

**Daylight, Sunlight & Overshadowing Study
Neighbouring Property Assessment**

**Proposed Residential Development
at 47 Low Lane, Holbeach PE12 7PW**

**Erection of four detached two-storey dwellings,
a detached garage and demolition
of existing bungalow.**

Revision A: 27 May 2022

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EXECUTIVE SUMMARY

The proposed development will have no adverse material impact on the neighbouring property known as 'The Chestnuts' in terms of daylight and sunlight with maintained values far exceeding those recommended in BRE 209. The full daylight and sunlight computer model confirms there will be a negligible increase to the Vertical Sky Component (VSC) and Average Daylight Factor (ADF) values post-development, and a negligible decrease to the Annual Probable Sunlight Hours (APSH). Daylight Distribution (DD) or No Sky Line (NSL) values remain neutral with the development having no impact on the established existing site values.

In terms of sun on the ground (overshadowing), there will be a material nett gain in the area of the rear garden of The Chestnuts able to receive **7 hours** direct sunlight (on the 21 March) with the value increasing from 43.11% pre-development to 65.16% post-development.

Changes to the established existing site conditions post development are therefore negligible in the aggregate with no material harm occurring to the amenity of the Chestnuts as a result of the development in terms of daylight, sunlight and overshadowing with acceptable living standards clearly maintained.

INTRODUCTION

This report has been prepared in support of a Planning Application for the erection of four detached two storey dwellings and a detached garage, including demolition of the existing bungalow, at the property known as 47 Low Lane, Holbeach PE12 7PW.

The assessment has been undertaken to determine the impact of the proposed dwelling to Plot One, as shown in Appendix A, on the existing neighbouring property known as The Chestnuts, Low Lane Holbeach PE12 7PW (The Chestnuts), which is located immediately to the west of the proposed dwelling to Plot One, in terms of Daylight, Sunlight and Sun on the Ground (overshadowing).

The methodology and criteria used for these assessments is provided by the Building Research Establishments guidance 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (BRE 209).

The National Planning Policy Framework (2021) (NPPF) offers no practical guidance as how to determine whether the impact from a proposed development on the daylight and sunlight enjoyed by neighbours is appropriate. The only recommendation made to Local Authorities within the NPPF is under Section 125 Paragraph C.

"Local 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 for 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)."

South Holland District Council (SHDC) currently has no adopted local policy on daylight and sunlight, however, many local planning authorities' default in their policies to requiring compliance with the values set within the BRE 209. A position The Planning Inspectorate for Appeal Ref: APP/E5900/W/17/3171437 opined in his decision notice.

"107. It is agreed that the starting point in the assessment of the effect on residents' living conditions arising from daylight and sunlight should be the Building Research Establishment 2011 publication Site layout planning for daylight and sunlight: A guide to good practice"

Whilst the BRE 209 document has various numerical criteria and calculations to determine acceptability, the need for flexibility in application is acknowledged in the document itself and further reiterated by the Planning Inspectorate in their decision notice for the aforementioned Appeal.

***"108. The BRE document offers guidance on generally acceptable standards of daylight and sunlight, but advises that numerical values are not to be rigidly applied and recognises the importance of the specific circumstances of each case. Inner city development is one of the examples where a different approach might be justified.
I agree with the appellants that blanket application of the BRE guide optimum standards, which are best achieved in relatively low-rise well spaced layouts, is not appropriate in this instance".***

A reduction in the optimum standards within BRE 209 may therefore be considered in dense, high-rise applications with the optimum BRE 209 standards being appropriate for well-spaced low-rise proposals such as the application for which this study has been prepared.

The values recommended within BRE 209 have been applied flexibly throughout this document with the focus of the report being the change to the existing established site conditions post-development as can be seen within the comparisons for each respective assessment.

A clear, well-reasoned, objective assessment can therefore be made from the results of this study as to whether acceptable living standards are maintained to the neighbour's property adjoining the proposed development.

GUIDANCE

Daylight and Sunlight for Planning

“Site layout planning for Daylight and Sunlight: a guide to good practice, BRE 209 2011”

This document follows on from previous guidance produced by Her Majesty’s Stationary Office (HMSO) on daylight and sunlight in the built environment and is now the accepted methodology used by Local Authorities for assessing daylight and sunlight in relation to new developments. It provides methods for the calculation of daylight and sunlight impacts of development upon existing surrounding properties.

Sections 2.2 and 3.2 of BRE 209 are relevant for protecting the daylight and sunlight of existing properties. Sections 2.3 and 3.3 of BRE 209 are relevant for protecting the sunlight in the gardens of adjoining properties.

Section 2.2.2 of BRE 209 advises that daylight and sunlight levels should be assessed for the main habitable rooms of neighbouring residential properties. Habitable rooms in residential properties are defined as kitchens, living rooms and dining rooms. Bedrooms are less important as they are mainly occupied at night-time. Windows to bathrooms, toilets, storerooms, utility rooms, circulation areas and garages need not be analysed.

Daylight

The BRE 209 guidelines propose several methods for calculating daylight. The three main methods predominately used are those involving the measurement of the total amount of skylight available.

- 1 - Vertical Sky Component (VSC)
- 2- Average Daylight Factor (ADF)
- 3- Daylight Distribution (DD) or No Sky Line (NSL)

Vertical Sky Component

The Vertical Skylight Component (VSC) method calculates the amount of visible sky available to each window. This is the primary assessment of daylight impacts. The guidelines suggest that, post development, existing properties should enjoy at least 27% VSC and that the VSC is reduced to no less than 0.8 times its former value. Typically, the maximum VSC value obtainable is about 40% for a completely unobstructed vertical window.

Average Daylight Factor

The second recognised method of assessment for daylight is the Average Daylight Factor (ADF) calculation. This calculation assesses the quality and distribution of light within a room served by a window and takes into account the VSC value, the size and number of windows, the size of the room, and the use to which each room is put. The ADF is the effective proportion of sky visibility available as luminance within a room.

Rather than simply assessing the external obstructions as seen from a window, as in the VSC analysis, the ADF calculation takes the external sky visibility and incorporates it within the calculation that takes account of window size, number of windows, internal room surface area, glass transmittance and internal surface reflectance. Even where the analysis shows that the VSC results meet the BRE 209 standards, the ADF results are still analysed and this has been provided for completeness.

The ADF is a reliable daylight test. This is because the ADF test takes into account a range of variables, for example, the size of the window, and whether the room has more than one window. These are important factors which affect the level of illumination within a room.

The BRE 209 advises that, where supplementary electric lighting is available, the minimum standards of ADF that should be attained are 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.

Our calculations identify the key data used for the ADF analysis and the results for the rooms, in comparison to the room use.

The ADF assesses actual light distribution within defined room areas, whereas the VSC considers potential light. Where a neighbour analysis has been performed the software performs calculations for the existing and proposed scenarios.

Daylight Distribution No Skyline

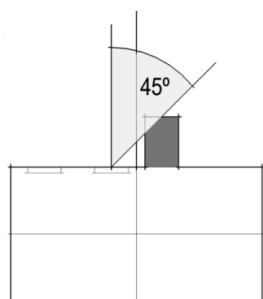
The third method, Daylight (DD) or No Sky Line (NSL), describes the distribution of daylight within rooms by calculating the area of the 'working plane' which can receive a direct view of the sky and hence 'sky light'. The working plane is set at 850mm above floor level in residential properties. BRE 209 does not state a required minimum value for no sky line but for a neighbour analysis a room maybe adversely affected, if following the development, the area of the working plane that can receive direct skylight is less than 0.8 times its former value.

Initial Assessment using the 45° Approach

BRE 209 sections 2.2.15 to 2.2.17 recommends the application of the 45° approach as a quick method for assessing the diffuse skylight impact on the neighbouring property. It only applies where the nearest side of the proposed development is perpendicular to the neighbouring properties windows (as per the proposed plans in Appendix A) and deals with diffuse skylight only.

The 45° approach requires an assessment on both the plan and elevational plane from the main window serving habitable rooms to the neighbouring property. A line is drawn at 45° from the centre of these windows towards the proposed development and recommends that a detailed daylight and sunlight study be undertaken if the proposed structure would intersect the 45° line on **both** plan and elevation planes. 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 proposed building.

The application of the 45° approach can be seen in the below illustration. The proposed structure intersects the 45° line on **both** plan and elevation planes therefore a detailed daylight and sunlight study is required.



45° approach on the plan plane



45° approach on the elevational plane

A full daylight and sunlight study is required because the 45° approach is a simple, rudimentary, and quick assessment to advise the assessor if a more detailed study needs to be undertaken. The 45° approach does not account for existing site conditions such as building orientation, room layouts, number of windows etc and should therefore not be used and relied upon for assessing the actual impact of daylight and sunlight to properties adjoining proposed developments.

Sunlight

The BRE 209 offers two methods for calculating sunlight, these are:

- 1- Annual Probable Sunlight Hours (APSH)
- 2- Sun On The Ground (Overshadowing) Sunlight Amenity Assessment

Annual Probable Sunlight Hours

For sunlight, the Annual Probable Sunlight Hours (APSH) test calculates the percentage of statistically probable hours of sunlight received by each window, in both summer and winter months, which face 90 degrees of due south. March 21 through to September 21 is considered to be the summer period while September 21 to March 21 is considered the winter period. The BRE have produced sunlight templates for London, Manchester, and Edinburgh, indicating the APSH for these regions. The London template has been used for this analysis as the London indicator template is the closest of the three available from BRE in terms of latitude.

The maximum number of Annual Probable Sunlight hours for the London orientation is 1486 hours.

Calculations of both summer and winter availability are made. For residential accommodation, the main requirement for sunlight is in living rooms and is regarded as less important in bedrooms and kitchens. The BRE 209 suggest that windows should receive at least 25% total APSH with 5% of this total being enjoyed in the winter months. The guidelines also allow for a 20% reduction in sun lighting when compared to former values with total reductions of less than 4% APSH not being considered noticeable.

Sunlight Amenity Assessment (Overshadowing)

In respect of the shading impacts to amenity space, such as neighbouring gardens, the BRE guidelines set out a sunlight amenity assessment to ensure the space remains adequately sunlit throughout the year. This is achieved by plotting a contour of the area which receives at least two hours of direct sunlight on the 21 March. An amenity space which receives at least two hours of direct sunlight across 50% of its area, or if the area retains 0.8 times or greater its former value, can be said to experience acceptable levels of sunlight.

ASSESSMENT

The BRE Guidance is summarised in the below table, and this has been used as the basis for the criteria within the assessment of daylight and sunlight impacts.

Test	Building Research Establishment (BRE 209) Criteria:
Daylight	A window may be adversely affected if the Vertical Sky Component (VSC) measured at the centre of the window is less than 27% and less than 0.8 times of its former value. A room may be adversely affected if the Average Daylight Factor (ADF) is less than 1% for a Bedroom, 1.5% for a living room or 2% for a kitchen. Daylight Distribution (DD) or No Sky Line (NSL). A room may be adversely affected if, following the proposed development, the area of the working plane that receive direct sunlight is less than 0.8 times its former value.
Sunlight	A window may be adversely affected if a point at the centre of the window receives in the year less than 25% of the Annual Probable Sunlight Hours (APSH) including at least 5% of the Annual Probable Sunlight Hours during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period. An amenity space to a residential property may be adversely affected if; following the proposed development the amenity area receives less than two hours of direct sunlight on the 21 March across 50% of its area, or if the area which can receive two hours of sunlight on the 21 March is less than 0.8 times its former value.

ASSUMPTIONS

Access has not been sought internally to the property known as The Chestnuts. However, details of the internal layouts have been sought from available planning archives and other public records. The internal layout and room usage of The Chestnuts can be found within Appendix C. Where such information is unavailable, floor levels have been assumed from the external appearance of the building, and the locations of windows.

BRE 209 Appendix H Trees and hedges

Trees and hedges vary in their effect on skylight and sunlight. Most tree species will cast a partial shade; for deciduous trees, this will vary with the time of the year. However, very little light can penetrate dense belts of evergreen trees, and the shade they cause will be more like that of a building or wall.

The existing group of 6.5m to 8.5m high evergreen coniferous trees on the rockery to the existing site, which are proposed to be removed as part of the development, have therefore been taken into account during the preparation of this report in accordance with Section H1.1 of BRE 209.

The existing 5m high deciduous fruit trees along the western boundary of the existing site have not been considered as part of this assessment. However, inevitably, some shadowing will be cast by these trees especially when in full leaf throughout the summer months. Their location has therefore been shown on the documents within Appendix B for reference only.

INITIAL ASSESSMENT (45° APPROACH)

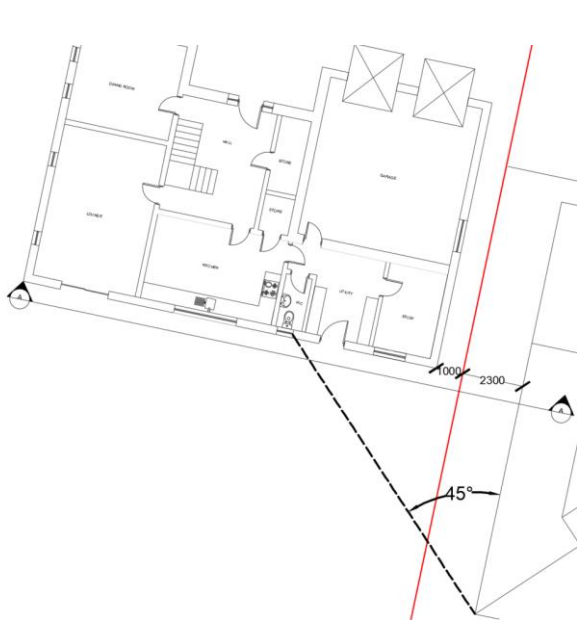
In accordance with Section 2, Light from The Sky, of BRE 209, the 45° approach was applied to all habitable room windows of The Chestnuts from the western elevation of the proposed dwelling to Plot One. Including: Living Room, Kitchen, Study/Storeroom, Bedrooms, and the Family/ Games Room.

A line is drawn at 45° from the centre of the main windows serving habitable rooms to the neighbouring property towards the proposed development. The 45° approach recommends that a detailed daylight and sunlight study be undertaken if the proposed structure would intersect the 45° line on both plan and elevation planes. 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 proposed building.

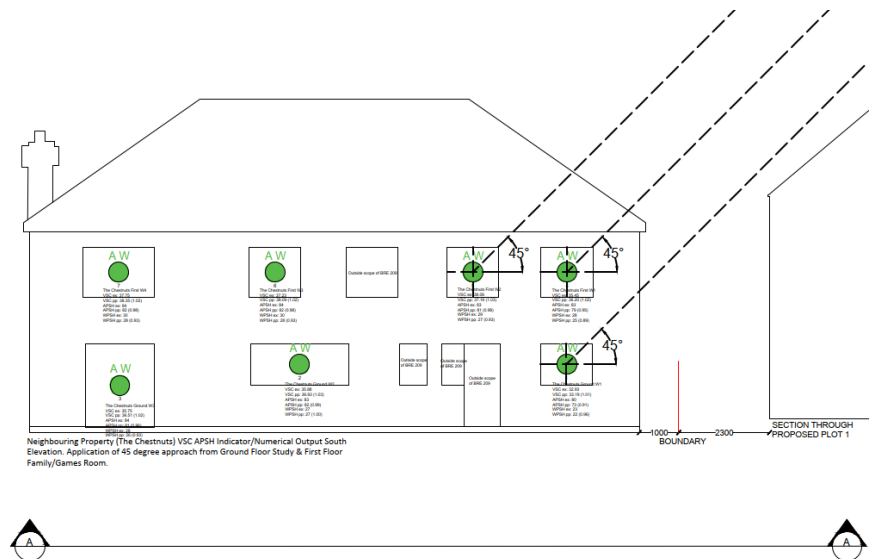
As can be seen in the below illustration, the proposed development is unlikely to have an adverse impact on The Chestnuts as the proposed dwelling to Plot One does not intersect the 45° line projecting from the centre of the windows on the elevational plane.

It can therefore be concluded the recommendations of BRE 209 are met in terms of the Vertical Sky Component (VSC) to these rooms, nevertheless, full daylight, sunlight, and overshadowing computer software calculations have been undertaken to fully assess the effects of the proposed development in comparison to the existing established site conditions.

The results of the full daylight, sunlight and overshadowing computer software calculations are detailed within the following 'Results' section of the report.



