terms of daylight and sunlight.

The BRE Guidelines specify that daylight and sunlight results must be considered flexibly and in the context of the site. Clearly, there would be a higher expectation for daylight and sunlight in a rural or suburban environment than in a dense city centre location. The important factor in all cases is that the levels of daylight and sunlight are appropriate, taking into account the particular proposal, the planning policy requirements of the site and the site's individual characteristics.

3. Proposal

In this case, the proposal simply involves the installation of PV panels on the rear (south-facing) roof of the College's student accommodation block at Lincoln Hall, Museum Road, Oxford. Lincoln Hall is comprised of twelve of the three-storey Victorian terraced houses on the south side of Museum Road. It accommodates 70 undergraduate students. Behind Lincoln Hall lies a modern student accommodation block, the Edward Penley Abraham ('EPA') Science Block, built in the gardens behind the former Victorian houses; the EPA building accommodates 48 graduate students in the life sciences.

None of these uses are affected by the proposal. The student accommodation at Lincoln Hall will continue to have daylight and sunlight to both the north and south of the building as will the student accommodation in the EPA Science Block.

4. Conclusion

In conclusion, the proposal will have no impact upon any daylight and sunlight [or the light reaching the buildings] and therefore the proposal should be considered to be acceptable in relation to Policies H14 and RE7 of the Oxford Local Plan, 2036 and Appendix 3.7 of the Plan.

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