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BRE Client Report

Loss of daylight and sunlight assessment for proposed development at 6A Grange Road, London

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Executive Summary

It is proposed to redevelop an area of land between 6 and 8 Grange Road in London to provide a three-storey house. The area is currently an empty plot.

The daylight and sunlight impact of the proposed development has been analysed using the guidance in the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice', third edition. This report is widely used by local authorities to help determine planning applications. The guidance is advisory in nature and is intended to assist with good design. There is no formal requirement to comply with the advice it contains.

The BRE Report states that its own numerical guidelines 'should be interpreted flexibly since natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values.

4 Jacqueline Creft Terrace and 1 Grange Road were analysed using the obstruction angle criterion. The BRE guideline would be met.

Part of a glazed roof to a utility area of 8 Grange Road would be below the BRE guidelines, but other parts would meet the guidelines and still provide large amounts of daylight to the space. Loss of light to utility areas would be less of an issue in the context of the BRE Report, but the kitchen is lit partly via the utility room. The kitchen would still comfortably meet the daylight distribution guideline, with the area able to receive direct skylight unchanged. Loss of sunlight would not be an issue at 8 Grange Road since the development is to the north.

At 6 Grange Road, a first-floor side bedroom with two windows facing the proposed development would be below vertical sky component guidelines. The room would meet the daylight distribution guideline. For completeness, the two windows were also analysed for loss sunlight and would meet the BRE guidelines.

A glazed door to a kitchen/dining space would be below the vertical sky component guidelines, but two other windows and a rooflight to the room would meet the guidelines and the space would meet the daylight distribution guideline. Other areas of 6 Grange Road, including the garden, would meet the BRE guidelines.

Alternative target values were considered based on comparison with the previous existing dwelling on the site and a scheme given planning approval in 2018. At 6 Grange Road, the two windows that light the first-floor side bedroom would be below the BRE guidelines when compared to the "previous existing" dwelling. However, they would have values above those obtained with the 2018 scheme that was approved. The proposed development would therefore have less impact to the bedroom at 6 Grange Road than a previously approved scheme on the site.

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1 Introduction

1.1 The proposed development

1.1.1 It is proposed to redevelop an area of land between 6 Grange Road and 8 Grange Road in north London to provide a three-storey house. The site is currently empty.

1.1.2 The development site is shown in Figure 1. To the north is a house, 6 Grange Road. To the south is a house, 8 Grange Road. To the west there is the garden of 10 View Road. To the east, across Grange Road, are two houses, 4 Jacqueline Creft Terrace, Grange Road and 1 Grange Road.

Figure 1 Site location annotated to show surrounding dwellings and roads. The location of the development is shown in dashed orange lines. Positions analysed for loss of light are shown in yellow. Image via Google 2022.

1.1.3 The neighbouring properties most likely to be affected by the development are 6 Grange Road, which has a first floor side bedroom with windows facing the proposal and a skylight lighting the

ground floor kitchen and dining area; and 8 Grange Road which has a utility room with a rooflight which faces the kitchen. Windows facing the proposal at 4 Jacqueline Creft Terrace and 1 Grange Road have been included in the analysis. These locations have been analysed for loss of daylight and sunlight. This report presents an assessment of the results.

1.1.4 The results with the proposed development are compared against the existing empty site, an approved scheme in 2018 and the previous existing building on the site.

1.1.5 The calculations in this report are based on the following information:

- 2018 approved scheme (planning application HGY/2016/3135, permitted on 25/01/2018) approved plans P09-02-05Bxxi, P09-06Bxx, P09-02Bxxi A2 and proposed elevations PL07-08-05Bxxi, PL07-08-06Bxxi, PL07-02-04Bxxi, PL07-08Bxxi, PL08-01-02Bxxi all dated December 2017 by Viridian Architects.

- Proposed scheme May 2024 3D model named “240528_Grange Road_BRE Accurate” and drawings title 10-plan ground, 14-plan first, 15-plan second roof, 20-section long short, 21-elevation front-side and 22-elevation rear-side, all by Cassion Castle Architects, received on 28 May 2024.