45° approach on the plan plane



45° approach on the elevational plane

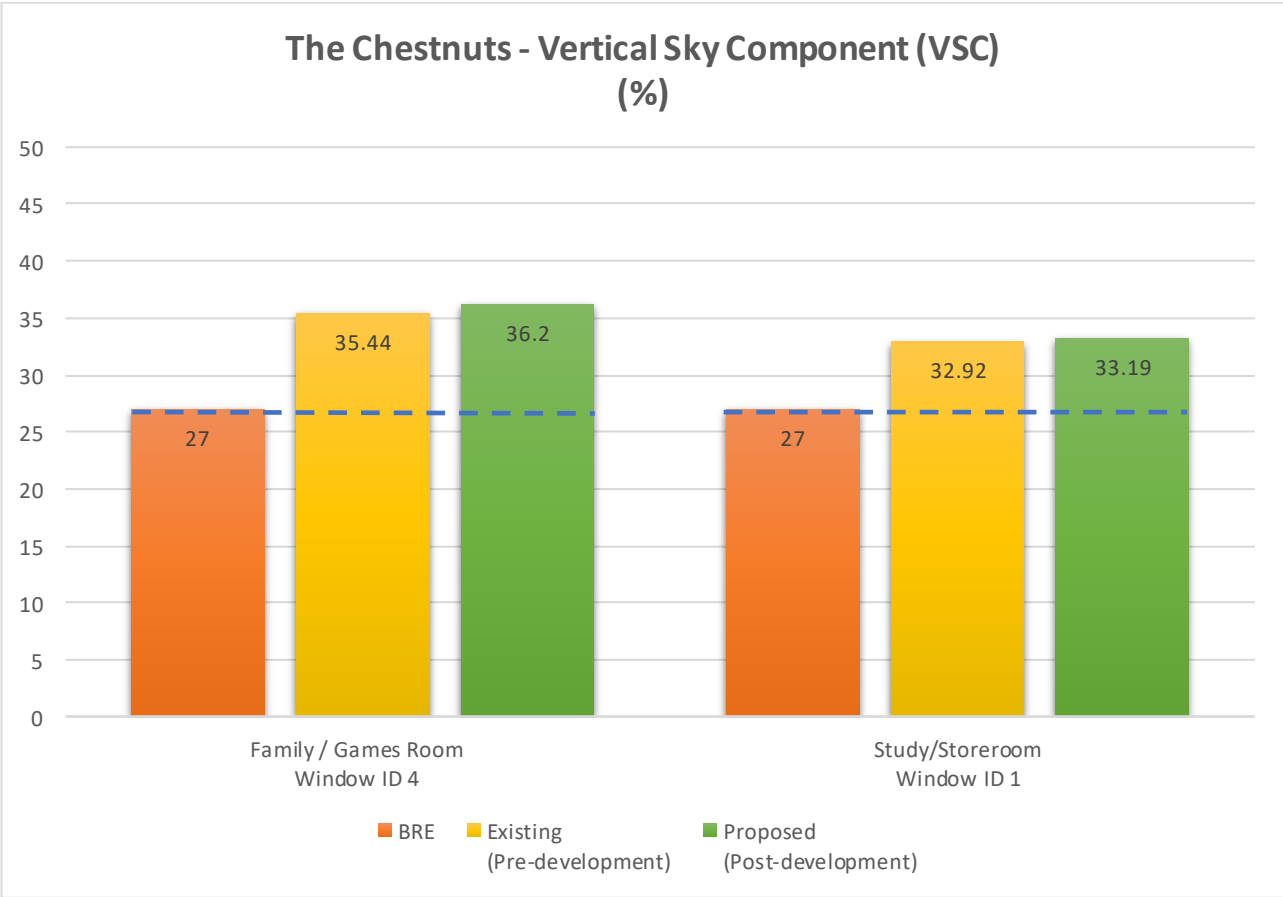
RESULTS

Daylight. Vertical Sky Component (VSC)

The results of the Vertical Sky Component (VSC) computer analysis pertaining to the relevant windows to the existing neighbouring property (The Chestnuts) which is west of the proposed development and the proposed dwelling to Plot One are presented in the Tables and Waldram Diagrams in Appendix D.

It can be seen from the Vertical Sky Component table that all of the windows will meet the BRE 209 guidelines by virtue of the fact that each of the windows far exceeds the criteria of 27% with a marginal improvement post development to all seven assessed windows facing south.

The below graph demonstrates a comparison of the existing established site conditions (pre-development) against the conditions arising following the completion of the development (post-development) to the two eastern most windows of The Chestnuts nearest the proposed Plot One (first floor Family/Games Room and ground floor Study/Storeroom).



Value below which an adverse impact occurs (BRE 209)

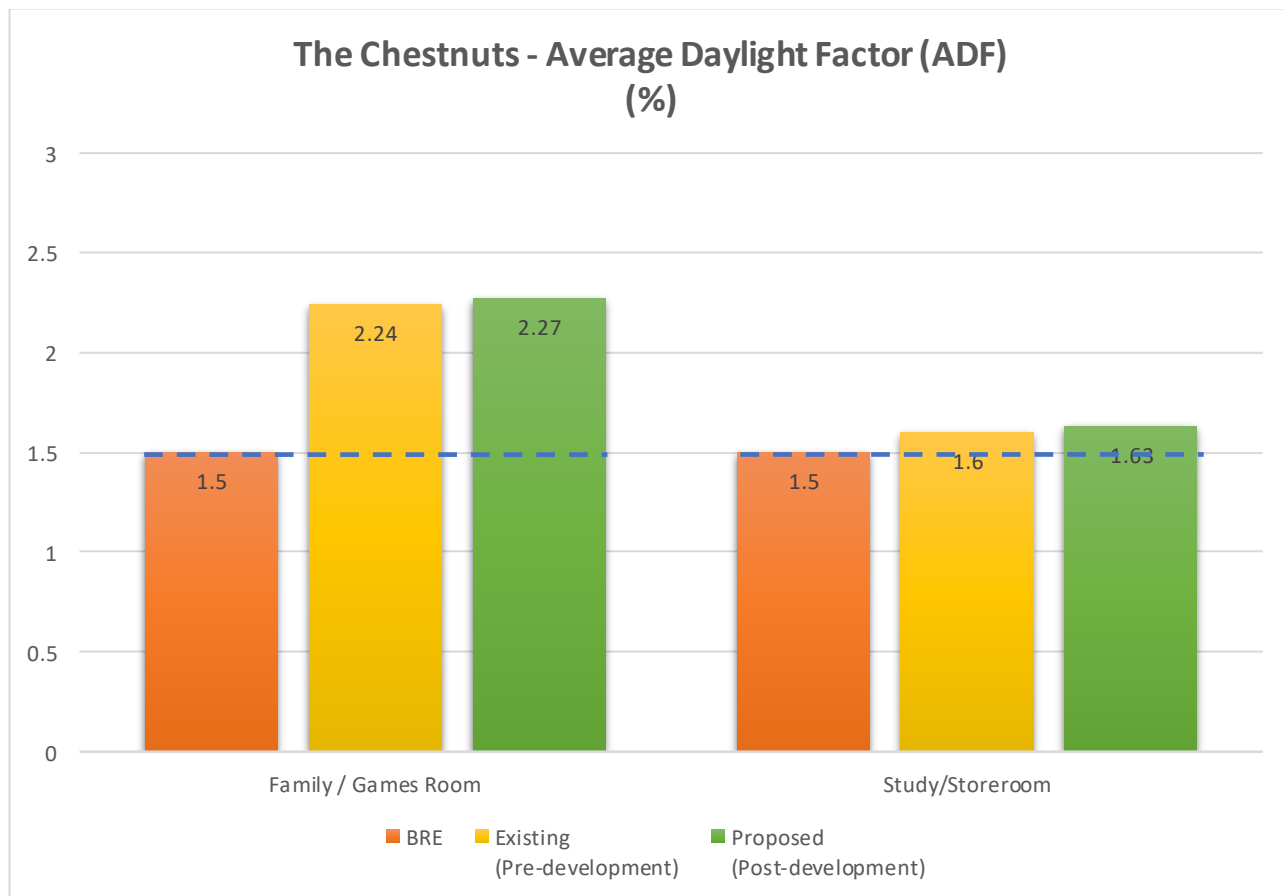


Daylight. Average Daylight Factor (ADF)

The results of the Average Daylight Factor (ADF) computer analysis undertaken on the relevant rooms to the existing neighbouring property (The Chestnuts) which is west of the proposed development and the proposed dwelling to Plot One, are presented in the Tables and Waldrum Diagrams in Appendix E.

It can be seen from the Average Daylight Factor table that all rooms, apart from the kitchen, will meet the BRE 209 guidelines by virtue of the fact that each of the windows far exceeds the criteria with a marginal improvement to all six of the rooms assessed. The kitchen, with an existing value of 1.687721, fails to meet the BRE 209 criteria of 2.0 pre-development. However, with the proposed development implemented, this value increases to 1.735806 with a proposed/existing ratio of 1.0284916 and is therefore noted to be an improvement on the existing situation.

The below graph demonstrates a comparison of the existing established site conditions (pre-development) against the conditions arising following the completion of the development (post-development) to the two eastern most rooms of The Chestnuts nearest the proposed Plot One (first floor Family/Games Room and ground floor Study/Storeroom).



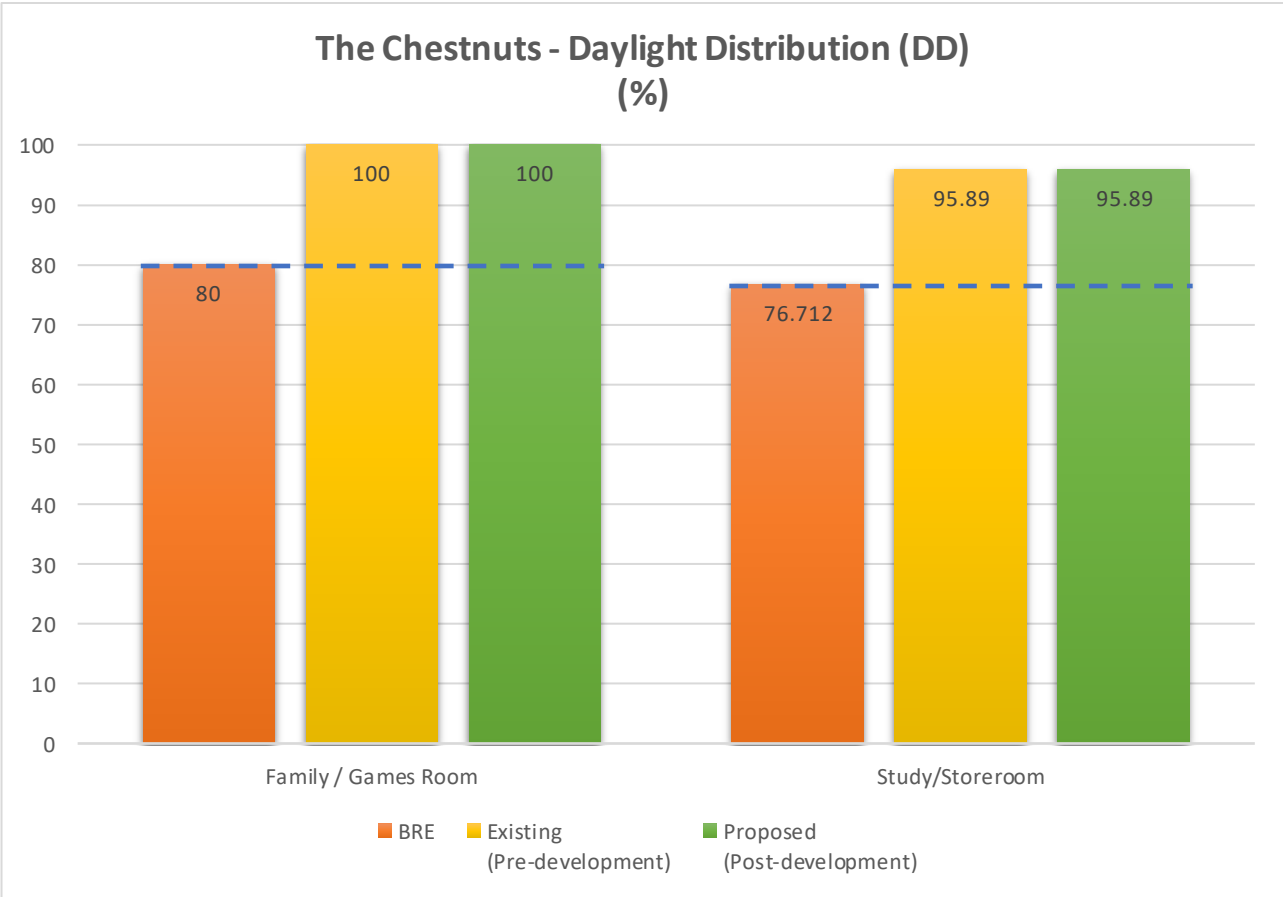
Value below which an adverse impact occurs (BRE 209)

Daylight. Daylight Distribution (DD) or No Sky Line (NSL)

The results of the Daylight Distribution (DD) computer analysis undertaken on the relevant rooms to the existing neighbouring property (The Chestnuts) which is west of the proposed development and the proposed dwelling to Plot One, are presented in the tables in Appendix F.

It can be seen from the table that all rooms will meet the BRE 209 guidelines by virtue of the fact that with the development implemented daylight distribution to all of the rooms remains unchanged.

The below graph demonstrates a comparison of the existing established site conditions (pre-development) against the conditions arising following the completion of the development (post-development) to the two eastern most rooms of The Chestnuts nearest the proposed Plot One (first floor Family/Games Room and ground floor Study/Storeroom).



Value below which an adverse impact occurs (BRE 209)

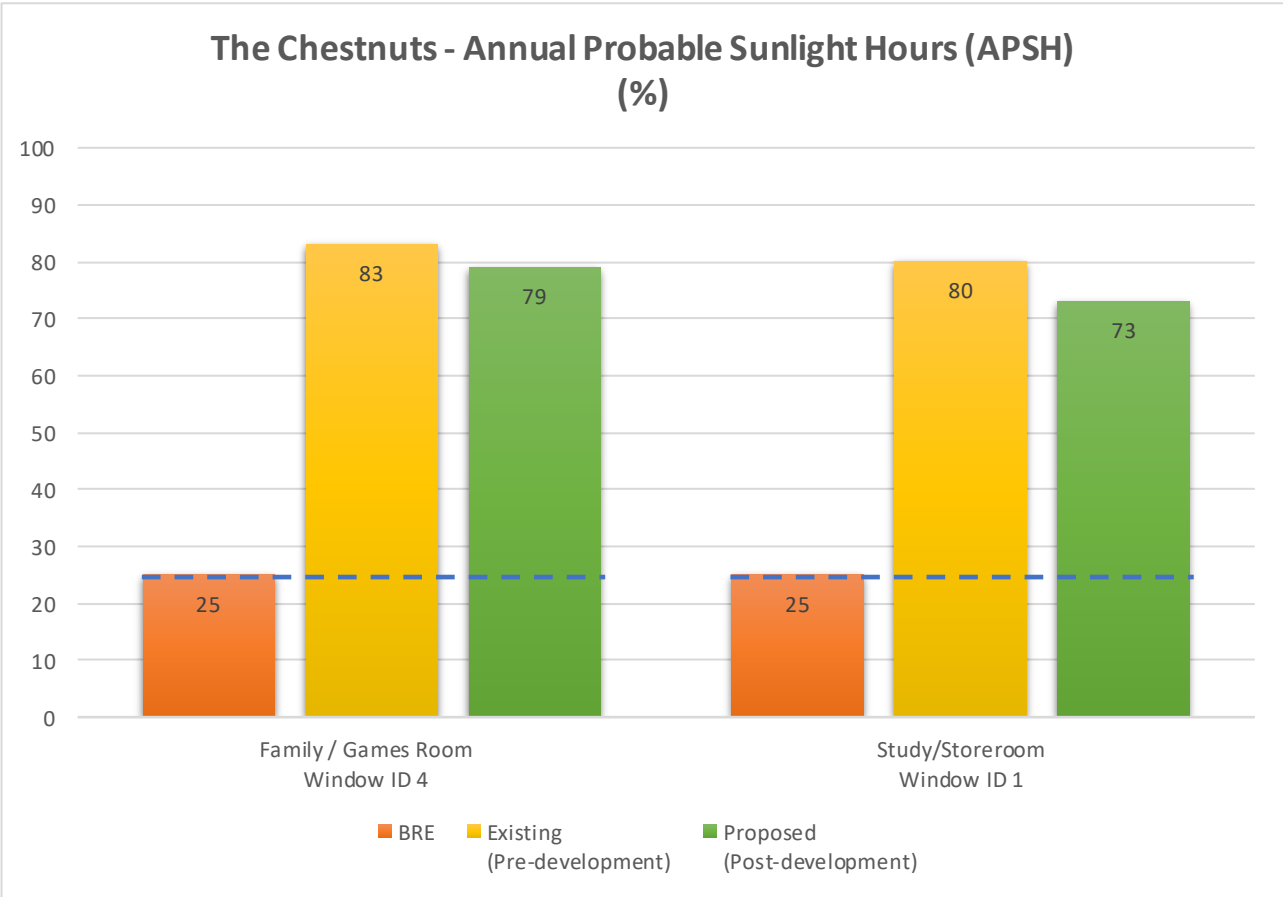


Sunlight. Annual Probable Sunlight Hours (APSH)

The results of the Annual Probable Sunlight Hours (APSH and Winter) computer analysis undertaken on the relevant windows to the existing neighbouring property (The Chestnuts) which is west of the proposed development and proposed dwelling to Plot One, are presented in the tables and Waldram Diagrams in Appendix G.

