

Right of Light Consulting

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London Borough of Haringey
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15 August 2024

Dear Mr Chan,

Application Reference No. HGY/2024/1676

**Proposed Development at 6A Grange Road, London N6 4AP
Impact on 6 Grange Road**

We are appointed by Mr Peter Schulz and Mr Edwin Cossio Murillo, the owners of 6 Grange Road. Our clients are concerned about the impact that the proposed three-storey, five-bedroom (replacement) dwellinghouse with basement level over vacant plot at 6A Grange Road will have on the natural light receivable by No 6.

As a matter of formality, please treat this letter as an objection on behalf of our clients. However, we are instructed that our clients do not object in principle to 6A Grange Road being developed. This is providing any proposal is designed in accordance with the relevant standards relating to daylight and sunlight (as well as all other relevant matters).

We have previously been instructed to consider the application for the site under HGY/2022/1888, which we understand was withdrawn. The basis of our previous objection was that it was not accompanied by a calculated daylight and sunlight assessment, considering the impact of the proposed development on the light received by our client's property.

We note that the new application has provided a calculated assessment, undertaken by BRE, the results of which highlight that the proposed development would breach the BRE guidelines for daylight in relation to the bedroom windows at our client's property. For ease of reference, I have inserted the results table from the BRE report overleaf. Windows E and F, as highlighted in the table below, serve a first-floor bedroom on the side elevation of our client's property.

Table 3 Vertical and horizontal sky components at 6 Grange Road

Window	Floor	Vertical sky component before %	Vertical sky component after %	Ratio after/before
A	G	30.3	30.2	0.99
B		35.9	35.6	0.99
D		23.0	17.5	0.76
E	1	36.3	23.5	0.65
F		36.2	21.9	0.60
G		31.2	28.6	0.91
H		35.7	34.1	0.96
Rooflight	Floor	Horizontal sky component before %	Horizontal sky component after %	Ratio after/before
C	G	62.7	50.8	0.81

The results above demonstrate that window E would lose 45% of its existing skyline visibility, and window F would lose 40%. As per the BRE guidelines, this would be a noticeable reduction in the daylight. Window D would also breach the vertical sky component test, with a after/before ratio of 0.76 against a BRE recommendation of 0.8.

We note that the assessment does not include the Annual Probable Sunlight Hours (APSH) test in relation to the windows at our client's property. Whilst we appreciate that the main concern for loss of sunlight is main living room windows and conservatories, the BRE also states that care should be taken not to block too much sunlight to kitchens and bedrooms. For completeness, we request that the assessment and report be updated to include the APSH in relation to the windows at our client's property. We understand from our clients that the bedroom served by windows E and F currently enjoys a good level of sunlight throughout the year, including in the winter months.

In section 4 of the BRE report, the impact of the current proposed development is compared with the previous dwelling and the previously consented scheme. The limitation of this approach is acknowledged in section 4.1.1 of the report, in that it would be inappropriate to use the permitted scheme as an alternative benchmark. As permission for the 2018 scheme has now expired, it is incorrect for the BRE report to refer to it as an 'extant' planning permission.

The 2018 planning permission cannot therefore be relied upon for the daylight/sunlight impact comparison. Additionally, the planning application for the 2018 permission did not include a daylight and sunlight assessment that considers the loss of light at our clients property. Therefore, whilst the scheme was approved, it was not in the full knowledge of what impact this would have on our clients property.

Conclusion

On behalf of our clients, we request that no decision is made in favour of the application 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 an amended design complies with all tests in the BRE guide and Haringey Council's planning policies, and specifically Policy DM1 of the Haringey Local Plan, Note 14 to Haringey's Local Information Requirements Consultation Guidance and Policy D6 of the London Plan 2021).

Should you have any queries, or would like to discuss the above concerns, please do not hesitate to contact me.

Yours sincerely

Alice Cook BA (Hons)
Right of Light Surveyor