- Drawings by Viridian Architects for the “previous existing” dwelling (planning application HGY/2014/1996), currently demolished. These included existing plans PL02-00/01; and existing elevations PL03-03 and PL03-04 all dated April 2014.

1.1.6 The above information was supplemented by measurements made during a site visit on 12 October 2022, and a location plan of Grange Road. Plans of 6 Grange Road (dated 2011, included on the HGY/2015/1698 planning application) and 8 Grange Road (dated 2015, included on the HGY20150426 planning application) were obtained from the Haringey planning portal.

1.1.7 Calculations include obstructions to daylight and sunlight presented by other buildings in the vicinity.

2 Methodology

2.1 Loss of light to existing dwellings

2.1.1 Guidance on the loss of light to existing buildings following construction of new development nearby is given in the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice'[1]. This report is widely used by local authorities to help determine planning applications. The assessment has been carried out with reference to the current, third edition of the report, which was published in June 2022.

2.1.2 The guidelines in the Report are intended to apply to rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE Report states that its own numerical guidelines ‘should be interpreted flexibly since natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings’.

2.1.3 The guidance is advisory in nature and is intended to assist with good design. There is no formal requirement to comply with the advice it contains.

2.1.4 In the BRE Report loss of daylight (light from the sky, calculated on an overcast day) and sunlight (direct light from the sun) are assessed separately.

Obstruction angle

2.1.5 To assess the impact on the amount of diffuse daylighting entering existing buildings, the Report first recommends the measurement or calculation of obstruction angle. This is the angle to the horizontal subtended by the new development at the centre of the lowest window in each affected window wall, in a plane perpendicular to it. If this angle is less than 25° for the whole of the development, then the new building would not have a substantial effect on the diffuse skylight (or sunlight) enjoyed by the existing building. This approach is used for 4 Jacqueline Creft Terrace, Grange Road and 1 Grange Road.

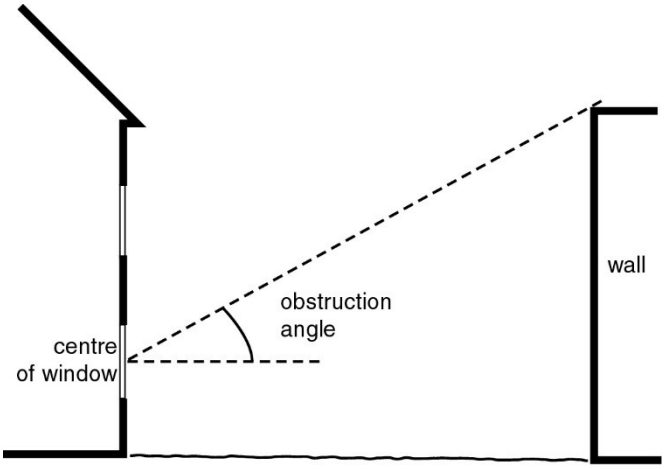


Figure 2 Example of obstruction angle.

Loss of daylight – vertical sky component

2.1.6 Where the obstruction angle exceeds 25º, or is not applicable, a calculation is needed to assess the impact on the amount of diffuse daylighting entering existing buildings. The BRE Report recommends the calculation of the vertical sky component. This is the ratio of the direct sky illuminance falling on the outside of a window, to the simultaneous horizontal illuminance under an unobstructed sky. The standard CIE Overcast Sky[2] is used and the ratio is usually expressed as a percentage. The maximum value is almost 40% for a completely unobstructed vertical wall. The vertical sky component on a window is a good measure of the amount of daylight entering it.

2.1.7 At 6 and 8 Grange Road the vertical sky component (VSC) is calculated.

2.1.8 The BRE Report sets out the following two guidelines for vertical sky component:

a) Where the vertical sky component at the centre of the existing window exceeds 27% with the new development in place, then enough sky light should still be reaching the existing window.

b) Where the vertical sky component with the new development is both less than 27% **and** less than 0.8 times its former value, then the area lit by the window is likely to appear more gloomy, and electric lighting will be needed for more of the time.