The Annual Probable Sunlight Hours Table demonstrates that all of the windows will exceed the BRE 209 recommendations of 25% APSH and are within 0.8 of the existing APSH. Actual values range between 73% and 82% APSH with the existing proposed ratios ranging between 0.91 and 0.99.

The below graph demonstrates a comparison of the existing established site conditions (pre-development) against the conditions arising following the completion of the development (post-development) to the two eastern most windows of The Chestnuts nearest the proposed Plot One (first floor Family/Games Room and ground floor Study/Storeroom).



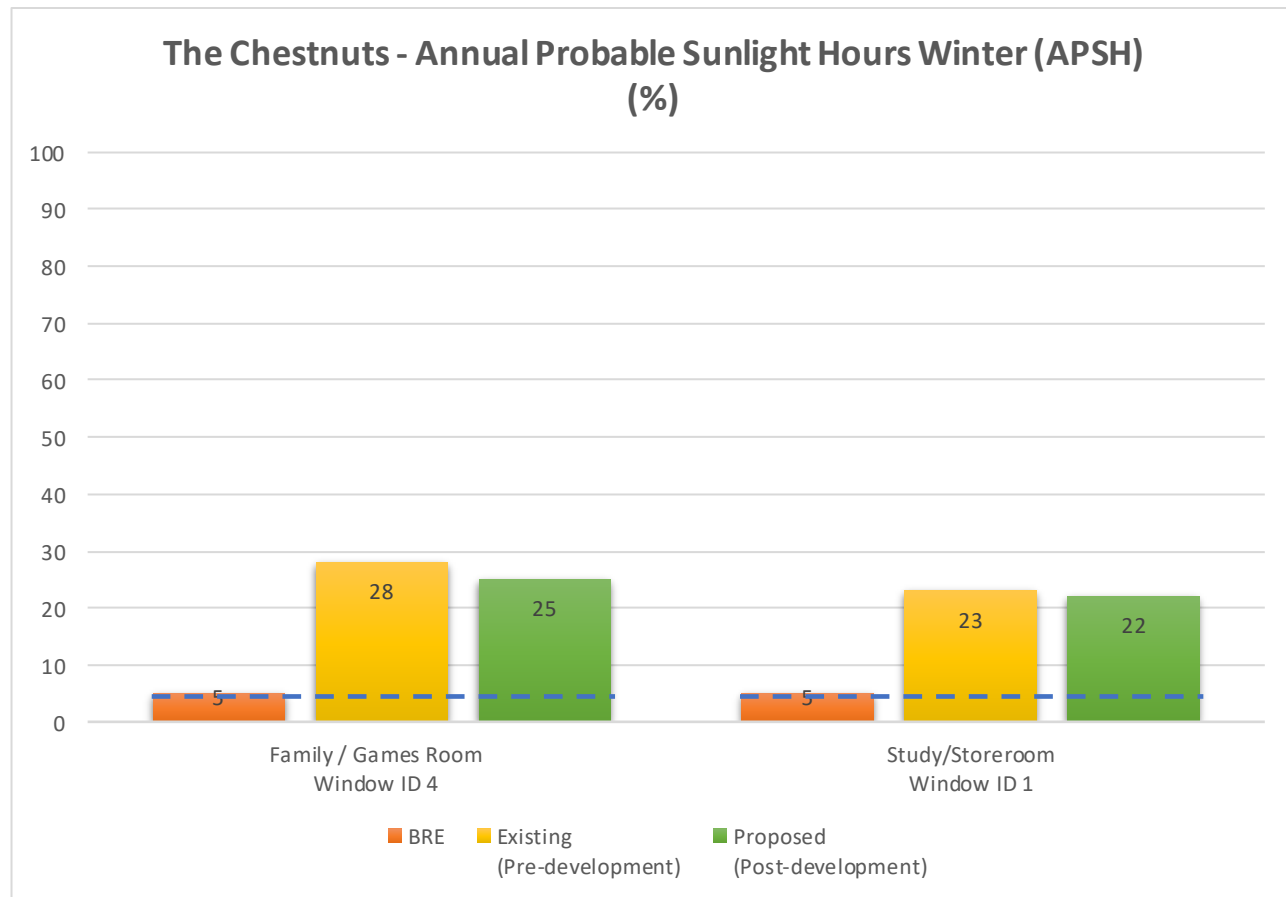
Value below which an adverse impact occurs (BRE 209)



Sunlight Winter

The results contained in the Sunlight table also show that all windows assessed to The Chestnuts will exceed the BRE 209 recommendations of 5% APSH Winter value and are within 0.8 of the existing APSH Winter value. Actual values range between 22% and 28% APSH Winter with the existing proposed ratios ranging between 0.89 and 0.96.

The below graph demonstrates a comparison of the existing established site conditions (pre-development) against the conditions arising following the completion of the development (post-development) to the two eastern most windows of The Chestnuts nearest the proposed Plot One (first floor Family/Games Room and ground floor Study/Storeroom).

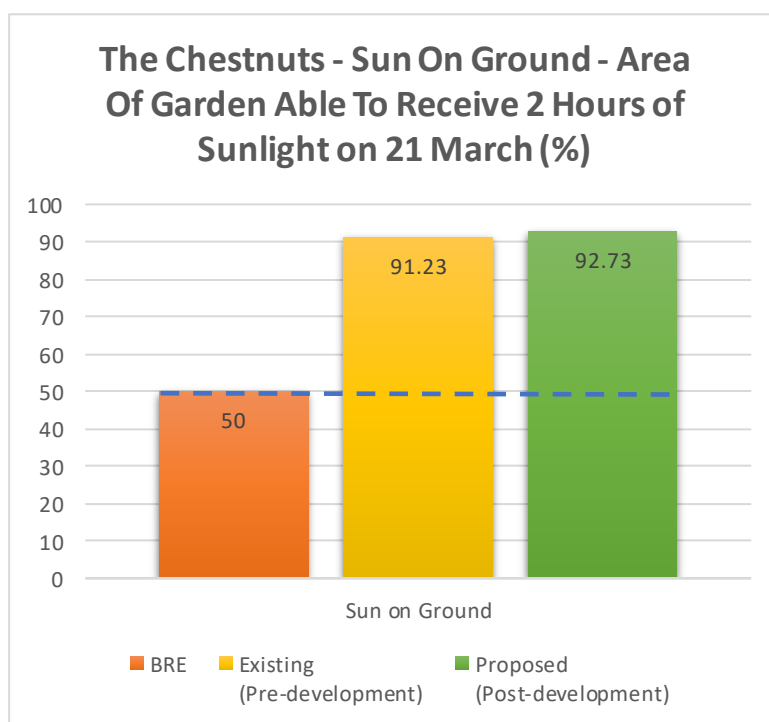


Sunlight. Sun On The Ground (Overshadowing)

The results of the Sun On The Ground computer analysis undertaken on the amenity area (garden) to the rear of the existing neighbouring property (The Chestnuts) which is west of the proposed development and proposed dwelling to Plot One, are presented in the tables and images in Appendix H.

The outputs of the computer analysis contained in the table concludes that 91.23% of the amenity area will receive at least two hours of sunlight on the 21 March as existing, and 92.73% with the development implemented, resulting in a proposed existing ratio of 1.01. This far exceeds the BRE 209 recommended values of two hours of sunlight on the 21 March to 50% of the amenity area and a proposed existing ratio of 0.8.

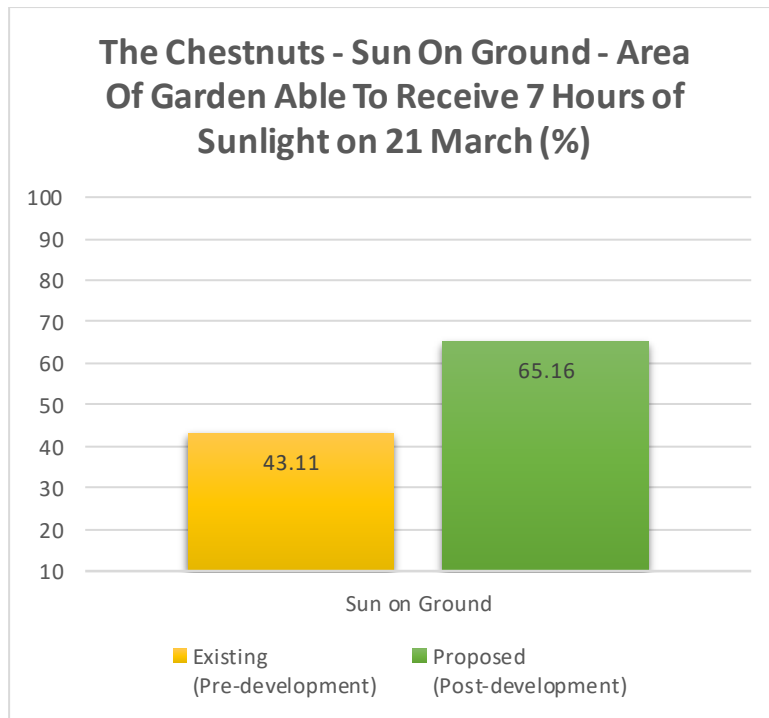
The below graph demonstrates a comparison of the existing established site conditions (pre-development) against the conditions arising following the completion of the development (post-development) using the BRE benchmark of 2 hours of sunlight to 50% of the garden on the 21 March.



Value below which an adverse impact occurs (BRE 209)

Further computer analysis was undertaken for sun on the ground to the amenity area to The Chestnuts for time periods of three hours to seven hours on the 21 March/21 September, the results of these additional calculations are presented in Appendix H. These reveal that under the existing conditions 43.11% of the rear garden to The Chestnuts is able to receive seven hours of sunlight, whilst with the development implemented 65.16% of the rear garden to The Chestnuts is able to receive seven hours of sunlight.

The below graph demonstrates a comparison of the existing established site conditions (pre-development) against the conditions arising following the completion of the development (post-development) for the percentage of rear garden to The Chestnuts able to receive 7 hours of sunlight on the 21 March/21 September.



Visual Output VSCand APSH

For a visual output of the Vertical Sky Component (VSC) and Annual Probable Sunlight Hours, Summer and Winter, (APSH) computer analysis see Appendix I Neighbouring Property VSC APSH Indicator/Numerical Output South Elevation.

CONCLUSION

This report has been prepared to consider the potential daylight and sunlight effects of Plot One of the proposed development on the property located immediately west of Plot One, known as The Chestnuts. The quality of daylight and sunlight within the neighbouring residential property has been assessed using the Vertical Sky Component (ASC), Average Daylight Factor (ADF), Daylight Distribution (DD) or No Sky Line (NSL), Annual Probable Sunlight Hours (APSH and Winter) and Sunlight Amenity Assessment (Overshadowing) methods as recommended within the Building Research Establishments publication 'Site layout Planning for Daylight and Sunlight, A Guide to Good Practice' (BRE 209).

To assess the development's potential impact on daylight and sunlight on the neighbouring property a computer baseline assessment of all the windows and glazed doors of rooms which face within 90 degrees of due south has been completed. Where rooms are served by more than one window, all of these windows were taken into account when calculating a rooms Average Daylight Factor (ADF) and Daylight Distribution (DD) or No Sky Line (NSL). The resulting data from the computer analysis is contained in the appendices to this report.

Daylight. Vertical Sky Component (VSC)

A window may be adversely affected if the Vertical Sky Component (VSC) measured at the centre of the window is less than 27% and less than 0.8 times of its former value.

It can be seen from the Vertical Sky Component table that all of the windows will meet the BRE guidelines by virtue of the fact that each of the windows far exceeds the BRE criteria of 27% with a marginal improvement to all seven assessed windows facing south. Proposed/Existing ratios range from between 1 to 1.03.

Daylight. Average Daylight Factor (ADF)

A room may be adversely affected if the Average Daylight Factor (ADF) is less than 1% for a Bedroom, 1.5% for a living room, or 2% for a kitchen.

It can be seen from the Average Daylight Factor table that all rooms, apart from the kitchen, will meet the BRE guidelines by virtue of the fact that each of the rooms far exceeds the BRE criteria with a marginal improvement to all six of the rooms assessed. The kitchen, with an existing value of 1.687721, fails to meet the BRE criteria of 2.0 pre-development. However, with the proposed development implemented, this value increases to 1.735806 with a proposed/existing ratio of 1.0284916 and is therefore noted to be an improvement on the existing situation. Proposed/Existing ratios range from between 1.0116076 to 1.0284916.

Daylight. Daylight Distribution (DD) or No Sky Line (NSL)

Daylight Distribution (DD) or No Sky Line (NSL). A room may be adversely affected if, following the proposed development, the area of the working plane that receive direct sunlight is less than 0.8 times its former value.

It can be seen from the table that all rooms will meet the BRE guidelines by virtue of the fact that with the development implemented daylight distribution to all of the rooms remains unchanged. Proposed/Existing ratios are all maintained at 1.

Sunlight. Annual Probable Sunlight Hours (APSH)

A window may be adversely affected if a point at the centre of the window receives in the year less than 25% of the Annual Probable Sunlight Hours (APSH) and less than 0.8 times its former sunlight hours.

The Annual Probable Sunlight Hours Table demonstrates that all of the windows will exceed the BRE recommendations of either 25% APSH and within 0.8 of the existing APSH. Actual values range between 73% and 82% APSH with the existing proposed ratios ranging between 0.91 and 0.99.

Sunlight Winter

A window may be adversely affected if a point at the centre of the window receives in the winter less than 5% of the Annual Probable Sunlight Hours (APSH) and less than 0.8 times its former sunlight hours.

The results contained in the Sunlight Winter table show that all windows will exceed the BRE recommendations of 5% APSH Winter value and are within 0.8 of the existing APSH Winter value. Actual values range between 22% and 28% APSH Winter with the existing proposed ratios ranging between 0.89 and 0.96.

Sunlight. Sun On The Ground (Overshadowing)

An amenity space to a residential property may be adversely affected if; following the proposed development the amenity area receives less than two hours of direct sunlight on the 21 March across 50% of its area, or if the area which can receive two hours of sunlight on the 21 March is less than 0.8 times its former value.

The outputs of the computer analysis contained in the table concludes that 91.23% of the amenity area will receive at least two hours of sunlight on the 21 March as existing, and 92.73% with the development implemented, resulting in a proposed existing ratio of 1.01. This far exceeds the BRE recommended values of two hours of sunlight on the 21 March to 50% of the amenity area and a proposed existing ratio of 0.8.

