



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

9 March 2026

80 Wightman Road
London
N4 1RN

Right of Light Consulting

Burley House
15-17 High Street
Rayleigh
Essex SS6 7EW

Tel: 0800 197 4836

www.right-of-light.co.uk

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Savvas Nicolaou to undertake a daylight and sunlight assessment of the proposed development at 80 Wightman Road, London N4 1RN.
- 1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.
- 1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring residential properties at 1 Duckett Road and 80 & 82 Wightman Road.
- 1.1.4 The images in Appendix 1 identify the windows we have assessed. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Overshadowing to gardens and open spaces data and contour drawings are provided in Appendix 3.
- 1.1.5 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight test in respect of window 31 at 80 Wightman Road. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Peter Miko Limited

1	Site plan	Rev -
2	Annex plan section (SC-1) (SC-2)	Rev -
3	Elevation (EL-1)	Rev -
4	Elevation (EL-2) part 1	Rev -
5	Elevation (EL-2) part 2	Rev -
6	Elevation (EL-3) part 1	Rev -
7	Elevation (EL-3) part 2 elevation (EL - 4)	Rev -

Jorges Salman Architects

2513_P101	Proposed site location	Rev B
2513_P102	Proposed ground floor plan	Rev D
2513_P103	Proposed first floor plan	Rev D
2513_P220	Proposed elevation 1	Rev A
2513_P221	Proposed elevation 2	Rev B
2513_P222	Proposed elevation 3	Rev A
2513_P223	Proposed elevation 3-2	Rev B
2513_P224	Proposed elevation 4	Rev B
2513_P225	Proposed materials	Rev A

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

82 Wightman Road: 82/01	Existing floor plans	Rev A
80 Wightman Road: 0010	Side extension plans of existing building	Rev 01

www.zoopla.co.uk

1 Duckett Road:	Basement, ground and first Floor plans	Rev -
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3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."
- 3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:
- 3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

- 3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:
- 3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where

they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”

3.3 National Planning Practice Guidance

- 3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

- 3.4.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.4.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
- 3.4.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the ‘Daylighting and Sunlighting’ guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.4.4 “The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity.”

3.4.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

3.4.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.4.7 Whilst the BRE guide states that daylight may be adversely affected if the above targets are not met, when setting targets, both the BRE guide and National Planning Policy Guidance (NPPG) recognise that it is necessary to have regard to the development context and site location (see paragraph 3.3.1 above). Following a number of appeal decisions, it is generally accepted that in cities or densely populated town centre locations, a retained Vertical Sky Component of 20% or more represents a reasonably good level of daylight, and a retained Vertical Sky Component in the mid-teens (15% and above) is acceptable.

3.4.8 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. However, the guide states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall Vertical Sky Component may be derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

3.4.9 The distribution of daylight within a room can be calculated by plotting the ‘no sky line’. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.4.10 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don't endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight availability to Windows

3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.6 Overshadowing to Gardens and Open Spaces

3.6.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

3.6.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this assessment.

3.6.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

- 4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring residential properties at 1 Duckett Road and 80 & 82 Wightman Road.
- 4.1.2 The images in Appendix 1 identify the windows we have assessed. Appendix 2 lists the detailed numerical daylight and sunlight test results. Overshadowing to gardens and open spaces data and contour drawings are provided in Appendix 3.

4.2 Daylight to Windows

Vertical Sky Component

- 4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component test, with the exception of window 31 at 80 Wightman Road. There are however mitigating factors to consider.
- 4.2.2 The before/after ratio for window 31 is 0.74 which is fairly close to the target of 0.8 stated in the BRE guide. Whilst the BRE guide gives numerical guidelines, it states that these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.
- 4.2.3 Window 31 also retains a VSC of 21.4%. As noted in paragraph 3.4.7 above, following a number of appeal decisions, it is generally accepted that for schemes in densely populated locations, a VSC of 20% or more is considered reasonably good.

Daylight Distribution

- 4.2.4 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the daylight distribution test.