2.1.9 In the case of a floor-to-ceiling window such as a patio door, a point 1.6m above ground (or balcony level for an upper storey) is used instead of the centre of the window.

2.1.10 For rooflights or sloping glazing a variation of the above calculation is carried out and the horizontal or sloping sky component is assessed.

2.1.11 The values for the proposed development have been compared against the existing empty site in the first instance and the previous building on the site.

2.1.12 Local authorities may accept alternative target values set by an approved scheme as this was considered an appropriate level of massing. However, since the permitted scheme only exists on paper, it would be inappropriate for it to be treated in the same way as an existing building and for targets set at 0.80 times the values for the permitted scheme. The absolute values with the proposed development are therefore compared to the values with the scheme approved in 2018.

Loss of daylight - daylight distribution

2.1.13 The BRE report also gives guidance on the distribution of light in the existing buildings. Where room layouts are known, the impact on the daylight distribution in the existing building can be found by plotting the 'no sky line' in each of the main rooms. The no sky line divides points on the working plane (0.85m high in houses) which can and cannot see the sky. Areas beyond the no-sky line, since they receive no direct daylight, usually look dark and gloomy compared to the rest of the room, however bright it is outside.

2.1.14 If, following construction of a new development, the no sky line moves so that the area of the existing room which does receive direct skylight is reduced to less than 0.8 times its former value this will be noticeable to the occupants and more of the room will appear poorly lit.

2.1.15 The BRE Report states that the main rooms relevant for no-sky line are living rooms, dining rooms are kitchens. Although bedrooms should still be analysed, they are less important. Loss of light to the windows is therefore more important for bedrooms.

2.1.16 As part of the site visit access to 6 and 8 Grange Road was provided and the relevant rooms were surveyed. At 6 Grange Road this calculation is carried out for the ground floor kitchen and dining area and the first floor side bedroom. At 8 Grange Road this calculation is carried for the kitchen. Other rooms would be less impacted and would be expected to meet the guidelines.

2.2 Loss of sunlight to existing dwellings

2.2.1 The BRE Report recommends that loss of sunlight should be checked for main living rooms of dwellings, and conservatories, if they have a window facing within 90° of due south.

2.2.2 According to the BRE Report, if the centre of the window can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours in the winter months between 21 September and 21 March, then the room should still receive enough sunlight. If the window already receives less than this, a reduction to less than 0.8 times its current value and a reduction of more than 4% of annual probable sunlight hours over the year may lead to the room it serves appearing colder and less cheerful and pleasant.

2.2.3 The worst-case windows assessed either light bedroom or kitchen/dining areas, and not main living rooms. However, loss of sunlight calculations are provided for the worst-case windows to one first floor bedroom at 6 Grange Road.

2.3 Loss of sunlight to gardens and open spaces

2.3.1 For existing outdoor amenity areas, the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice' recommends that at least half of the space should receive at least two hours of sunlight on 21st 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 sun on 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. Sunlight at an altitude of 10° or less does not count.

2.3.2 This nearest rear garden with the potential to be impacted at 6 Grange Road has been assessed.

3 Loss of daylight and sunlight calculations

3.1.1 4 Jacqueline Creft Terrace, Grange Road and 1 Grange Road were analysed using the obstruction angle criterion.

3.1.2 6 and 8 Grange Road were analysed using vertical, horizontal and sloping sky component, and daylight distribution.

3.1.3 The locations analysed for loss of light are discussed below and shown in Figure 3 through to Figure 6.

3.2 4 Jacqueline Creft Terrace, Grange Road

Figure 3 Windows at 4 Jacqueline Creft Terrace, Grange Road. This property was analysed using the obstruction angle criterion.

3.2.1 4 Jacqueline Creft Terrace, Grange Road was analysed using the obstruction angle. The results are shown in Table 1 below.

