

By Email To: Oskar.gregersen@haringey.gov.uk

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29 May 2024

Dear Oskar Gregersen,

Application Reference No. HGY/2024/1130
Proposed Extension at 26 Richmond Road, Wood Green N11 2QR
Impact on 24 Richmond Road, Wood Green N11 2QR

Description: Certificate of lawfulness: proposed use for formation of rear dormer roof extension and installation of roof lights in front slope

We are appointed by Allison Farnum-Davies, following concerns that the proposed dormer extension at 26 Richmond Road will impact upon the natural light receivable by her property and patio area at 24 Richmond Road.

We have undertaken a site survey to 24 Richmond Road. We are of the opinion that the proposed extension would reduce the daylight and sunlight receivable by the main windows serving the ground floor kitchen, breakfast room and also the first floor bedroom.

The Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight 2022, 3rd Edition' by PJ Littlefair provides guidance for the planning department to consider. The BRE guide is the standard ordinarily applied by most local authorities in England and Wales.

The introduction to the BRE guide at 1.1 suggests that "people expect good natural lighting in their homes and in a wide range of non-domestic buildings. Daylight makes an interior look more attractive and interesting as well as providing light to work or read by. Access to skylight or sunlight helps make a building energy efficient; effective daylighting will reduce the need for electric light, while winter solar gain can meet some of the heating requirements."

We note that the applicant has submitted an application under Permitted Development although it is understood that the plans produced for the current proposal should be determined under a full planning application. We understand that revised plans are currently being prepared, which I look forward to receiving shortly for our consideration.

I thought it useful to highlight that should it be necessary for the proposal to be considered under a full planning application, we would expect the planning department to request the applicant to undertake a daylight and sunlight study, prepared in accordance with the BRE guide, to establish the impact of the proposed extension upon the light entering our client's property at 24 Richmond Road. Given the scale of the proposal and its proximity to main habitable room windows, an assessment will be required in order to properly consider the

impact on three separate material planning considerations - namely, daylight, sunlight, and overshadowing.

The daylight and sunlight assessment should include the following tests:

- Vertical Sky Component
- Daylight Distribution
- Annual Probable Sunlight Hours
- Overshadowing to Gardens and Open Spaces

On behalf of our client, Allison Farnum-Davies, we request that no decision on an application is made until:

- 1) The applicant has submitted a complete and accurate daylight and sunlight assessment prepared in accordance with the BRE guide, and
- 2) The assessment shows that the proposed design; or amended design, complies with the BRE guide.

Please acknowledge receipt of this letter and respond accordingly with your assurance. I look forward to hearing from you shortly.

Right of Light

In addition to planning considerations, we understand that our client's property benefits from a legal right of light. Rights of light are separate to planning and need to be considered even if planning permission is granted, or allowed under Permitted Development rights. We invite the applicant to engage with us to resolve all potential right of light matters. This is to avoid a situation occurring where planning permission is granted, or allowed, for an extension that cannot be built due to legal right of light restrictions.

Yours sincerely



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