4.3 Sunlight to Windows

- 4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test, with the exception of windows

5, 6 & 8 at 1 Duckett Road. It should be noted however that these windows serve a kitchen/diner. In our opinion, the Annual Probable Sunlight Hours targets stated in the BRE guide are only intended to be applied to main living room windows. This is because the BRE guide states that kitchens and bedrooms are less important. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

4.5.1 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight test in respect of window 31 at 80 Wightman Road. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken on 13 November 2025. We have not had access to neighbouring properties.
- 5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make a reasonable assumption regarding the use based on external observations, or take the prudent approach of assuming the room is of domestic purposes.
- 5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY



82 Wightman Road

80 Wightman Road

Proposed
Development

1 Duckett Road

Wightman Road

Duckett Road



Wightman Road

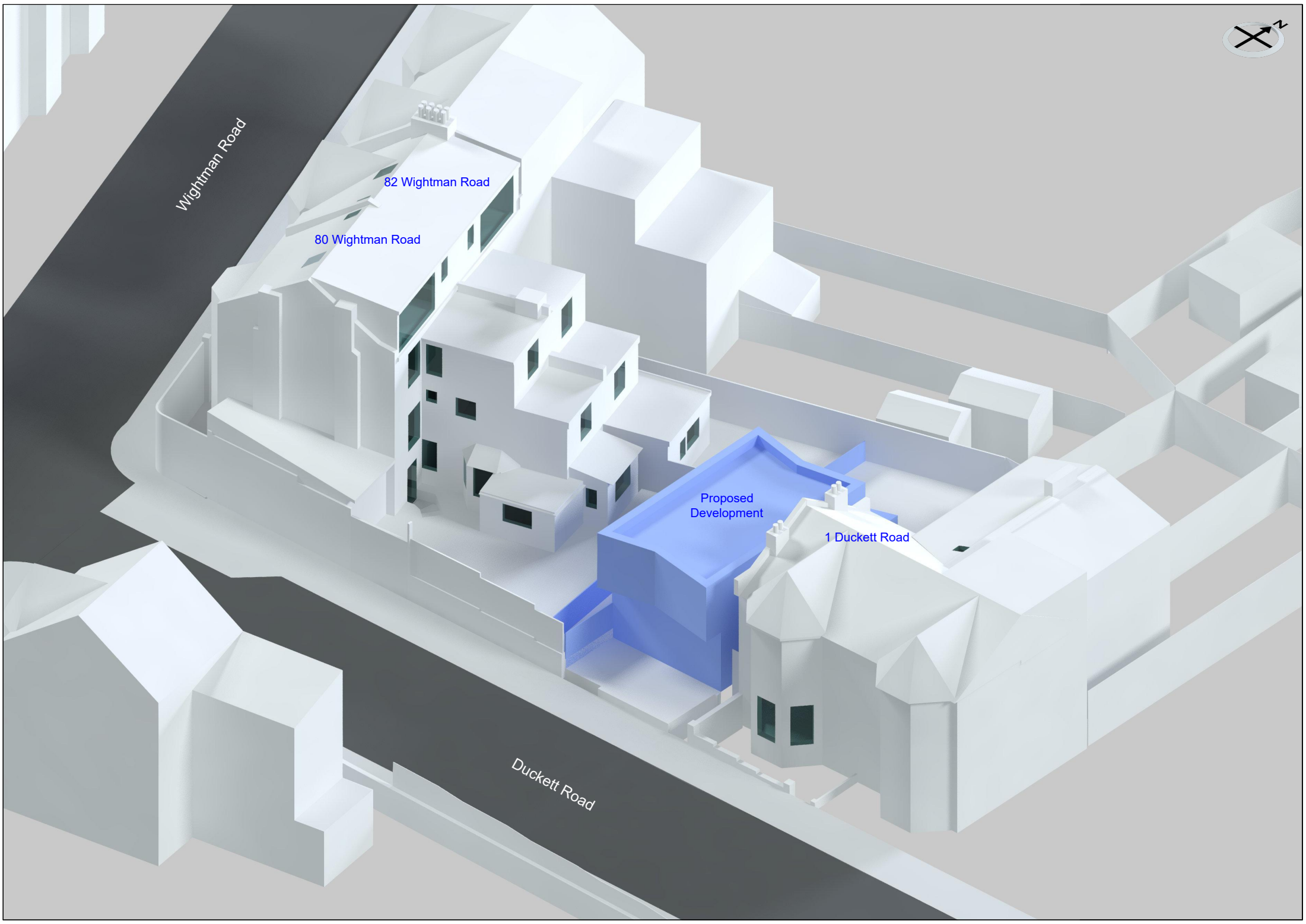
82 Wightman Road

80 Wightman Road

Proposed
Development

1 Duckett Road

Duckett Road





1 Duckett Road

Proposed
Development

82 Wightman Road

80 Wightman Road

Duckett Road

Wightman Road



Wightman Road

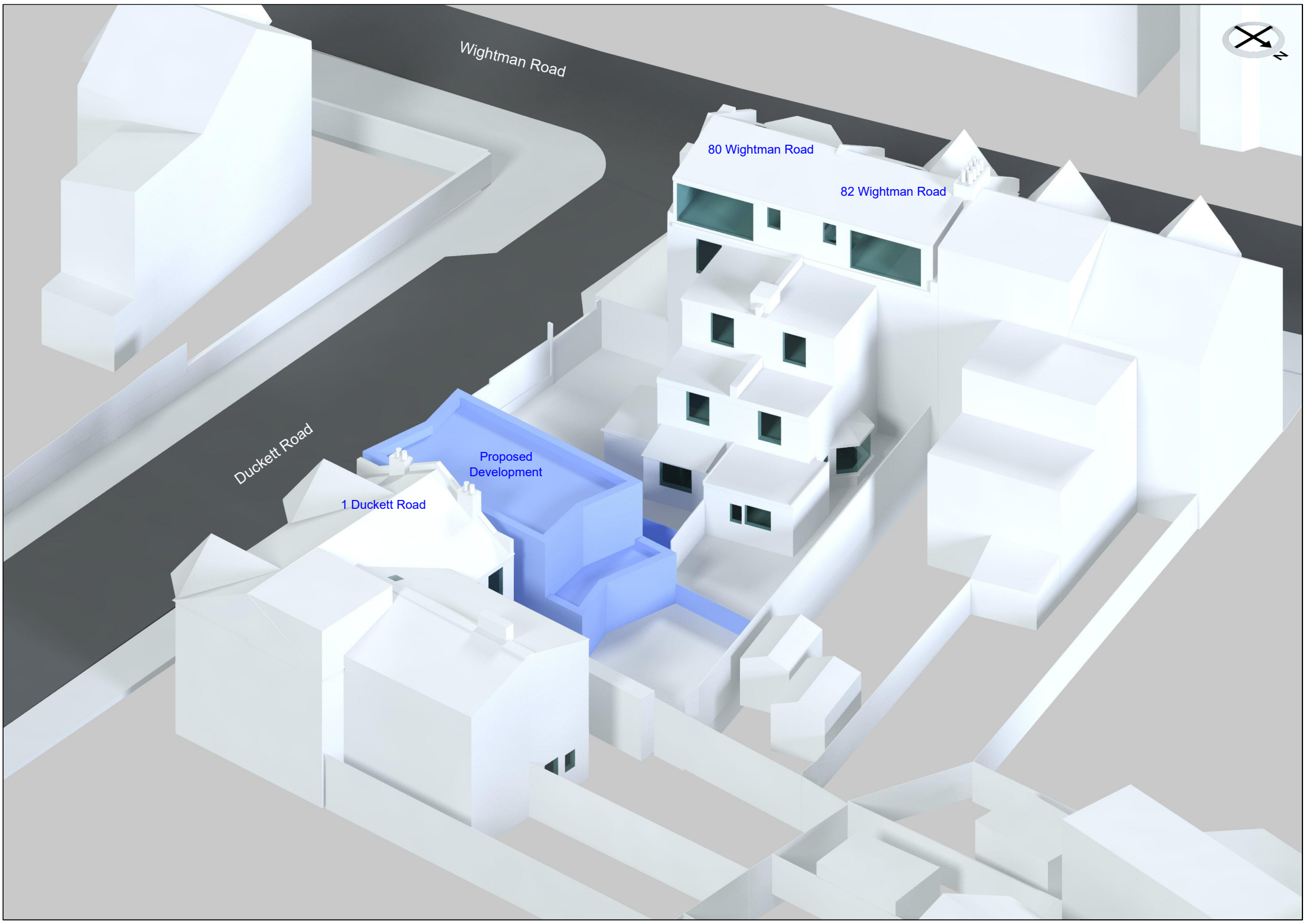
80 Wightman Road

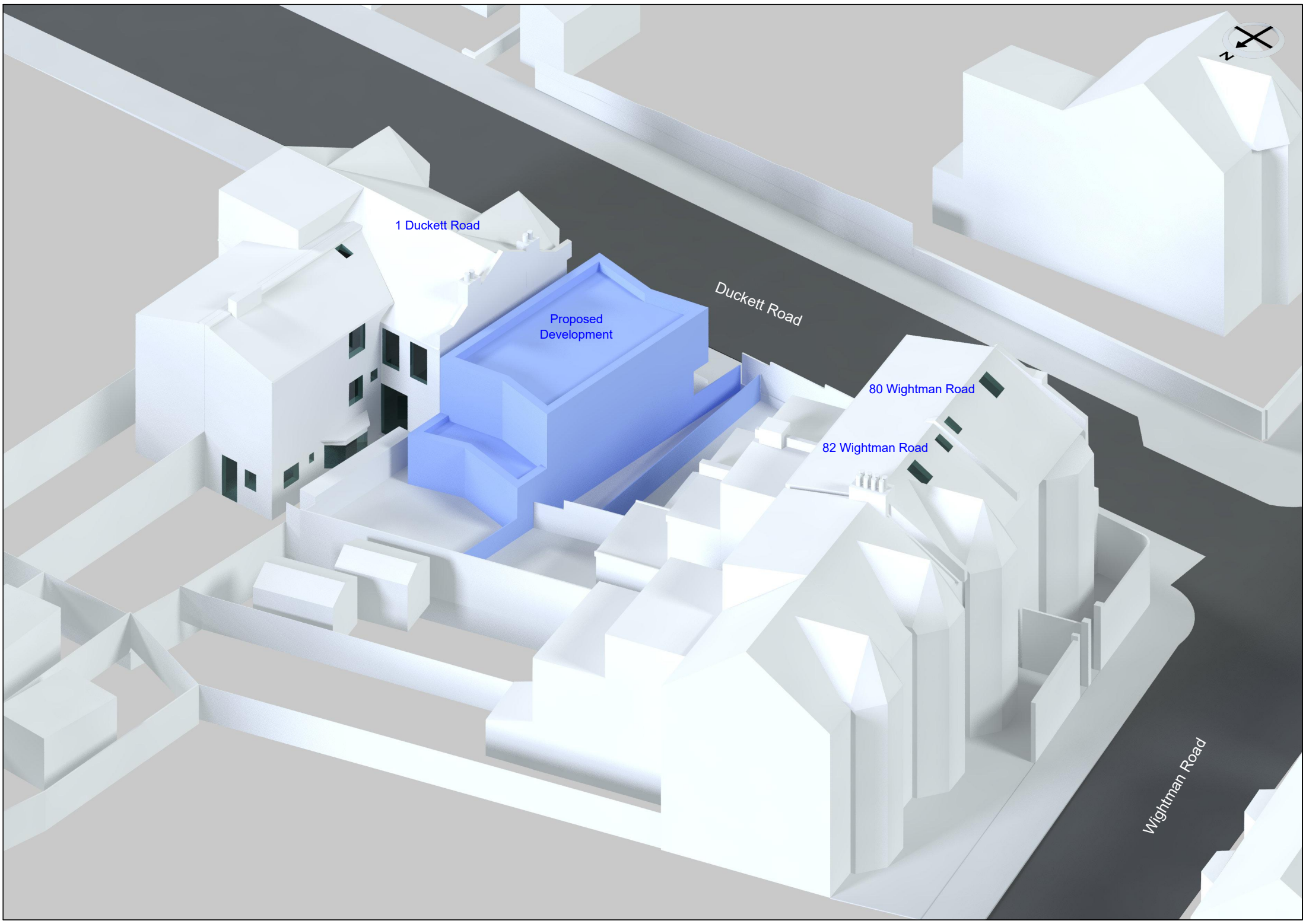
82 Wightman Road

Duckett Road

Proposed
Development

1 Duckett Road





1 Duckett Road

Proposed
Development

Duckett Road

80 Wightman Road

82 Wightman Road

Wightman Road



1 Duckett Road

17

16

13

14(BW)

15

12

1

5

6

7

8

9

10

11

80 Wightman Road



1 Duckett Road

80 Wightman Road

2

3

4

Duckett Road



Duckett Road

80 Wightman Road

82 Wightman Road

80 Wightman Road