Table 1 Obstruction angles at 4 Jacqueline Creft Terrace

Window	Obstruction angle in degrees
A	19.6°
B	13.7°
C	13.7°

3.2.2 The obstruction angle to the windows would be below 25° and therefore within the BRE guideline. There would not be a significant loss of daylight and sunlight to these windows and further analysis would not be required.

3.3 1 Grange Road

3.3.1 Figure 4 Windows annotated in yellow at 1 Grange Road. This property was analysed using the obstruction angle criterion.

3.3.2 1 Grange Road was analysed using the obstruction angle. The results are shown in Table 1 below.

Table 2 Obstruction angles at 1 Grange Road

Window	Obstruction angle in degrees
A	16.4°
B	7.8°

3.3.3 The obstruction angle to the windows A and B would be below 25° and therefore within the BRE guideline. There would not be a significant loss of daylight and sunlight to these windows and further analysis would not be required. The upper floor of 1 Grange Road and other properties on the same side of the street would be less affected.

3.4 6 Grange Road

Figure 5. 6 Grange Road. Annotated figures of the windows analysed. Windows A and B cannot be seen from the front view photograph, but together with glass door D and rooflight C light a kitchen/dining area. Windows E and F directly facing the proposal light a bedroom. Windows G and H light a bedroom. Front view photo edited from Viridian photos 02 in planning application HGY/2016/3135. Rear and side elevation edited from Anne Machin Architects' drawings in planning application HGY20151698.

Vertical and horizontal sky component

3.4.1 Windows at 6 Grange Road were analysed for loss of daylight using vertical sky component (VSC) and horizontal sky component. Other windows and rooms at the property would be less impacted and expected to meet the BRE guidelines. The results are shown in Table 3 below.

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

3.4.2 In order to achieve the recommendations in BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice', a window should retain a vertical sky component of at least 27%, or where it is lower, a ratio of after/before of 0.8 or more. For sloping or horizontal rooflights, if the value with the new development in place is less than 0.80 times the value before, there would be a noticeable reduction in the light entering the rooflight.

3.4.3 Windows E and F, to the first floor bedroom, would have values below 0.8 times the amount of vertical sky component they currently receive. Window D, to the ground floor kitchen and dining area, would be slightly below 0.8 times the amount of vertical sky component it currently receives. However, the other windows to the space, A and B, and rooflight C would meet the BRE guidelines.

Daylight distribution

3.4.4 As room layouts and access were available for 6 Grange Road, daylight distribution calculations could be carried out. Table 4 shows the results of the analysis.

3.4.5 The bedrooms lit by windows E, F, G and H were analysed, although they are considered less important in the context of the BRE Report. There are two additional windows to the bedroom lit by windows G and H, facing to the rear, which have been included in the calculations. The kitchen/diner on the ground floor was also analysed.

Table 4 Daylight distribution at 6 Grange Road.

Room	Window	% of room area with view of sky before	% of room area with view of sky after	Ratio after/before
Kitchen	A	99%	99%	1.00
	B			
	C			
	D			
Bedroom 1	E	97%	80%	0.83
	F			
Bedroom 2	G	98%	97%	0.99
	H			

3.4.6 The BRE guidelines recommend that rooms should retain at least 0.8 times the amount of their working plane which has a view of the sky with the proposed development in place. The line demarcating view of the sky is called the no-sky line.

3.4.7 The movement of the no-sky line would be within the BRE guidelines for all three analysed rooms.

Loss of sunlight

3.4.8 Loss of sunlight has been analysed to the first floor windows at 6 Grange Road with the proposed development. These windows light a bedroom where loss of sunlight would be less of an issue in the context of the BRE Report but have been included for completeness. The results are shown in Table 5.