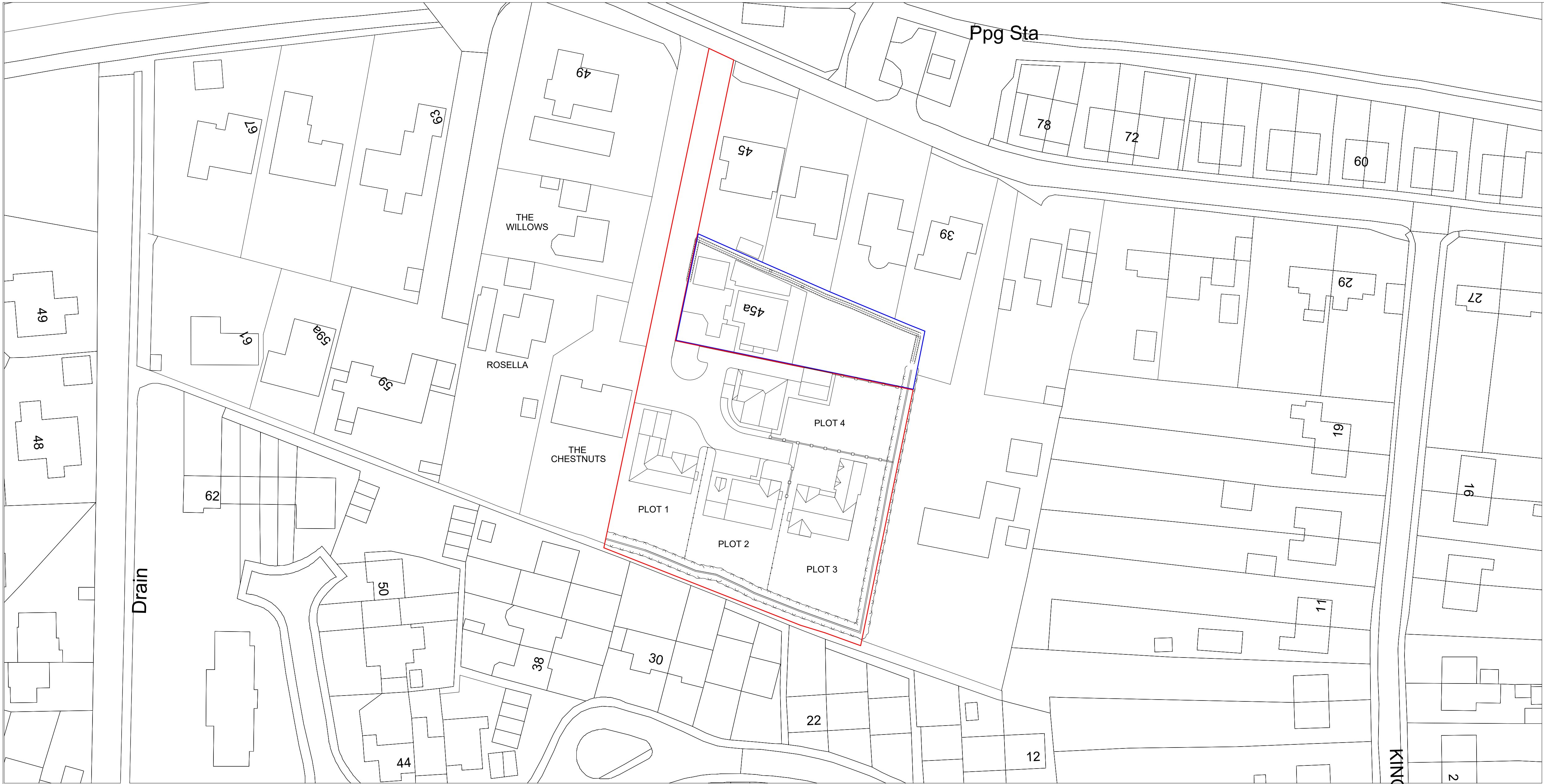
Further computer analysis was undertaken for sun on the ground to the amenity area to The Chestnuts for time periods of three hours to seven hours on the 21 March/21 September. These reveal that under the existing conditions 43.11% of the rear garden to The Chestnuts is able to receive seven hours of sunlight, whilst with the development implemented, 65.16% of the rear garden to The Chestnuts is able to receive seven hours of sunlight.

The development will therefore result in a 22% gain in the amount of rear garden area to The Chestnuts which is able to receive a possible seven hours of direct sunlight on the 21 March/21 September.

To conclude, an assessment has been carried out to determine the daylight, sunlight, and overshadowing impacts of the proposed development on the existing neighbouring property (The Chestnuts) in accordance with the national BRE 209 standards.

The findings of this report identify that not only are the recommendations of the BRE 209 satisfied, but they are greatly exceeded. The values have been applied flexibly to assess the change in established circumstances post-development which confirm acceptable living standards will clearly be maintained with no material harm being caused to the amenity of the Chestnuts in terms of daylight, sunlight, and overshadowing.

APPENDIX A



PROPOSED BLOCK PLAN (1:500)

NOTES:

- FINISHED GROUND FLOOR LEVEL OF ALL PLOTS TO BE SET AT 3.5m AOD NEWLYN
- SURFACE WATER RUN-OFF FROM THE ROOFS OF THE PROPOSED DWELLINGS AND DETACHED GARAGE SHOULD BE DISCHARGED INTO SOAKAWAY CRATES. 120L CAPACITY WATER BUTTS PROVIDED TO THE REAR OF ALL PLOTS TO INTERCEPT AND STORE RAINWATER. THE INFILTRATION SYSTEM TOGETHER WITH ASSOCIATED DRAINAGE SHOULD BE DESIGNED TO BRE DIGEST 365 AND MEET THE REQUIREMENTS OF PART H OF BUILDING REGULATIONS
- FLOOD RESILIENT & RESISTANT CONSTRUCTION UP TO 300mm ABOVE FINISHED GROUND FLOOR LEVEL
- EXISTING ACCESS DRIVE TO BE UPGRADED FROM EXISTING LOOSE LIMESTONE FORMATION TO A PERMEABLE BLOCK PAVING SPECIFICATION. PRIVATE DRIVEWAYS TO BE EITHER GRAVEL OR PERMEABLE BLOCK PAVING TO ENSURE SUDS ARE INCORPORATED TO ALL VEHICLE SURFACES
- ALL PLOTS TO HAVE PRIVATE PARKING PROVISIONS WITH A MINIMUM OF THREE SPACES PER DWELLING
- ALL REFUSE TO BE STORED AT EACH PROPERTY UNTIL COLLECTION DAY WHEN IT WILL BE TAKEN TO THE DESIGNATED COLLECTION POINT AT THE HEAD OF THE ACCESS DRIVE OFF LOW LANE
- ALL FOUL WATER VIA EXISTING 150MM DIAMETER FOUL WATER SEWER DISCHARGING INTO PUBLIC FW SEWER IN LOW LANE
- 2 No MIN ELECTRIC VEHICLE CHARGING POINTS TO BE PROVIDED TO EACH DWELLING
- SOUTH FACING GABLE ROOFS TO INCORPORATE SOLAR PV PANELS.
- EXTERNAL FACING BRICKWORK TO CONSIST RED MULTISTOCK BLEND. ROOF TILES TO BE DOUBLE PANTILES COLOUR TBC. WINDOWS AND DOORS TO BE PVCu AND ALUMINUM (COLOUR TBC)
- BOUNDARY TREATMENT TO CONSISTS OF TIMBER FENCING, BRICKWORK WALLS, METAL RAILINGS AND HEDGED SEPARATION
- BOUNDARY TREATMENT TO INCORPORATE DISCREET GROUND LEVEL APERTURES TO ALLOW UNRESTRICTED MOVEMENT OF FORAGING WILDLIFE
- INTEGRATED HABITAT BAT BOXES, SWIFT BRICKS AND SPARROW TERRACES TO BE INCORPORATED INTO ALL SUITABLE ELEVATIONS
- NATIVE WILDFLOWER PLANTING TO BE INCORPORATED INTO THE LANDSCAPING SCHEME TO IMPROVE BIO-DIVERSITY
- LOG PILES TO BE INCORPORATED WITHIN THE EXISTING RETAINED HEDGE
- ACCESS TO BUILDING FOR FIRE FIGHTING APPLIANCES AND FIRE FIGHTERS TO SATISFY BUILDING REGULATIONS 2010 PART B5
- MINIMUM WIDTH OF 3.7m BETWEEN KERBS FOR VEHICLE ACCESS ROADS
- MINIMUM TURNING CIRCLE BETWEEN KERBS FOR PUMPS TO BE 16.8m. ACTUAL TURNING CIRCLE BETWEEN KERBS 17.52m
- MINIMUM TURNING CIRCLE BETWEEN WALLS FOR PUMPS TO BE 19.2m
- TURNING FACILITY TO BE PROVIDED WHERE DEAD-END ACCESS ROUTE EXCEEDS 20m
- ACCESS ROAD SURFACE TO BE CONSTRUCTED WITH MINIMUM CARRYING CAPACITY OF 18 TONNES FOR PUMPING APPLIANCES
- EXISTING ACCESS WITHIN THE EXTENTS OF THE PUBLIC HIGHWAY TO BE UPGRADED TO A BOUND MATERIAL CONSTRUCTED IN ACCORDANCE WITH LINCOLNSHIRE COUNTY COUNCIL SPECIFICATION



FIRE FIGHTING APPLIANCE TURNING FACILITY (1:100)



PROPOSED SITE PLAN (1:200)

Notes as Applicable

GENERAL

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ANYALL OTHER DOCUMENTS ISSUED FOR THIS PROJECT. THESE INCLUDE CONTRACT DRAWINGS, SPECIFICATIONS & SCHEDULE OF WORKS.
2. ALL BUILDING MATERIALS SPECIFIED SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, BRITISH STANDARD CODES OF PRACTICE AND SHALL BE TO THE SATISFACTION OF THE LOCAL AUTHORITY & CONTRACT ADMINISTRATOR.
3. ALL STRUCTURAL WORKS ARE TO BE CARRIED OUT IN FULL ACCORDANCE WITH STRUCTURAL ENGINEER'S APPROVED CALCULATIONS AND DETAILS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL SURVEYOR.
4. ALL WORKS ON SITE TO BE CARRIED OUT IN FULL ACCORDANCE WITH THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 AND CURRENT HEALTH & SAFETY LEGISLATION.
5. THE CONTRACTOR MUST SITE CHECK ALL DIMENSIONS PRIOR TO ORDERING MATERIALS. FIGURED DIMENSIONS ARE TO BE USED FOR TENDER PURPOSES ONLY. DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE CONTRACT ADMINISTRATOR BEFORE PROCEEDING.

-	--		--
-	--		--
-	--		--
-	--		--
-	--		--
A	Revised Plot 1	26/05/2022	DR
REV	AMENDMENTS	DATE	BY

Project:
DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 4NO. DETACHED DWELLINGS AND 1NO. DETACHED GARAGE.
LAND KNOWN AS 47 LOW LANE
HOLBEACH
LINCOLNSHIRE
PE12 7PW

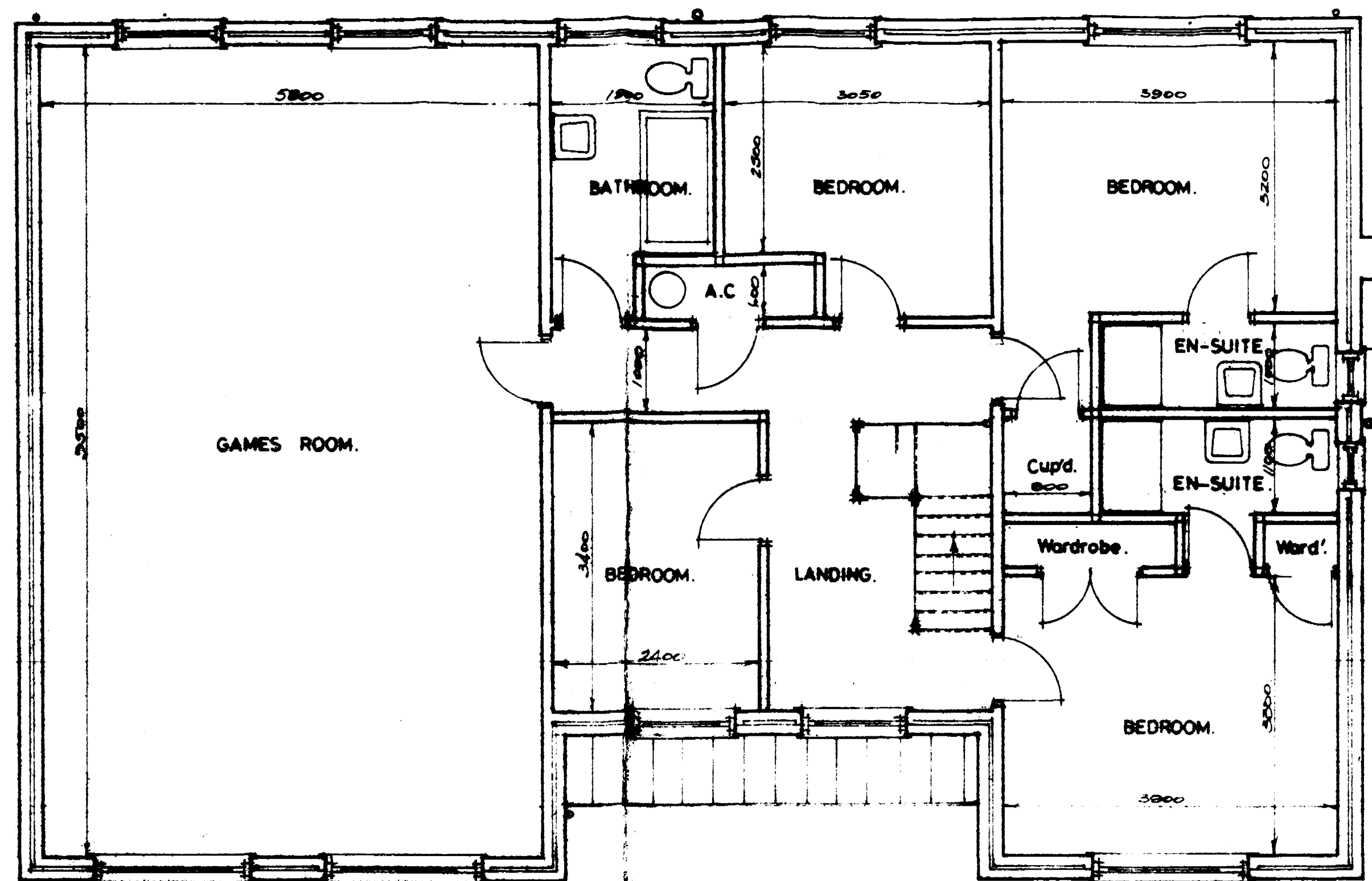
Applicant:
MR D J RULEWSKI & MR A T RULEWSKI

Drawing:
BLOCK & SITE PLANS

Sheet Size: A0	Project No: -
Drawing No: 001	Revision: A
Date: 26 May 2022	Drawn: DR
Scale: 1:100, 1:200 & 1:500	Checked: RR Approved: DR