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80 Wightman Road

82 Wightman Road

80 Wightman Road

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80 Wightman Road

82 Wightman Road

80 Wightman Road

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APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

80 Wightman Road, London N4 1RN

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
1 Duckett Road					
Ground Floor					
Window 1	Living/Reception Room	18.7%	17.5%	1.2%	0.94
Window 2	Living/Reception Room	30.4%	27.1%	3.3%	0.89
Window 3	Living/Reception Room	35.4%	35.4%	0.0%	1.0
Window 4	Living/Reception Room	29.9%	29.9%	0.0%	1.0
Window 5	Dining/Kitchen	6.4%	3.8%	2.6%	0.59
Window 6	Dining/Kitchen	13.7%	11.2%	2.5%	0.82
Window 7	Dining/Kitchen	18.4%	18.3%	0.1%	0.99
Window 8	Dining/Kitchen	23.3%	21.0%	2.3%	0.9
Window 9	Dining/Kitchen	21.9%	20.5%	1.4%	0.94
Window 10	Dining/Kitchen	29.8%	29.8%	0.0%	1.0
Window 11	Dining/Kitchen	27.9%	27.9%	0.0%	1.0
First Floor					
Window 12	Bedroom	31.3%	30.5%	0.8%	0.97
Window 13	Bedroom	23.0%	22.9%	0.1%	1.0
Window 14(BW)	Bathroom	20.1%	18.3%	1.8%	0.91
Window 15	Bathroom	25.8%	23.7%	2.1%	0.92
Second Floor					
Window 16	Bedroom	32.6%	32.6%	0.0%	1.0
Window 17	Hallway & Staircase	89.6%	89.6%	0.0%	1.0
82 Wightman Road					
Basement Floor					
Window 18	Dining/Kitchen	32.1%	29.2%	2.9%	0.91
Window 19	Dining/Kitchen	32.8%	30.6%	2.2%	0.93
Window 20	Dining/Kitchen	13.9%	13.9%	0.0%	1.0
Window 21	Dining/Kitchen	17.8%	17.8%	0.0%	1.0
Window 22	Dining/Kitchen	21.3%	21.3%	0.0%	1.0
Window 23	Dining/Kitchen	12.0%	12.0%	0.0%	1.0
Window 24	Dining/Kitchen	2.2%	2.2%	0.0%	1.0
Ground Floor					
Window 25	Bedroom	36.3%	36.0%	0.3%	0.99
First Floor					
Window 26	Dining/Kitchen	38.7%	38.7%	0.0%	1.0
Second Floor					
Window 27	Bedroom	38.7%	38.7%	0.0%	1.0
Window 28	Bedroom	84.6%	84.6%	0.0%	1.0
Window 29	Hallway & Staircase	39.0%	39.0%	0.0%	1.0