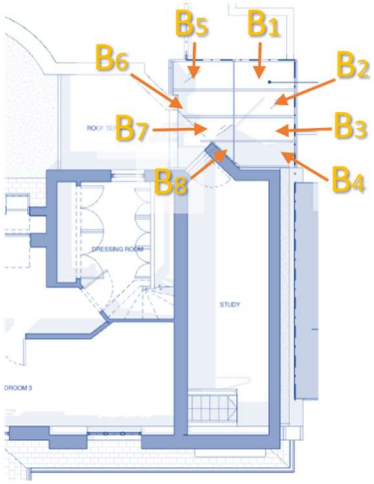
Table 5 Annual sunlight hours at 6 Grange Road first floor bedroom with the proposed development.

Room	Window	Annual probable sunlight hours			Winter probable sunlight hours		
		Before %	After %	Ratio after/before	Before %	After %	Ratio after/before
Bedroom 1	E	77	59	0.76	26	10	0.38
	F	76	57	0.74	25	11	0.43

3.4.9 In order to achieve the recommendations in the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice' a window should retain at least 25% of annual probable sunlight hours, including at least 5% in the winter months, or retain 0.8 times its current value, or have an absolute reduction of no more than 4% of annual probable sunlight hours over the year.

3.4.10 Sunlight provision to windows E and F meet the BRE guidelines since it would retain 25% of annual probable sunlight hours including more than 5% in winter months with the proposed development in place.

3.5 8 Grange Road



Top View-Rooflight

Rear Elevation

Front View

Figure 6. 8 Grange Road. Window A lights the kitchen and Rooflight B1-8 and window C light a utility room which is next to the kitchen. In the context of the BRE Report loss of light to the utility room would be less of an issue since it is not a habitable area, but the glazing does provide some light to the kitchen area. Front view photo edited from Viridian photos 03 in planning application HGY/2016/3135. Rear elevation and top view edited from Hut Architecture drawings in planning application HGY20150426.

Vertical and sloping sky component

3.5.1 Windows A and C at 8 Grange Road were analysed for loss of daylight using vertical sky component (VSC). The glazed roof of the utility area (windows B1 to B8) was analysed using the sloping sky component. The results are shown in Table 6 below. Other windows and rooms at the property would be less impacted and expected to meet the BRE guidelines.

Table 6. Vertical and sloping sky components at 8 Grange Road

Window	Floor	Vertical sky component before %	Vertical sky component after %	Ratio after/before
A	G	28.4	28.2	0.99
C		37.6	36.0	0.96
Rooflight	**Floor**	**Sloping sky component before %**	**Sloping sky component after %**	**Ratio after/before**
B_1	G	75.3	49.1	0.65
B_2		70.4	43.2	0.61
B_3		62.2	36.6	0.59
B_4		48.1	28.9	0.60
B_5		54.0	53.2	0.98
B_6		42.5	41.7	0.98
B_7		39.5	38.6	0.98
B_8		29.9	28.9	0.97

3.5.2 Rooflights B1 to B4 would be below 0.8 times the amount of sloping sky component they currently receive. However, B5 to B8 and window C, facing away from the proposed development, would meet the guidelines and still provide large amounts of daylight into the space. Loss of daylight to the utility room would be less of an issue since it is a non-habitable space. The kitchen receives daylight from window A, which comfortably meets the BRE guidelines. It also receives borrowed light from the utility area, however due to the geometry of the situation a large proportion of the borrowed direct daylight into the kitchen is via window C (rather than the rooflights), which also comfortably meets the guidelines.

Daylight distribution

3.5.3 The utility room lit by the rooflight was analysed, although in the context of the BRE Report loss of light to non-habitable areas is less of an issue. The kitchen, lit directly by window A and via borrowed daylight from the utility room, was also analysed. Table 7 shows the results.

Table 7. Daylight distribution at 8 Grange Road

Room	Window	% of room area with view of sky before	% of room area with view of sky after	Ratio after/before
Kitchen	A+B	98%	98%	1.00
Utility Room	B	100%	99%	0.99

3.5.4 Both rooms would meet the BRE guidelines. Daylight distribution results for the kitchen confirm that any loss of daylight to the rooflights above the utility room do not appear to have a significant impact on loss of daylight to the kitchen.

