Seymour, Sarah

From: Alasdair McFarlane <alasdair@tacarchitects.co.uk>
Sent: 23 June 2015 10:58
To: Grant, David; _planningadvice
Subject: RE: Tonan Cottage, Holbeach Bank (H09-0504-15)
Attachments: 25_and_45_Degree_Rules_of_Thumb.pdf; 150623 GARAGE - NEIGHBOUR.pdf

David, thank you for your email below. Please find attached a drawing and relevant notes regarding the potential restriction of light to the neighbours kitchen window. Hopefully this should deal with any concerns.

Many thanks,

Alasdair McFarlane

From: Grant, David [mailto:dgrant@sholland.gov.uk]
Sent: 18 June 2015 10:17
To: 'alasdair@tacarchitects.co.uk'
Subject: Tonan Cottage, Holbeach Bank (H09-0504-15)

Dear Mr McFarlane,

I am contacting you to let you know that I have received an objection to the above application from the South Holland Internal Drainage Board. They request that you contact them to discuss the proposal. Their email is attached to the application online.

I am also due to receive an objection from the neighbouring property, Wisteria Way. The resident is concerned that the height of the garage will restrict light to her side elevation kitchen window. She did indicate that she would withdraw her objection should a flat roofed design be submitted.

Yours sincerely,

David Grant
Planning Officer

David Grant | Planning Officer | **South Holland District Council**
DDI: 01775 764472
www.sholland.gov.uk

30 Minutes of CPD

FACT SHEET 1

25 And 45 Degree Rules of Thumb

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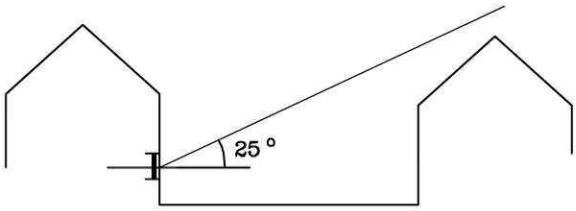
www.right-of-light.co.uk

Local Planning Authorities will usually only approve a planning application if it does not have an adverse effect on daylight and sunlight to neighbouring properties. The daylight and sunlight tests normally used by Local Planning Authorities when considering planning applications are set out in the Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011)'. The BRE guide gives two helpful rule of thumb tests which determine whether or not further detailed daylight and sunlight tests are required. The further detailed daylight and sunlight tests are covered in Fact Sheet 2.

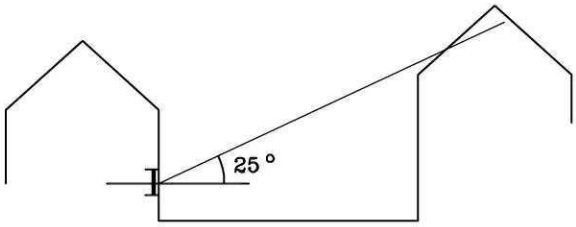
Daylight and sunlight to neighbouring windows

25 degree test

The 25° test is used where the development is opposite the window, as shown in the diagram below. The centre of the lowest habitable room window should be used as the reference point for the test. If the whole of the proposed development falls beneath a line drawn at 25° from the horizontal, then there is unlikely to be a substantial effect on daylight and sunlight. If the proposed development goes above the 25° line, it does not automatically follow that daylight and sunlight levels will be below standard. However, it does mean that further checks on daylight and sunlight are required. The further checks can be undertaken using the detailed BRE daylight and sunlight tests listed overleaf and covered in more detail in Fact Sheet 2.



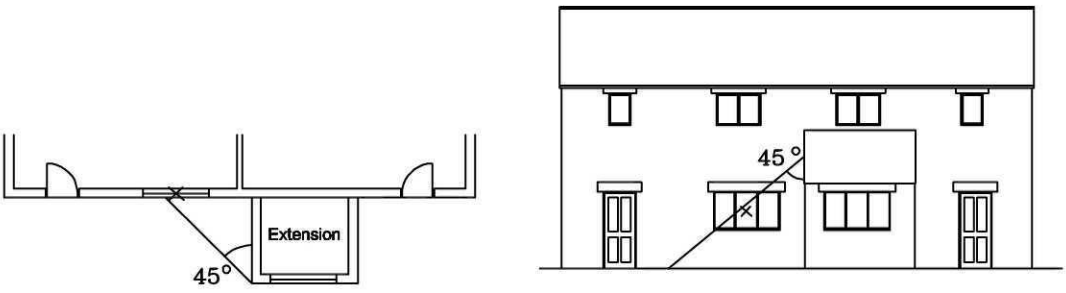
Daylight and sunlight likely to be acceptable



Detailed daylight and sunlight study required

45 degree test

The 45° test is used to check extensions that are perpendicular to a window - as in the example below.



Detailed daylight and sunlight study required

If the centre of the neighbour's window lies on the extension side of both of the 45° lines (on plan and elevation), then the more detailed BRE tests are required. Otherwise, daylight and sunlight levels are unlikely to be adversely affected because light will continue to be received either over the roof, or beyond the end of the extension.

In the above example, the extension has a sloping roof. In this situation the BRE guide states that the height of the extension should be taken halfway along the slope of the roof.