Appendix 2 - Vertical Sky Component

80 Wightman Road, London N4 1RN

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 30	Hallway & Staircase	81.4%	81.4%	0.0%	1.0
<u>80 Wightman Road</u>					
<u>Basement Floor</u>					
Window 31	Dining/Kitchen	28.8%	21.4%	7.4%	0.74
Window 32	Dining/Kitchen	24.0%	20.6%	3.4%	0.86
Window 33	Dining/Kitchen	23.1%	23.1%	0.0%	1.0
Window 34	Dining/Kitchen	11.5%	11.5%	0.0%	1.0
Window 35	Dining/Kitchen	18.5%	18.3%	0.2%	0.99
Window 36	Bathroom/WC	31.5%	30.4%	1.1%	0.97
Window 37	Domestic	19.3%	18.7%	0.6%	0.97
<u>Ground Floor</u>					
Window 38	Living Room	36.0%	35.2%	0.8%	0.98
Window 39	Bathroom	29.9%	29.8%	0.1%	1.0
Window 40	WC	21.4%	21.4%	0.0%	1.0
Window 41	Living Room	21.8%	21.5%	0.3%	0.99
<u>First Floor</u>					
Window 42	Bedroom	38.7%	38.7%	0.0%	1.0
Window 43	Bedroom	23.2%	23.2%	0.0%	1.0
Window 44	Bedroom	29.3%	29.3%	0.0%	1.0
Window 45	Staircase & Hallway	39.0%	39.0%	0.0%	1.0
Window 46	Staircase & Hallway	82.1%	82.1%	0.0%	1.0
<u>Second Floor</u>					
Window 47	Bedroom	38.8%	38.8%	0.0%	1.0
Window 48	Bedroom	86.0%	86.0%	0.0%	1.0

Appendix 2 - Daylight Distribution

80 Wightman Road, London N4 1RN

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>1 Duckett Road</u>					
<u>Ground Floor</u>					
Windows 1 to 4	Living/Reception Room	99%	99%	0%	1.0
Windows 5 to 11	Dining/Kitchen	98%	98%	0%	1.0
<u>First Floor</u>					
Windows 12 & 13	Bedroom	97%	97%	0%	1.0
Windows 14(BW) & 15	Bathroom	90%	81%	9%	0.9
Window 17	Staircase	86%	86%	0%	1.0
<u>Second Floor</u>					
Window 16	Bedroom	93%	93%	0%	1.0
Window 17	Hallway	98%	98%	0%	1.0
<u>82 Wightman Road</u>					
<u>Basement Floor</u>					
Windows 18 to 24	Dining/Kitchen	99%	99%	0%	1.0
<u>Ground Floor</u>					
Window 25	Bedroom	97%	97%	0%	1.0
<u>First Floor</u>					
Window 26	Dining/Kitchen	98%	98%	0%	1.0
Windows 29 & 30	Staircase	89%	89%	0%	1.0
<u>Second Floor</u>					
Windows 27 & 28	Bedroom	100%	100%	0%	1.0
Windows 29 & 30	Hallway	100%	100%	0%	1.0
<u>80 Wightman Road</u>					
<u>Basement Floor</u>					
Windows 31 to 35	Dining/Kitchen	97%	97%	0%	1.0
Window 36	Bathroom/WC	92%	92%	0%	1.0
Window 37	Domestic	61%	53%	8%	0.87
<u>Ground Floor</u>					
Window 38	Living Room	97%	97%	0%	1.0
Window 39	Bathroom	96%	96%	0%	1.0
Window 40	WC	85%	85%	0%	1.0
Window 41	Living Room	84%	84%	0%	1.0
<u>First Floor</u>					
Windows 42 & 43	Bedroom	98%	98%	0%	1.0
Window 44	Bedroom	97%	97%	0%	1.0