3.6 Loss of sunlight – gardens and open spaces

3.6.1 The closest private garden to the north of the proposed development is at 6 Grange Road. This space has been analysed for loss of sunlight. In line with the advice in the BRE Report, vegetation has not been included in the calculations and the heights of solid fences between gardens were measured during the site visit.

3.6.2 The area able to receive two or more hours of sunlight on 21 March have been calculated before and after development. The results show 89.3% of the garden area receives at least two hours on March 21 both before and after the development. The BRE guidelines would therefore be met. Figure 7 shows a visual representation of the results.

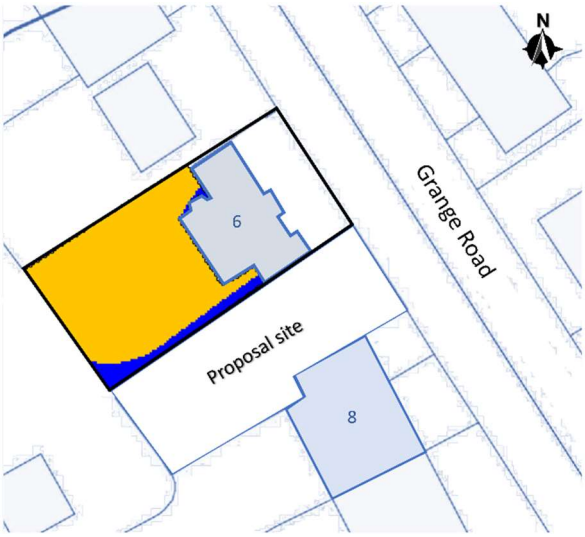


Figure 7. Loss of sunlight to areas north of the site. Yellow area receives two or more hours of sunlight on 21 March before and after development. Blue area receives less than two hours of sunlight on 21 March before and after development. Illustrative only, not to scale. Location drawing edited from Viridian's site location plan PL 00-01.

4 Loss of daylight: comparison with previous existing and approved schemes

4.1.1 The above analysis uses an existing scenario with the current empty site. However, there was a previous dwelling on the site which has been demolished. Calculations using this building as the existing situation have been undertaken as this was the previous level of obstruction on the site.

4.1.2 There was a consented scheme at the site (HGY/2016/3135), which was approved in 2018. Local authorities may accept alternative target values set by an approved scheme as this was considered an appropriate level of massing. However, since the permitted scheme only exists on paper, it would be inappropriate for it to be treated in the same way as an existing building and for targets set at 0.80 times the values for the permitted scheme. The absolute values with the proposed development are therefore compared to the values with the scheme approved in 2018.

4.1.3 Analysis against the demolished dwelling on the site (referred as “previous existing”) and the 2018 previously approved scheme was carried out. The results with the “previous existing” dwelling and proposed development can be compared against the main guidelines in the BRE Report. The results with the 2018 approved scheme could be used as alternative targets. Results are presented for 6 Grange Road in the sections below.

4.2 6 Grange Road

Vertical and horizontal sky component

4.2.1 Results of vertical sky component (VSC) and horizontal sky component for 6 Grange Road were compared against the “previous existing” dwelling and 2018 approved scheme.

4.2.2 Table 8 shows the results.

Table 8. Vertical and horizontal sky components at 6 Grange Road.

Window	Floor	Vertical sky component “previous existing” %	Vertical sky component scheme approved in 2018 %	Vertical sky component After (Proposed) %	Ratio Proposed / ”previous existing”
A	G	30.3	30.3	30.2	0.99
B		35.9	35.9	35.6	0.99
D		20.8	14.8	17.5	0.84
E	1	32.6	22.8	23.5	0.72
F		31.7	19.8	21.9	0.69
G		31.2	28.0	28.6	0.92
H		35.6	33.6	34.1	0.96
Window	**Floor**	**Horizontal sky**	**Horizontal sky**	**Horizontal sky**	**Ratio**

		component "previous existing" %	component scheme approved in 2018 %	component After (Proposed) %	Proposed / "previous existing"
C	G	59.1	50.1	50.8	0.86

4.2.3 Windows A, B, D, G, H and rooflight C would meet the BRE guidelines when compared to the "previous existing" dwelling on the site.