APPENDIX B

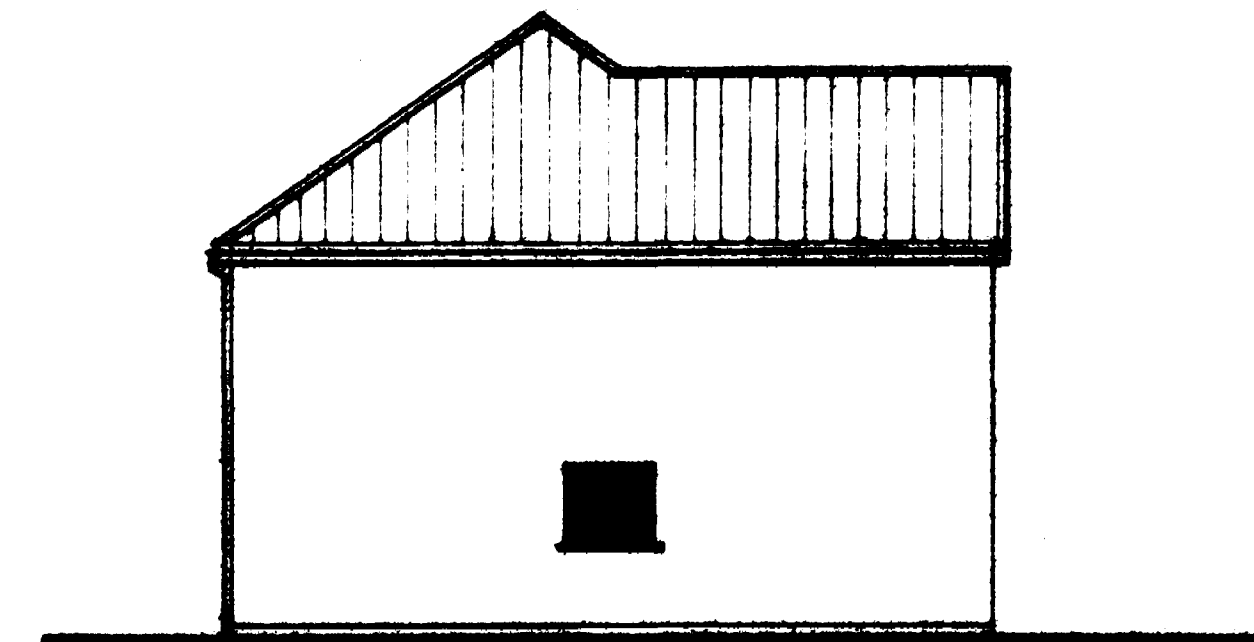
APPENDIX C



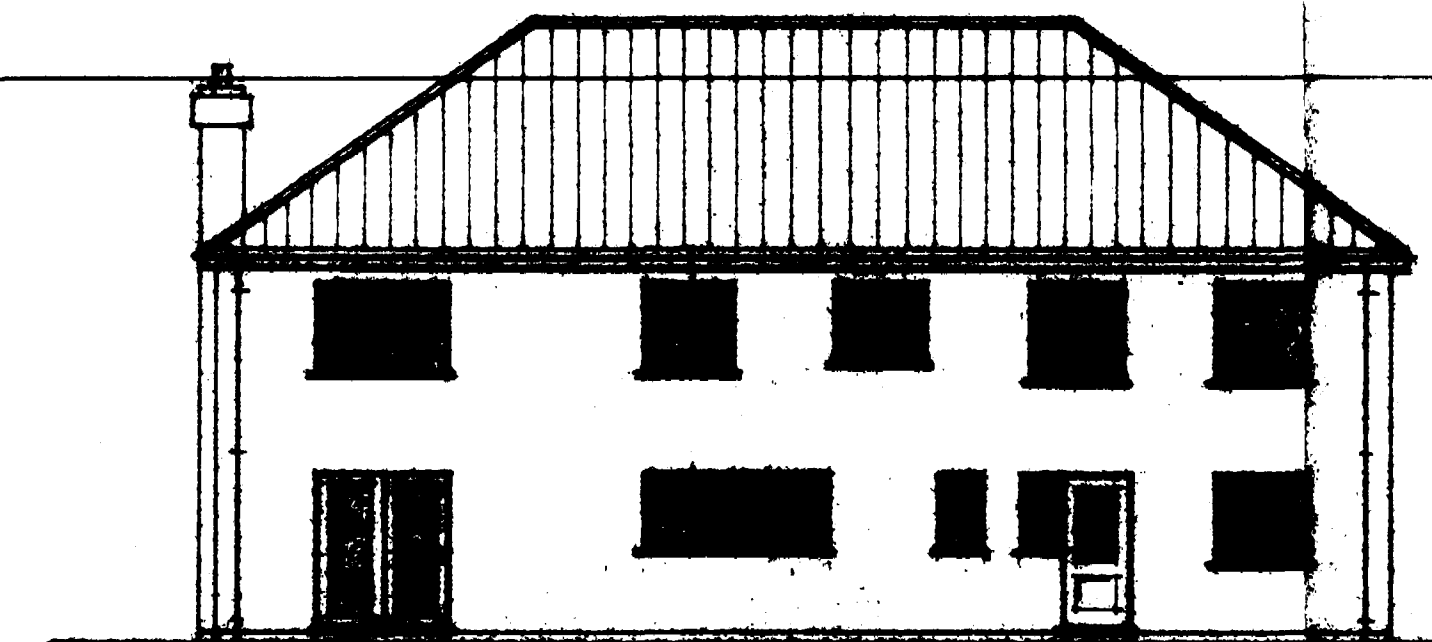
FIRST FLOOR PLAN



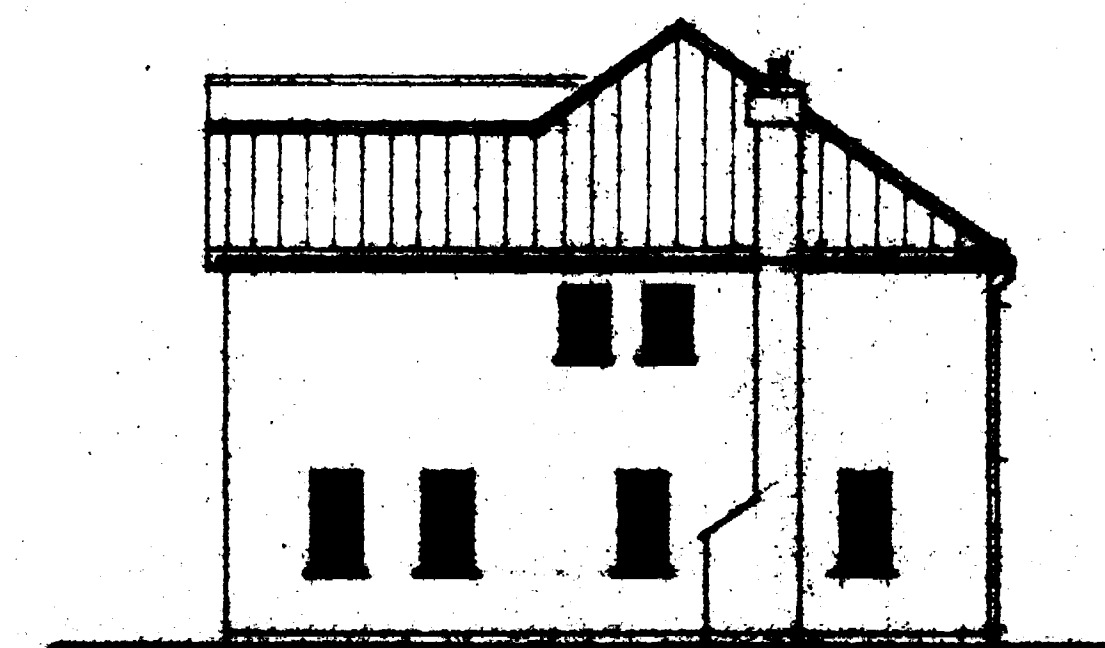
FRONT



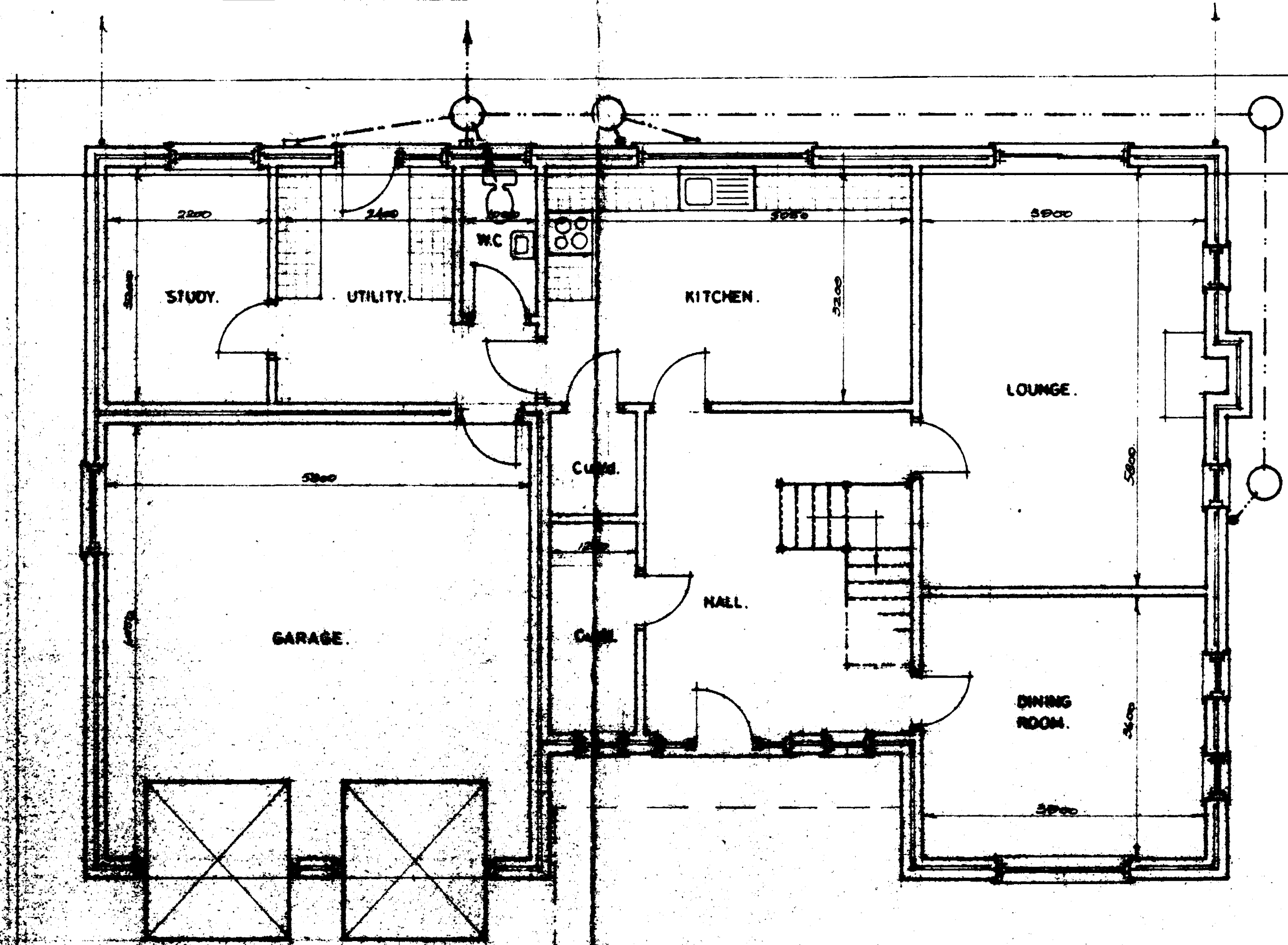
SIDE



REAR



SIDE



GROUND FLOOR PLAN

3, MAY 1991
REF...490191

G. R. MERCHANT
I. ENG. AMICE, FAWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0408) 378883.

PROJECT:
4 BEDROOM HOUSE & GARAGE
OFF LOW LANE,
HOLBEACH.

CLIENT:
M. BRADLEY,
25 OLD MAIN ROAD,
FRODOCK,
BOSTON, Lincs.

SCALE: 1/50 & 1/100. DATE: MAY 1991.

DRAWING No.: MB. 1.
REVISIONS:

APPENDIX D

Appendix D

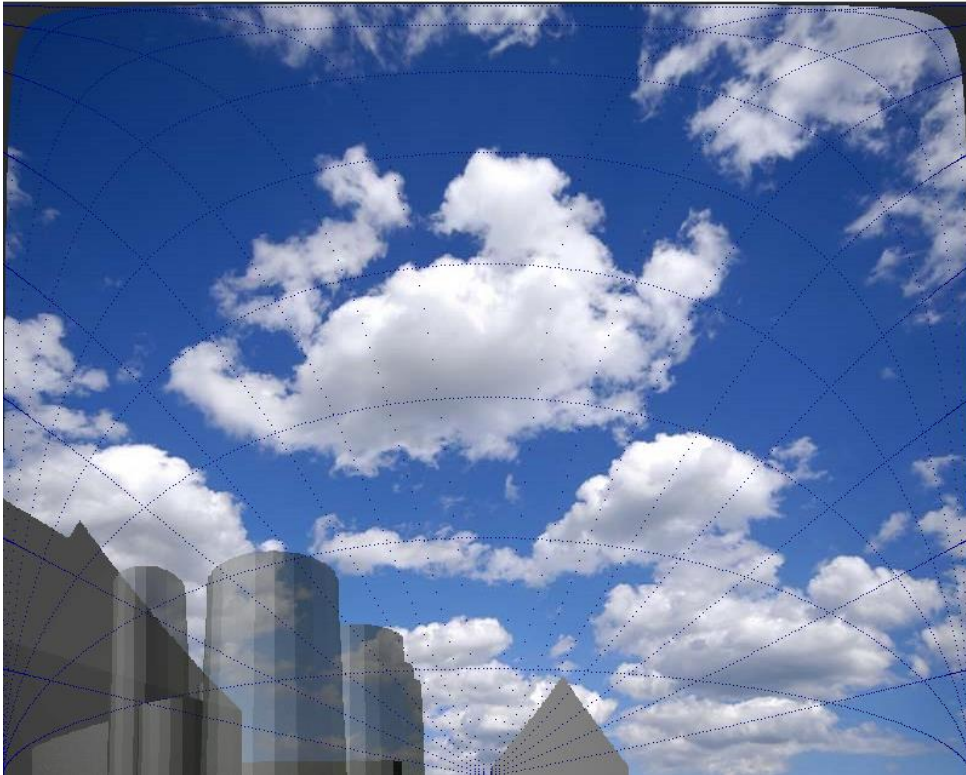
Project: Proposed Development at Land known as 47 Low Lane Holbeach Lincs
Drawing Ref MBS BRE 209 Daylight Sunlight Assessment The Chestnuts
Daylight and Sunlight Neighbouring Property Assessment
Computer Analysis: Vertical Sky Component (VSC)

Floor Name	Window Name	Window ID	Window Orientation	VSC Existing	VSC Proposed	Proposed/ Existing	Meets BRE Criteria
First	W1	4	194°	35.449531	36.201537	1.02	Yes
First	W2	5	194°	36.055516	37.162477	1.03	Yes
First	W3	6	194°	37.232276	38.097571	1.02	Yes
First	W4	7	194°	37.749735	38.349993	1.02	Yes
First	W5	8	14°N	37.393232	37.393232	1	Yes
First	W6	9	14°N	37.408244	37.408244	1	Yes
Ground	W1	1	194°	32.925922	33.194441	1.01	Yes
Ground	W2	2	194°	35.883958	36.925376	1.03	Yes
Ground	W3	3	194°	35.745984	36.509366	1.02	Yes
Ground	W4	10	284°N	37.651149	37.651149	1	Yes
Ground	W5	11	284°N	39.295534	39.295534	1	Yes

Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_First_W1

Rev A

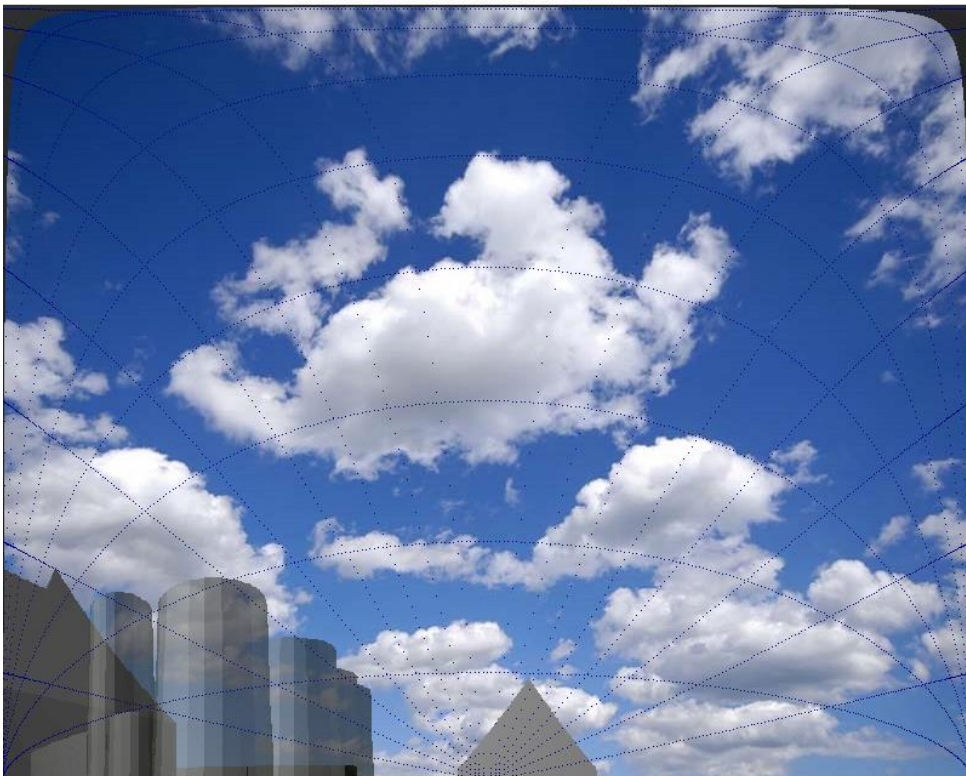
Existing: 35.45
Proposed: 36.2



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_First_W2

Rev A

Existing: 36.06
Proposed: 37.16



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_First_W3

Rev A

Existing: 37.23
Proposed: 38.1



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_First_W4

Rev A

Existing: 37.75
Proposed: 38.35



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_First_W5

Rev SC

Existing: 37.39
Proposed: 37.39



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_First_W6

Rev SC

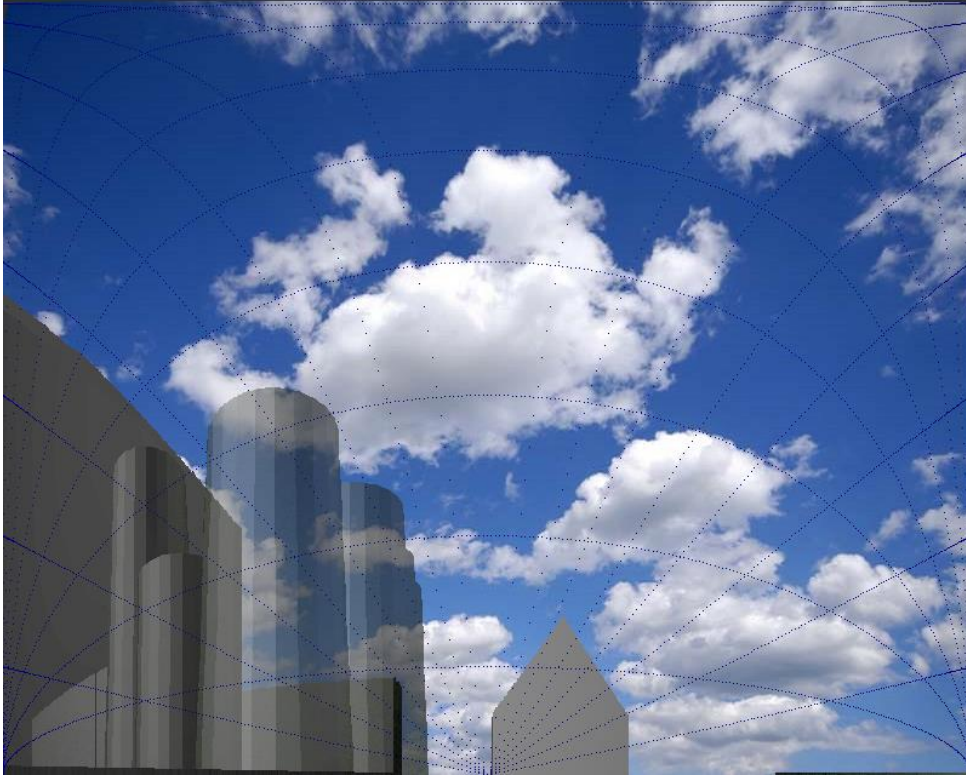
Existing: 37.41
Proposed: 37.41



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_Ground_W1

Rev A

Existing: 32.93
Proposed: 33.19



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_Ground_W2

Rev A

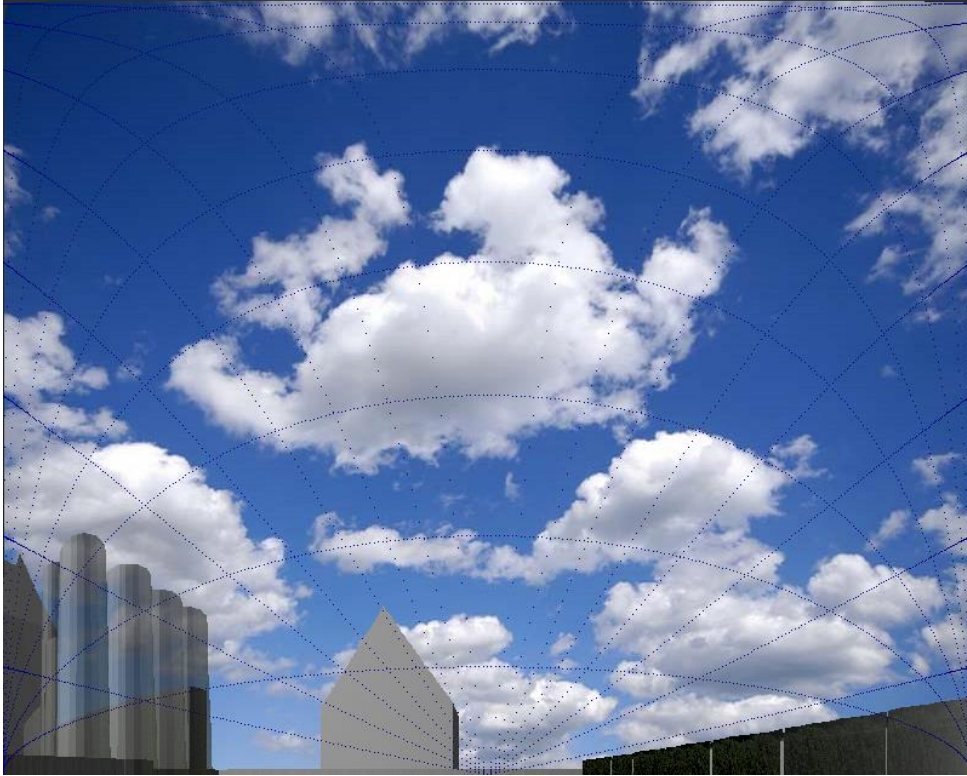
Existing: 35.88
Proposed: 36.93



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_Ground_W3

Rev A

Existing: 35.75
Proposed: 36.51



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_Ground_W4

Rev A

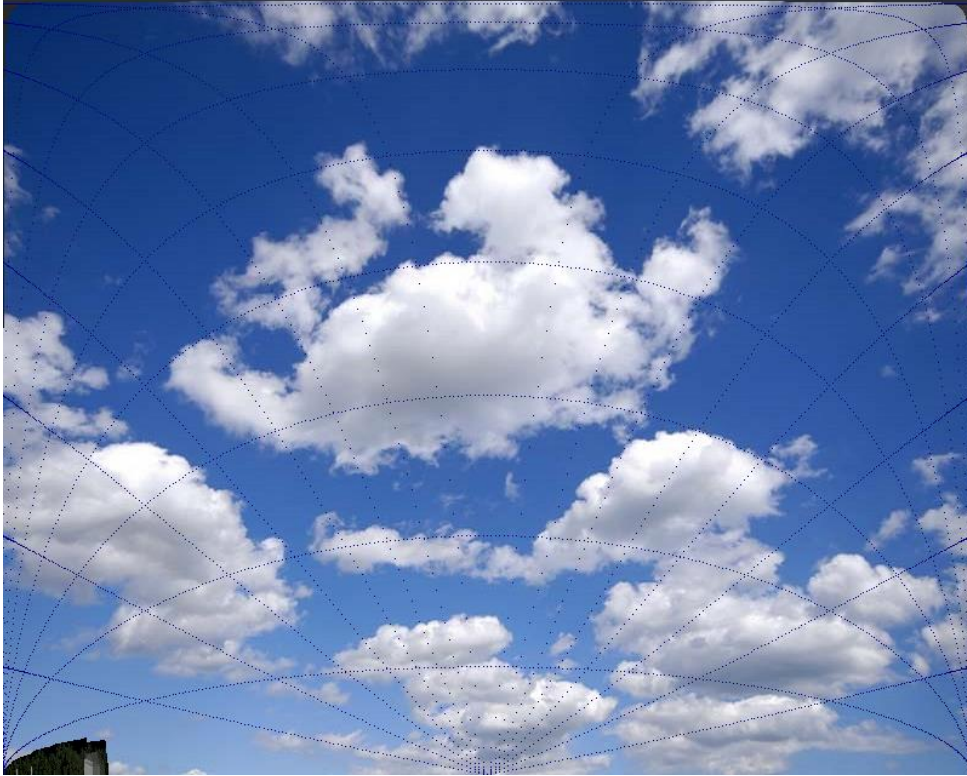
Existing: 37.65
Proposed: 37.65



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_Ground_W5

Revised

Existing: 39.3
Proposed: 39.3



APPENDIX E

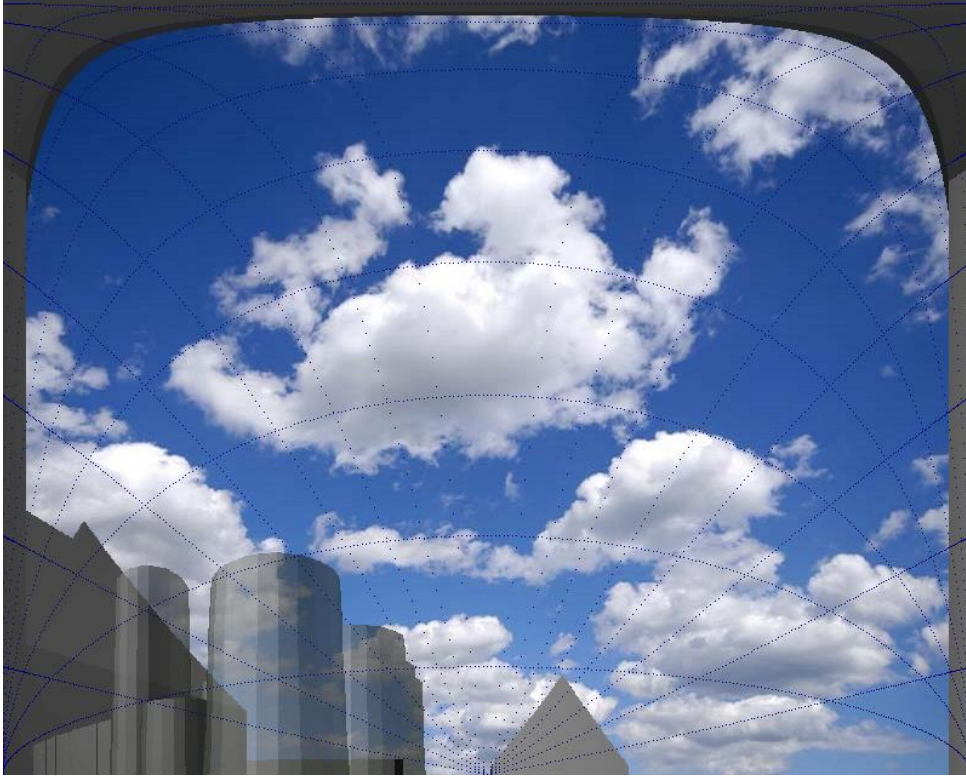
Appendix E

Project: Proposed Development at Land known as 47 Low Lane Holbeach Lincs
Drawing Ref MBS BRE 209 Daylight Sunlight Assessment The Chestnuts
Daylight and Sunlight Neighbouring Property Assessment
Computer Analysis: Average Daylight Factor (ADF)

Floor Name	Room Name	Room Use	Window Ref	Glass Tran	Glazed Area	Clear Sky Ex	Clear Sky Pro	Room Surface Area	ASR	BWPF	ADF Ex	ADF Pro	ADF Req'd	PR/EX	SC Ex	SC Pro	Meets BRE
First	R1	Family/ Games Room	W1	0.68	1.296	73.92	75.83	185.372	0.5	1	0.431137	0.44226			32.32	33.31	
First	R1	Family/ Games Room	W2	0.68	1.296	75.06	77.62	185.372	0.5	1	0.437737	0.452682			32.91	34.20	
First	R1	Family/ Games Room	W5	0.68	1.944	78.69	78.69	185.372	0.5	1	0.688423	0.688423			34.73	34.73	
First	R1	Family/ Games Room	W6	0.68	1.944	78.69	78.69	185.372	0.5	1	0.688414	0.688414			34.73	34.73	
											2.245711	2.271779	1.5	1.0116076			Yes
First	R2	Bed	W3	0.68	1.152	76.77	78.78	50.77	0.5	1	1.453095	1.49116			33.78	34.77	
											1.453095	1.49116	1	1.0261958			Yes
First	R3	Bed	W4	0.68	1.728	79.13	80.47	60.46	0.5	1	1.886573	1.918658			34.94	35.58	
											1.886573	1.918658	1	1.0170072			Yes
Ground	R1	Study	W1	0.68	1.152	68.65	69.88	41.080	0.5	1	1.605841	1.63479			29.43	30.13	
											1.605841	1.63479	1.5	1.0180269			Yes
Ground	R2	Kitchen	W2	0.68	2.016	74.18	76.29	73.912	0.5	1	1.687721	1.735806			32.45	33.54	
											1.687721	1.735806	2	1.0284916			No
Ground	R3	Living	W3-L	0.68	0.8352	74.89	76.65	92.716	0.5	0.15	0.084416	0.086403			32.82	33.72	
Ground	R3	Living	W3-U	0.68	2.3328	78.48	80.20	92.716	0.5	1	1.647273	1.683342			34.63	35.45	
Ground	R3	Living	W4	0.68	0.648	75.70	75.70	92.716	0.5	1	0.441376	0.441376			33.24	33.24	
Ground	R3	Living	W5	0.68	0.648	78.69	78.69	92.716	0.5	1	0.45877	0.45877			34.73	34.73	
											2.631834	2.669891	1.5	1.0144602			Yes

Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_First_W1

RADE VSC Existing: 32.32
Proposed: 33.31



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_First_W2

RADE VSC Existing: 32.91
Proposed: 34.2



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_First_W3

RADE VSC Existing: 33.78
Proposed: 34.77



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_First_W4

RADE VSC Existing: 34.94
Proposed: 35.58



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_First_W5

RADE VSC Existing: 34.73
Proposed: 34.73



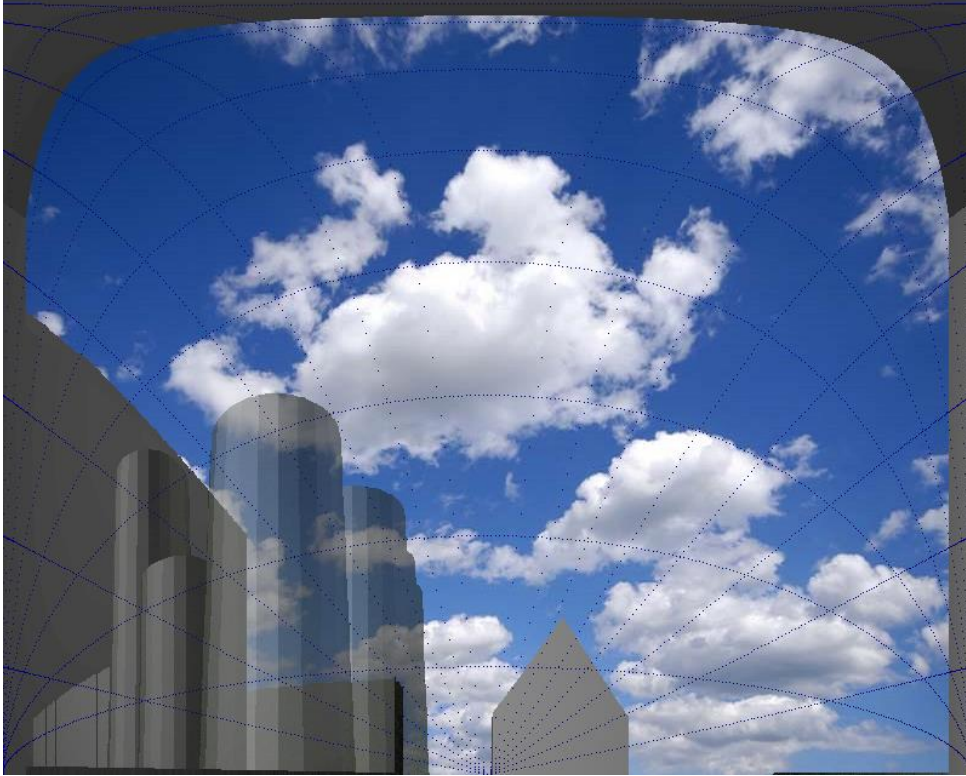
Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_First_W6