Appendix 2 - Daylight Distribution
80 Wightman Road, London N4 1RN

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Windows 45 & 46	Staircase	89%	89%	0%	1.0
<u>Second Floor</u>					
Windows 45 & 46	Hallway	100%	100%	0%	1.0
Windows 47 & 48	Bedroom	100%	100%	0%	1.0

Appendix 2 - Sunlight to Windows

80 Wightman Road, London N4 1RN

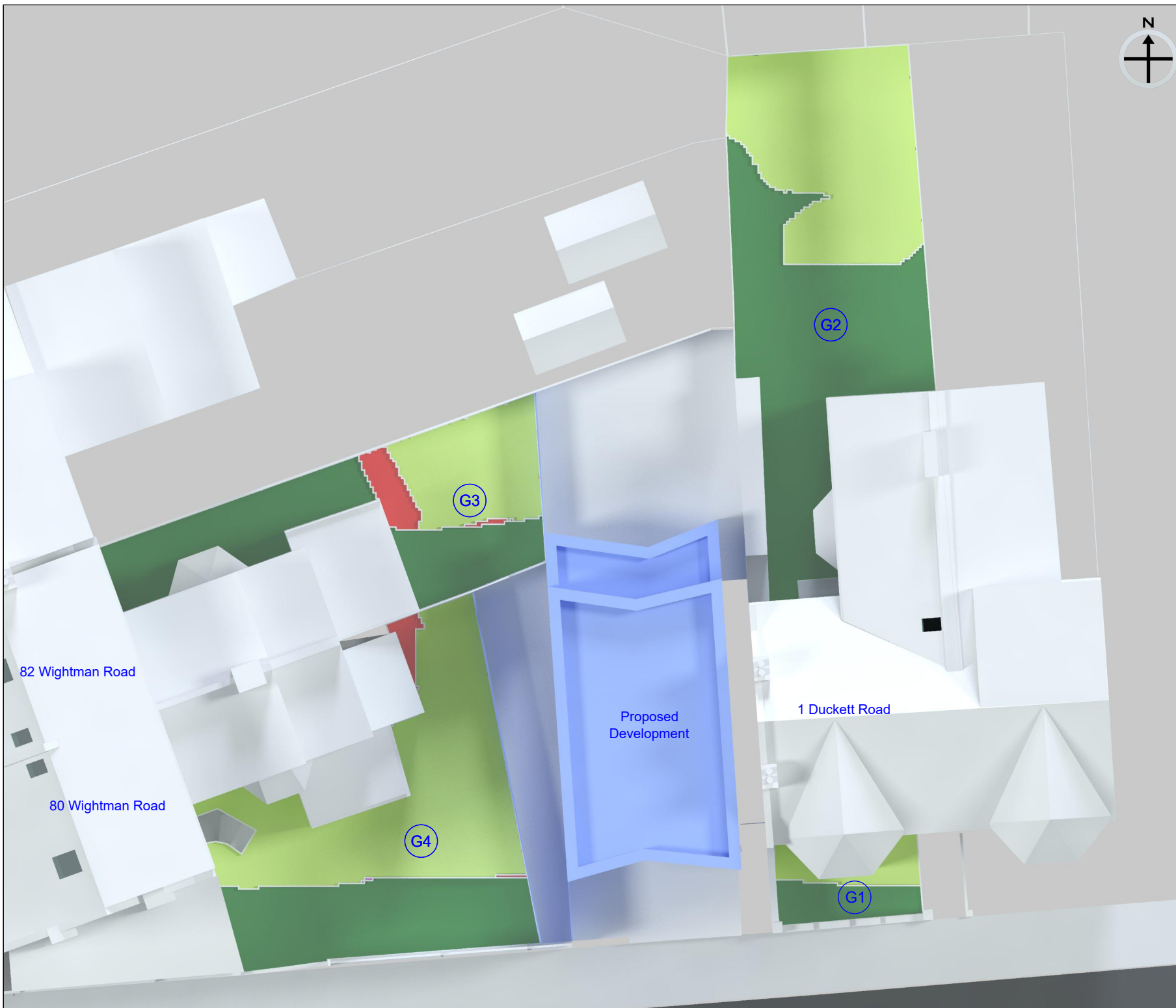
Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
1 Duckett Road									
Ground Floor									
Window 2	Living/Reception Room	62%	61%	1%	0.98	22%	22%	0%	1.0
Window 3	Living/Reception Room	82%	82%	0%	1.0	25%	25%	0%	1.0
Window 4	Living/Reception Room	62%	62%	0%	1.0	23%	23%	0%	1.0
Window 5	Dining/Kitchen	6%	0%	6%	0.0	0%	0%	0%	1.0
Window 6	Dining/Kitchen	7%	1%	6%	0.14	0%	0%	0%	1.0
Window 8	Dining/Kitchen	22%	17%	5%	0.77	1%	0%	1%	0.0
Window 9	Dining/Kitchen	24%	21%	3%	0.88	2%	0%	2%	0.0
First Floor									
Window 14(BW)	Bathroom	8%	4%	4%	0.5	0%	0%	0%	1.0
Window 15	Bathroom	17%	14%	3%	0.82	0%	0%	0%	1.0
Second Floor									
Window 16	Bedroom	39%	39%	0%	1.0	6%	6%	0%	1.0
Window 17	Hallway & Staircase	75%	75%	0%	1.0	17%	17%	0%	1.0
82 Wightman Road									
First Floor									
Window 30	Hallway & Staircase	70%	70%	0%	1.0	18%	18%	0%	1.0
Second Floor									
Window 28	Bedroom	86%	86%	0%	1.0	27%	27%	0%	1.0
80 Wightman Road									
Basement Floor									
Window 32	Dining/Kitchen	45%	35%	10%	0.78	12%	9%	3%	0.75
Window 33	Dining/Kitchen	45%	45%	0%	1.0	16%	16%	0%	1.0
Window 34	Dining/Kitchen	33%	33%	0%	1.0	14%	14%	0%	1.0
Window 35	Dining/Kitchen	37%	37%	0%	1.0	9%	9%	0%	1.0