4.2.4 The windows that light a bedroom, E and F, would be below 0.8 times the amount of vertical sky component (VSC) received when compared to the "previous existing" dwelling. However, they would have values above those obtained with the 2018 approved scheme. The proposed development would therefore have less impact to the bedroom than a previously approved 2018 scheme on the site.

Daylight distribution

4.2.5 Table 9 shows results for daylight distribution for 6 Grange Road against the "previous existing" dwelling and 2018 approved scheme.

Table 9. Daylight distribution at 6 Grange Road.

Room	Window	% of room area with view of sky "previous existing"	% of room area with view of sky scheme approved in 2018	% of room area with view of sky After (Proposed)	Ratio Proposed / "previous existing"
Kitchen	A	99%	99%	98%	0.99
	B				
	C				
	D				
Bedroom 1	E	97%	75%	80%	0.83
	F				
Bedroom 2*	G	98%	97%	97%	1.00
	H				
* Two additional windows light this room, which have been included in the calculations.					

4.2.6 The movement of the no-sky line would be within the BRE guidelines for all three rooms analysed, with the rooms retaining at least 0.8 times the area with a view of the sky with the previous existing dwelling.

4.2.7 Compared to the "previous existing" scheme the proposed scheme at Bedroom 1 would meet the guideline with a ratio of 0.80. The room area able to receive direct sky light would also be more than the approved 2018 scheme.

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5 Conclusions

5.1.1 The daylight and sunlight impact of a proposed development at 6A Grange Road, London has been analysed using the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice', third edition.

5.1.2 4 Jacqueline Creft Terrace and 1 Grange Road were analysed using the obstruction angle criterion. The BRE guideline would be met.

5.1.3 Part of a glazed roof to a utility area of 8 Grange Road would be below the BRE guidelines, but other parts would meet the guidelines and still provide large amounts of daylight to the space. Loss of light to utility areas would be less of an issue in the context of the BRE Report, but the kitchen is lit partly via the utility room. The kitchen would still comfortably meet the daylight distribution guideline, with the area able to receive direct skylight unchanged. Loss of sunlight would not be an issue at 8 Grange Road since the development is to the north.

5.1.4 At 6 Grange Road, a first-floor side bedroom with two windows facing the proposed development would be below vertical sky component guidelines. The room would meet the daylight distribution guideline. The two windows were analysed for loss of sunlight for completeness and would meet the BRE guidelines. A glazed door to a kitchen/dining space would be below the vertical sky components guidelines, but two other windows and a rooflight to the room would meet the guidelines and the space would meet the daylight distribution guideline. Other areas of 6 Grange Road, including the garden, would meet the BRE guidelines.

5.1.5 The BRE Report gives advice on the use of alternative targets and these were considered based on comparison with the previous existing dwelling on the site and a scheme given planning approval in 2018. At 6 Grange Road, the two windows that light the first-floor side bedroom would be below the vertical sky component guidelines when compared to the "previous existing" dwelling. However, they would have values above those obtained with a scheme approved in 2018. The proposed development would therefore have less impact to the bedroom at 6 Grange Road than a previously approved 2018 scheme on the site.

5.1.6 The guidance in 'Site layout planning for daylight and sunlight: a guide to good practice' is not mandatory and the Report itself states "although it gives numerical guidelines these should be interpreted flexibly because natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values." This could be justified based on the context of the scheme and if there were other significant benefits of the development.

6 References

1. BRE, BR209 Site Layout Planning for Daylight and Sunlight: A guide to good practice, 2022
2. Commission Internationale de L'Eclairage (International Commission on Illumination), CIE Standard 011/E:2003 Spatial distribution of daylight - CIE standard overcast sky and clear sky

Report Ends