RADE VSC Existing: 34.73
Proposed: 34.73



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_Ground_W1

RADE VSC Existing: 29.43
Proposed: 30.13



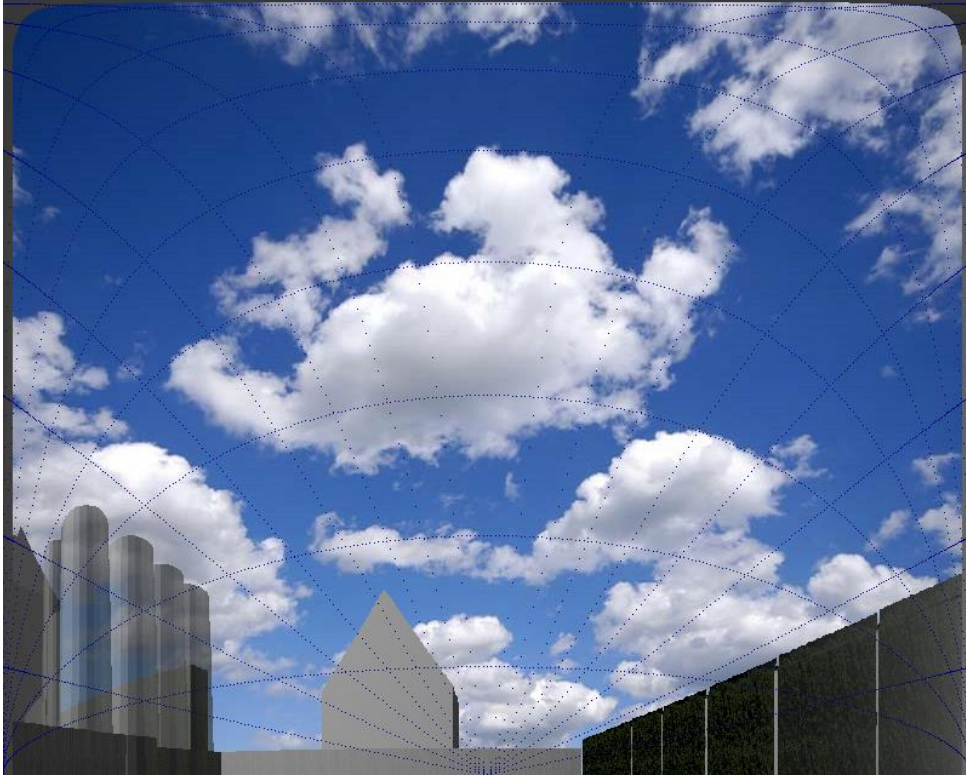
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Window Ref: The Chestnuts-Plot One Rev A_Ground_W2

RADE VSC Existing: 32.45
Proposed: 33.54



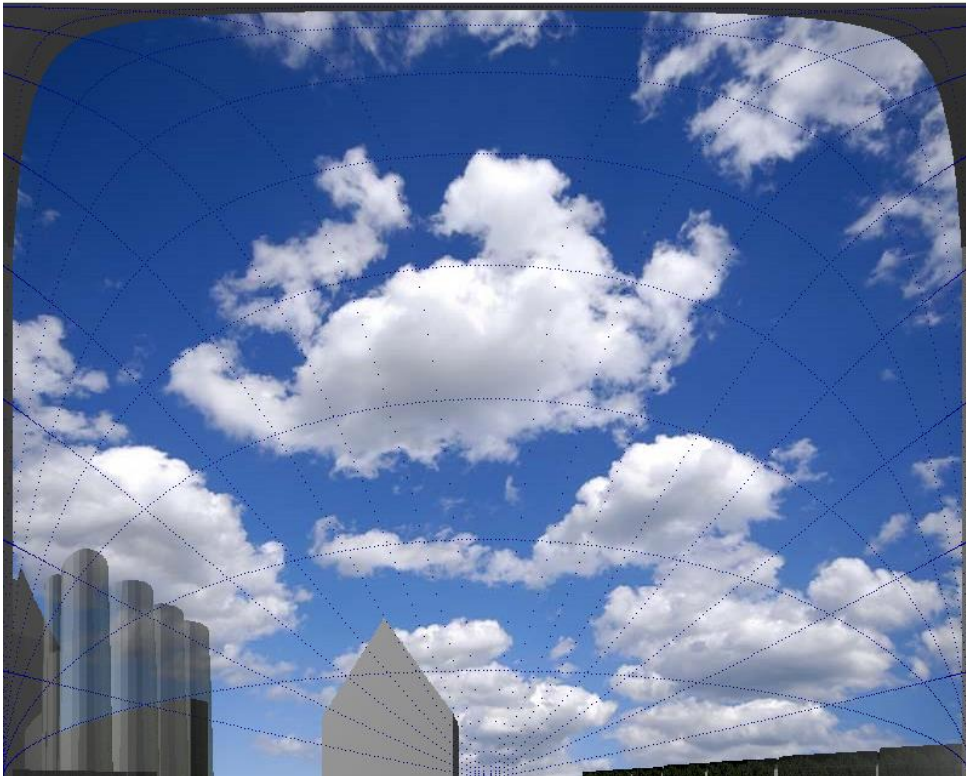
Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_Ground_W3

RADE VSC Existing: 32.82
Proposed: 33.72



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_Ground_W3

RADE VSC Existing: 34.63
Proposed: 35.45



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_Ground_W4

RADE VSC Existing: 33.24
Proposed: 33.24



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts
Window Ref: The Chestnuts-Plot One Rev A_Ground_W5

RADE VSC Existing: 34.73
Proposed: 34.73



APPENDIX F

Appendix F

Project: Proposed Development at Land known as 47 Low Lane Holbeach Lincs
 Drawing Ref MBS BRE 209 Daylight Sunlight Assessment The Chestnuts
 Daylight and Sunlight Neighbouring Property Assessment
 Computer Analysis: Daylight Distribution (DD) or No Sky Line (NSL)

Floor Name	Room Name	Room Use	Room Area	Lit Area Existing	Lit Area Proposed	Existing %	Proposed %	Pr/EX	Meets BRE
First	R1	Family/Games Room	54.636	54.636	54.636	100	100	1	Yes
First	R2	Bedroom	9.76	9.304	9.304	95.34	95.34	1	Yes
First	R3	Bedroom	12.48	12.012	12.012	96.25	96.25	1	Yes
Ground	R1	Study	7.040	6.750	6.750	95.89	95.89	1	Yes
Ground	R2	Kitchen	16.256	15.187	15.187	93.43	93.43	1	Yes
Ground	R3	Living	22.308	22.237	22.237	99.68	99.68	1	Yes

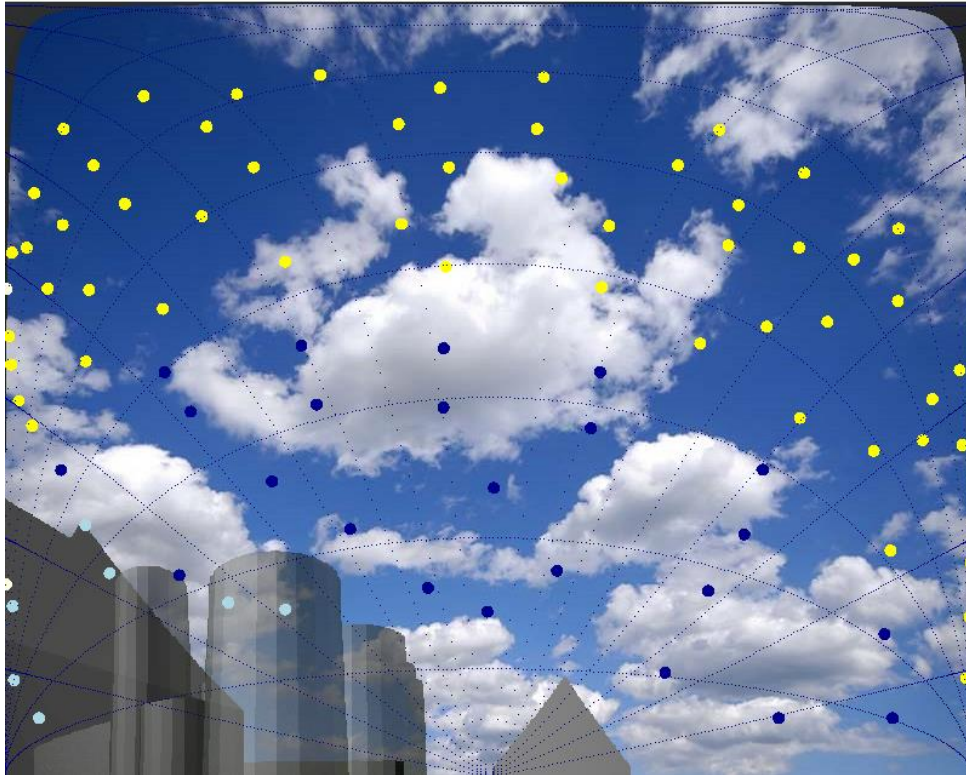
APPENDIX G

APPENDIX G

Project: Proposed Development at Land known as 47 Low Lane Holbeach Lincs
Drawing Ref MBS BRE 209 Daylight Sunlight Assessment The Chestnuts
Daylight and Sunlight Neighbouring Property Assessment
Computer Analysis: Annual Probable Sunlight Hours (APSH and Winter)

[illegible]

Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts Window Ref: The Chestnuts-Plot One Rev A_First_W1	LOCATION London 51.5 N, 0.00 E	APSH Rev A	Annual Winter	
			Existing	83 28
			Proposed	79 25



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts Window Ref: The Chestnuts-Plot One Rev A_First_W2	LOCATION London 51.5 N, 0.00 E	APSH Rev A	Annual Winter	
			Existing	83 29
			Proposed	81 27



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts Window Ref: The Chestnuts-Plot One Rev A_First_W3	LOCATION London 51.5 N, 0.00 E	APSH Rev A	Annual	Winter	
			Existing	84	30
			Proposed	82	28



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts Window Ref: The Chestnuts-Plot One Rev A_First_W4	LOCATION London 51.5 N, 0.00 E	APSH Rev A	Annual	Winter
			Existing	84 30
			Proposed	82 28



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts Window Ref: The Chestnuts-Plot One Rev A_First_W5	LOCATION London 51.5 N, 0.00 E	APSH Rev A	Annual	Winter
			Existing	7 0
			Proposed	7 0



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts Window Ref: The Chestnuts-Plot One Rev A_First_W6	LOCATION London 51.5 N, 0.00 E	APSH Rev A	Annual	Winter
			Existing	9 0
			Proposed	9 0



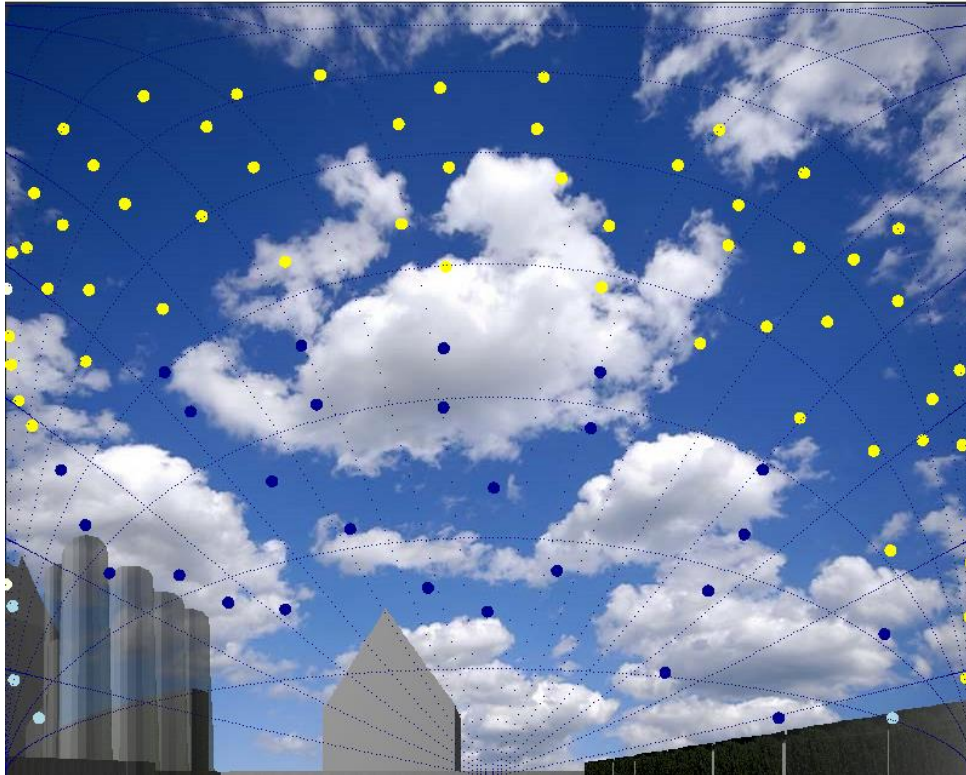
Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts Window Ref: The Chestnuts-Plot One Rev A_Ground_W1	LOCATION London 51.5 N, 0.00 E	APSH Rev A	Annual	Winter
			Existing	80 23
			Proposed	73 22



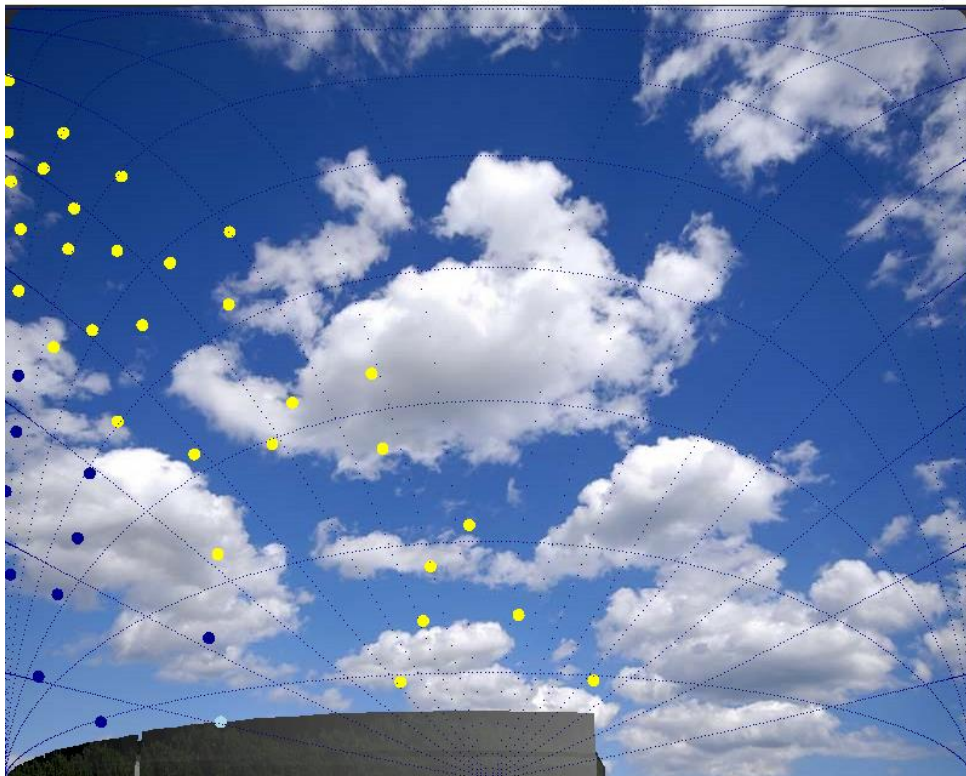
Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts Window Ref: The Chestnuts-Plot One Rev A_Ground_W2	LOCATION London 51.5 N, 0.00 E	APSH Rev A	Annual	Winter
			Existing	83 27
			Proposed	82 27



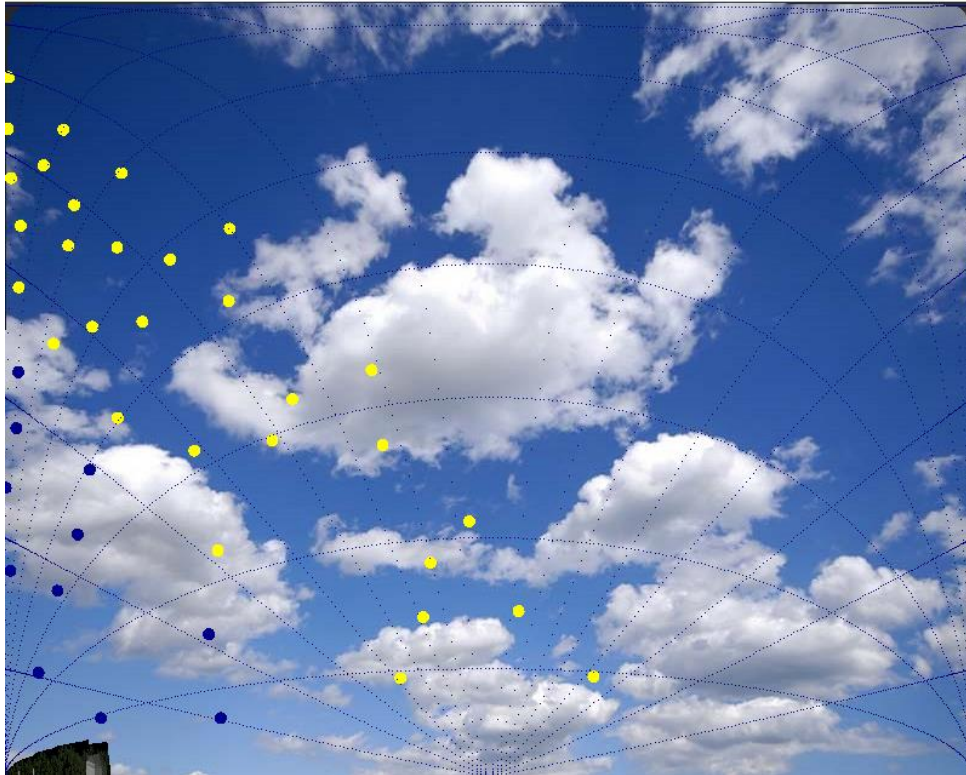
Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts Window Ref: The Chestnuts-Plot One Rev A_Ground_W3	LOCATION London 51.5 N, 0.00 E	APSH Rev A	Annual Winter	
			Existing	84 28
			Proposed	81 26