The detailed BRE tests

Where the 25° or 45° tests are breached, daylight and sunlight levels should be checked using the BRE's detailed tests:

- Vertical Sky Component
- Daylight Distribution / No Sky Line (where room layouts are known)
- Average Daylight Factor (where BRE Appendix F criteria apply)
- Daylight and Sunlight within the development

Daylight and Sunlight within the development

The 25° test can be adapted to check whether or not the proposed development will itself achieve an acceptable standard of daylight. The BRE guide gives the following advice on window design. If the obstruction angle is:

> *less than 25°, conventional window design will usually give reasonable results.*
>
> *between 25° and 45°, special measures (enlarged windows, changes to room layout) are usually needed to provide adequate daylight.*
>
> *between 45° and 65°, it is very difficult to provide adequate daylight, unless very large windows are used.*
>
> *more than 65°, it is often impossible to achieve reasonable daylight, even if the whole window wall is glazed.*

Notwithstanding the above rule of thumb guidelines, it is still often possible to achieve adequate daylight and sunlight (even with the larger obstruction angles noted above) using the following BRE tests as tools to guide the design:

- Average Daylight Factor
- Daylight Distribution / No Sky Line
- Room Depth
- Annual Probable Sunlight Hours

Fact Sheet 2 gives more information on these tests. To maximise compliance with the tests, where possible, the following design features should be implemented:

- Light coloured interiors
- Large windows
- High transmittance glazing
- Shallow room depths
- South facing living room windows

To speak to a surveyor please call **0800 197 4836**
or email **enquiries@right-of-light.co.uk**

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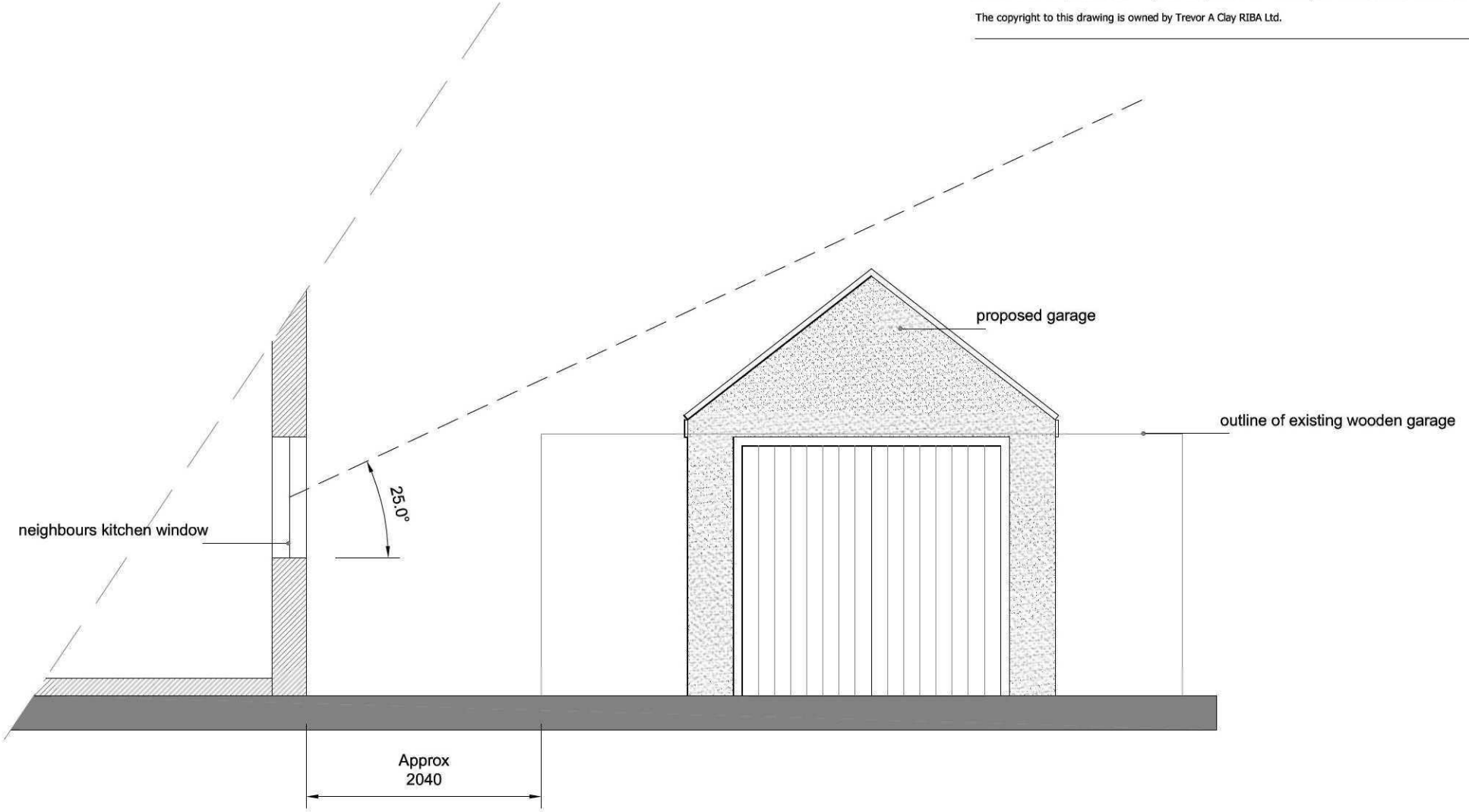
This fact sheet is intended as a general introduction to ideas and concepts only. It should not be treated as a definitive guide, nor should it be regarded as legal advice. For project specific advice, please contact us.

Right of Light Consulting was established in 2003. This fact sheet was last updated in May 2015.

Registered office details: Company: Right of Light Consulting Ltd, Registered in England and Wales, No. 5908040
Registered Office: 65 Kingswood Chase, Leigh-on-Sea, Essex SS9 3BB

Do not scale directly from this drawing. All discrepancies are to be brought to the attention of the Practice.

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Revision	Date	Drawn	Description

Client Mr R Oswald

Project Alteration and extension to Tonan Cottage, Holbeach Bank

Drawing to show impact on light to neighbours kitchen window using 25° rule of thumb

Scale 1:50 @ A4 Drawn AWM Checked TAC Date 23/06/2015

Drawing No. 15/403/PA/006

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