

27th July 2023

Our Ref: AWLPA/270723

Development Management
London Borough of Haringey
River Park House
255 High Road
Wood Green
London N22 8HQ

Daylight + Sunlight Statement (statement of compliance)
Planning Application Ref : HGY/2023/1355
Land at Rear of 88 and 90 Westbury Avenue, London N22 6RT

This Daylight + Sunlight Statement is submitted in support of the planning application ref: HGY/2023/1355 for

The Demolition of single storey lockup garage (B8 use) and erection of single storey (plus basement) detached 2 bedroom dwelling

This application is not a major development and is not within a designated area.

Having assessed the character (scale, height and relationship with adjoining properties) it is reasonable to contend that LB Haringey's Planning Application Requirements **do not** require a Daylight + Sunlight Statement to be submitted for proposals of this nature, stating the following

☐ 14. Sunlight/Day lighting Assessment

When is this required?

An assessment is required for all applications where there is a potential adverse impact upon the current levels of sunlight/day lighting enjoyed by adjoining properties and building(s).

The Council expects new development to allow for adequate sunlight and daylight to reach adjoining properties in line with the Building Research Establishment (BRE) Standards as set out in their publication entitled "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice", BRE 1991 which is available to purchase on the BRE bookshop website.

Furthermore, the application was validated (received with sufficient particulars) 10 weeks ago (22nd May 2023)

Notwithstanding, we would assess the suitability of the proposed internal daylight as follows;

The proposed dwelling will meet the requirements of

Building Regulations Part F: Ventilation requiring that natural(purge) ventilation will be a minimum of 10% of the rooms floor area

Part L : Conservation of Fuel and Power advising that for adequate daylight levels to be achieved that the area of glazing to a dwelling room will be no less than 20% of the rooms floor area.

BS 8206 – 2:2008 Lighting for Buildings – Part 2 : Code of Practice for Daylighting and The Average Daylight Factor : An average DF of at least 1% will be achieved for the Basement accommodation where The ADF is a comparison of natural light levels within a room and the natural light levels in an unshaded location outside and the working plane is a nominal surface positioned 0.85m above the floor.

A comparison and reasonable planning assessment of the EXISTING site conditions and PROPOSED development demonstrates that, on balance, the proposed accommodation will receive adequate daylight and that the levels of daylight and sunlight received by the neighbouring properties is also maintained at an acceptable level.

The proposed drawings also demonstrates that the position and height of the proposed windows ensures that there is no instance of the 'no-sky line' at the 'working plane (0.85m) within any of the existing or proposed the habitable rooms (all located at G fl level) .

The proposals are imaginative and represent a visual improvement with a beneficial re-use of a relatively limited sized plot with obvious constraints through a clever conceptual design.

The NPPF paras 117 and 118 encourage the re-use of brownfield sites and paras 127 and 131 promote good innovative design.

It is considered that whilst the outlook for the Basement accommodation would be limited, on balance, having regard to the building's contemporary form and the sites urban context, the constraints would be reasonably outweighed by the overall innovative design which would have a particular appeal to certain prospective residents.

The walls of the lightwells will be painted white to increase luminance and daylight reflectivity and increasing the sense of space.

Levels of Daylight to the lightwell will be enhance by the detailing of the street frontage boundary wall

- There are no primary habitable rooms to the Basement accommodation but rather Kitchen Dining and secondary bedroom space.
- The windows are expansive to enhance the levels of DLSL received at Basement level
- The windows are full height to enhance the levels of DLSL received at Basement level
- The lightwells are generous in proportion to enhance the levels of DLSL received at Basement level
- The brickwork detailing to the street frontage is proposed to be honeycomb (hit + miss) brickwork detail to enhance the levels of DLSL received at Basement level

Given the small scale nature and character of the proposed development, it is considered to be a reasonable (and economically viable) proposition to require the applicant explore a more detailed Daylight assessment once a conditional planning permission has been attained.

This approach would also accord with the statutory tests are set out in [section 62 \(4A\) of the Town and Country Planning Act 1990](#) (inserted by the Growth and Infrastructure Act) and [article 11\(3\)\(c\) of the Town and Country Planning \(Development Management Procedure\) \(England\) \(Order\) 2015](#).

Which requests that information required must be

- reasonable having regard, in particular, to the **nature and scale of the proposed development;** and
- about a matter which it is reasonable to think will be a material consideration in the determination of the application.

The applicant proposes that they would acquiesce to the imposition of a pre-commencement planning condition to undertake a more detailed daylight assessment.

STUDIO 08 : architecture + planning ltd