Window 36	Bathroom/WC	71%	67%	4%	0.94	21%	21%	0%	1.0
Ground Floor									
Window 39	Bathroom	58%	58%	0%	1.0	19%	19%	0%	1.0
Window 40	WC	45%	45%	0%	1.0	12%	12%	0%	1.0
First Floor									
Window 43	Bedroom	46%	46%	0%	1.0	13%	13%	0%	1.0
Second Floor									
Window 46	Hallway & Staircase	86%	86%	0%	1.0	27%	27%	0%	1.0
Window 48	Bedroom	86%	86%	0%	1.0	27%	27%	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 3 - Overshadowing to Gardens and Open Spaces
80 Wightman Road, London N4 1RN

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before			After			Loss			Ratio
<u>1 Duckett Road</u>												
Garden 1	11.77	m2	5.07	m2	43%	5.07	m2	43%	0.0	m2	0%	1.0
Garden 2	102.04	m2	41.7	m2	41%	41.7	m2	41%	0.0	m2	0%	1.0
<u>82 Wightman Road</u>												
Garden 3	51.71	m2	21.37	m2	41%	17.72	m2	34%	3.65	m2	7%	0.83
<u>80 Wightman Road</u>												
Garden 4	81.17	m2	51.73	m2	64%	49.7	m2	61%	2.03	m2	3%	0.96



Key

-  Receives under two hours sunlight on 21st March before and after the development.
-  Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
-  Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
-  Receives at least two hours sunlight on 21st March before and after the development.
-  Neighbouring Gardens and Amenity Areas

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



**RIGHT OF LIGHT
CONSULTING**
Chartered Surveyors

Right of Light Consulting
Burley House
15 - 17 High Street
Rayleigh
Essex
SS6 7EW
TEL 0800 197 4836
E-MAIL enquiries@right-of-light.co.uk
WEBSITE www.right-of-light.co.uk