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts Window Ref: The Chestnuts-Plot One Rev A_Ground_W4	LOCATION London 51.5 N, 0.00 E	APSH Rev A	Annual Winter	
			Existing	40 10
			Proposed	40 10



Drawing Ref: MBS TM BRE 209 Daylight Sunlight Assessment Plot 1 The Chestnuts Window Ref: The Chestnuts-Plot One Rev A_Ground_W5	LOCATION London 51.5 N, 0.00 E	APSH Rev A	Annual	Winter
			Existing 41	11
			Proposed 41	11



APPENDIX H

APPENDIX H

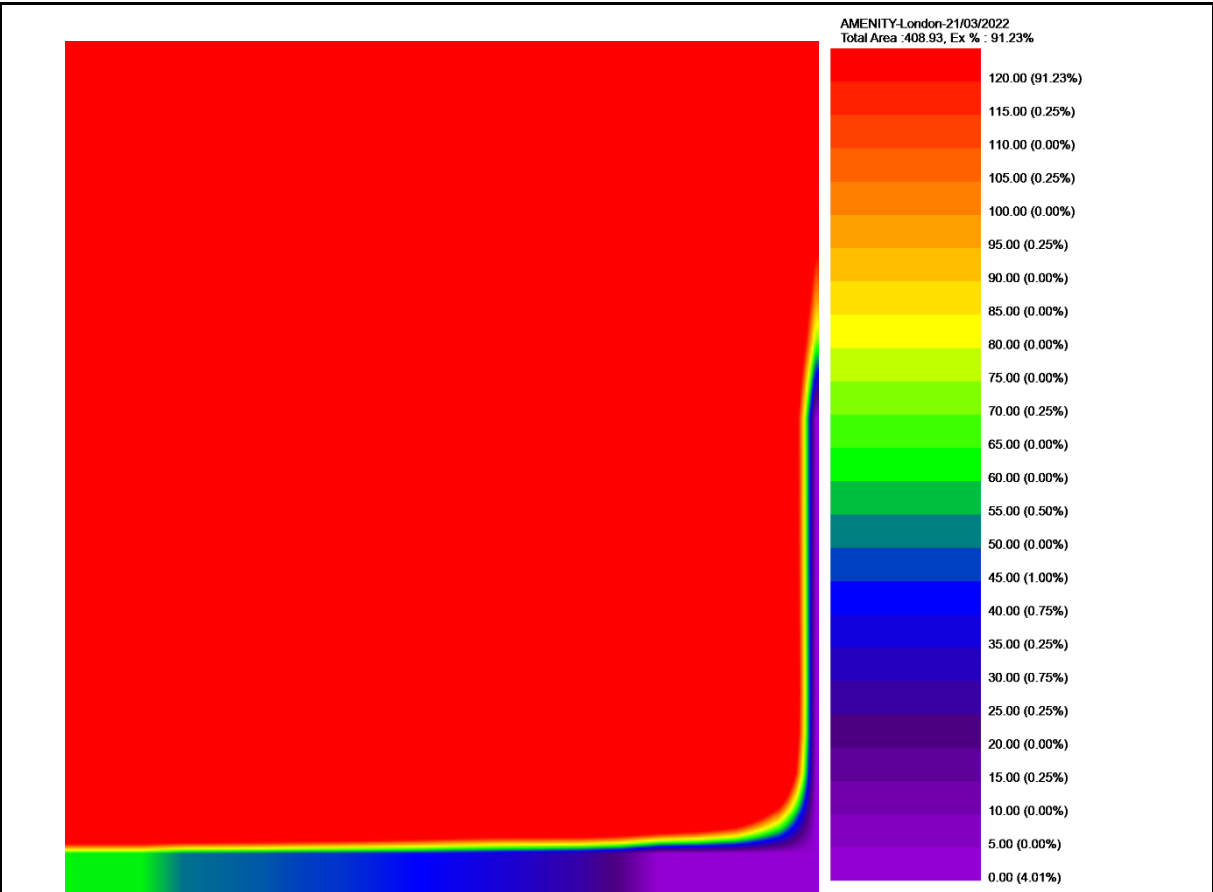
Project: Proposed Development at Land known as 47 Low Lane Holbeach Lincs

Drawing Ref MBS BRE 209 Daylight Sunlight Assessment The Chestnuts

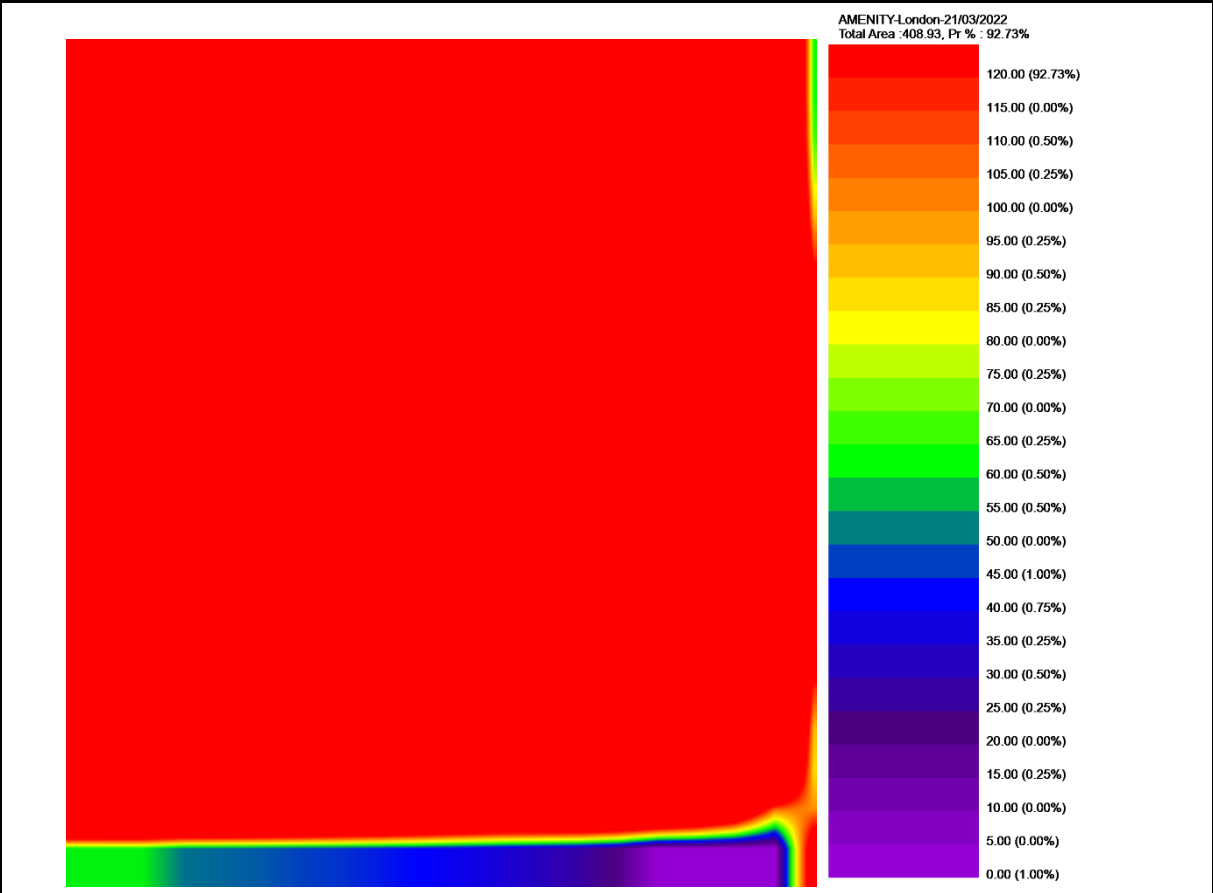
Daylight and Sunlight Neighbouring Property Assessment

Computer Analysis: Sunlight Amenity Assessment (Overshadowing)

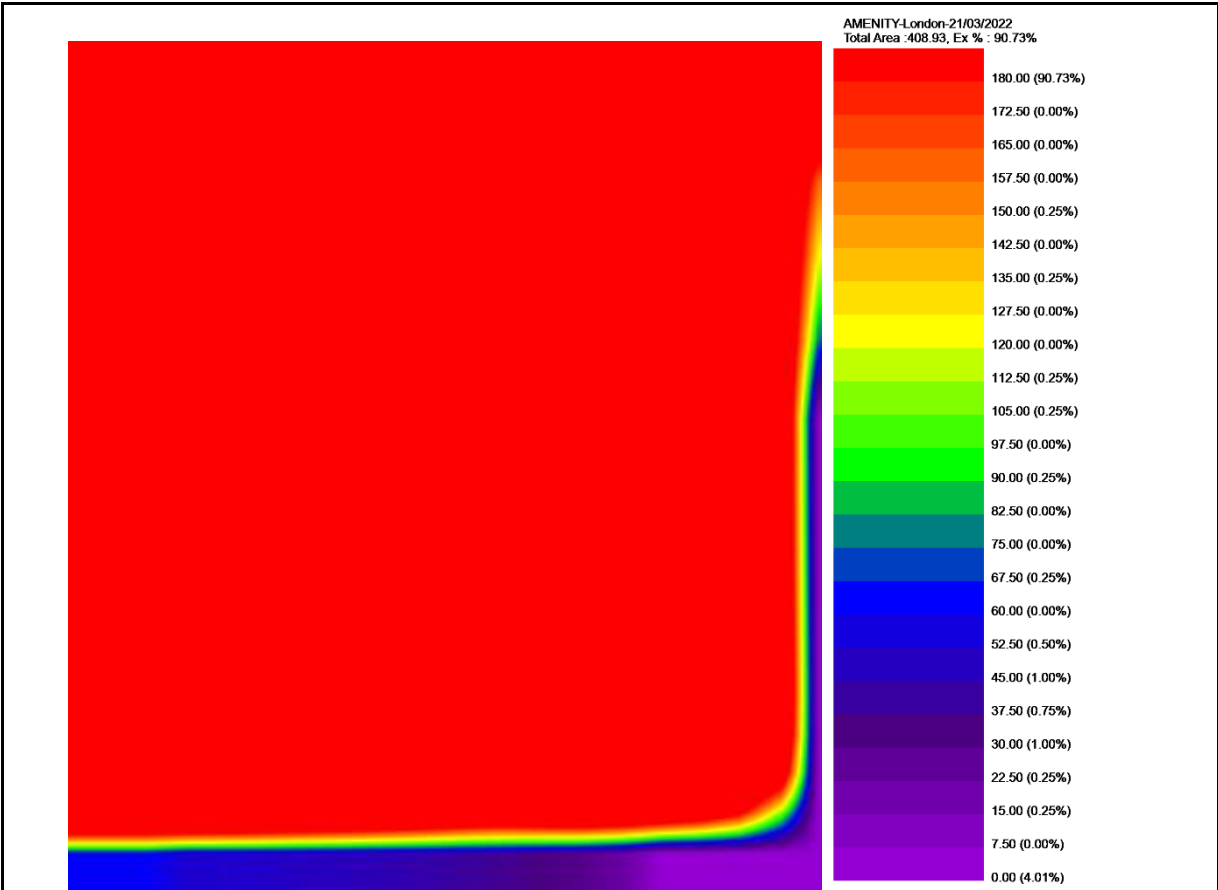
Analysis Criteria	Amenity Area m2	Sun Hours	Lit Area Existing	Lit Area Proposed	Existing %	Proposed %	Proposed/Existing	Meets BRE 209
21/03	408.93	2	373.066	379.200	91.23	92.73	1.01	Yes
21/03	408.93	3	371.022	376.133	90.73	91.98	1.01	Yes
21/03	408.93	4	365.869	372.044	89.47	90.98	1.01	Yes
21/03	408.93	5	324.894	362.802	79.45	88.72	1.11	Yes
21/03	408.93	6	255.213	318.720	62.41	77.94	1.24	Yes
21/03	408.93	7	176.289	266.458	43.11	65.16	1.51	Yes



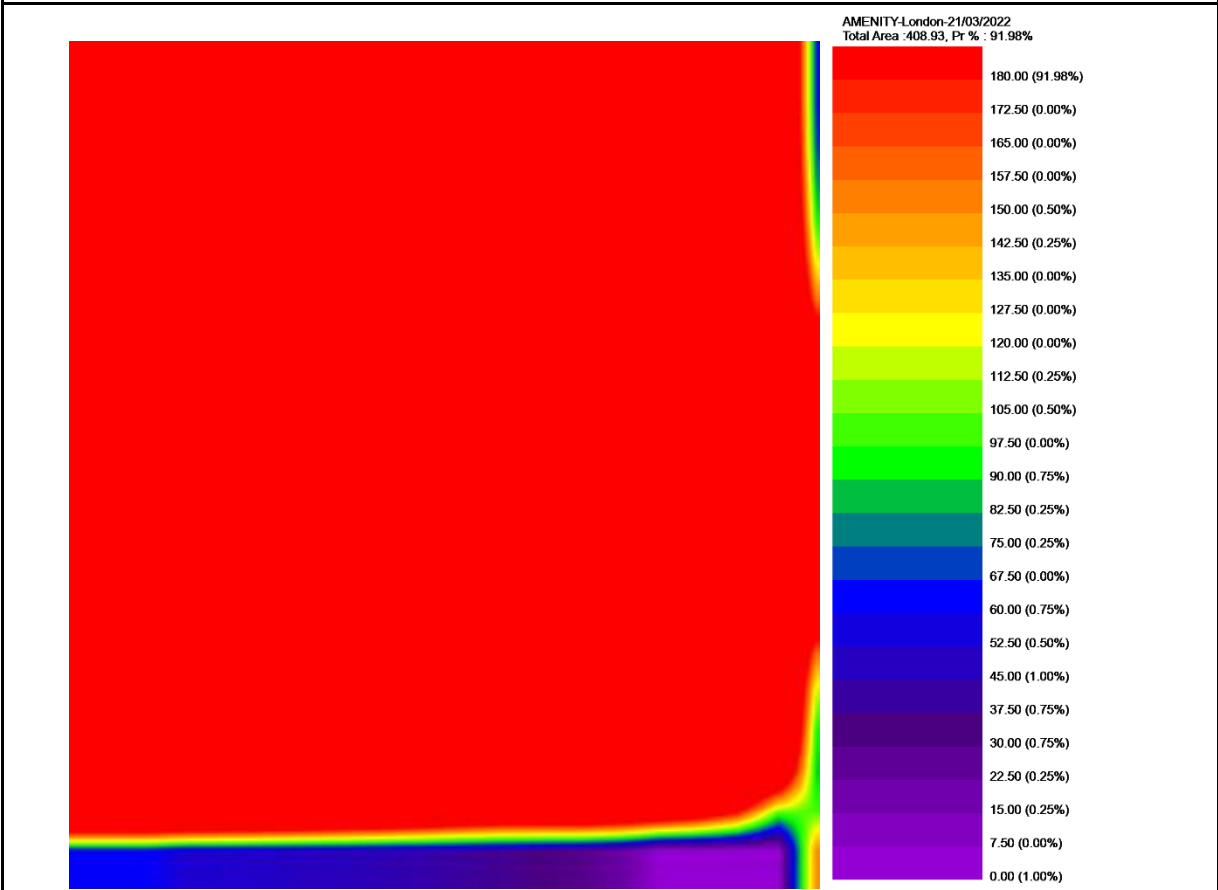
The Chestnuts Sunlight Amenity Assessment 2 hours (120 minutes) 21 March 2021 (Existing)



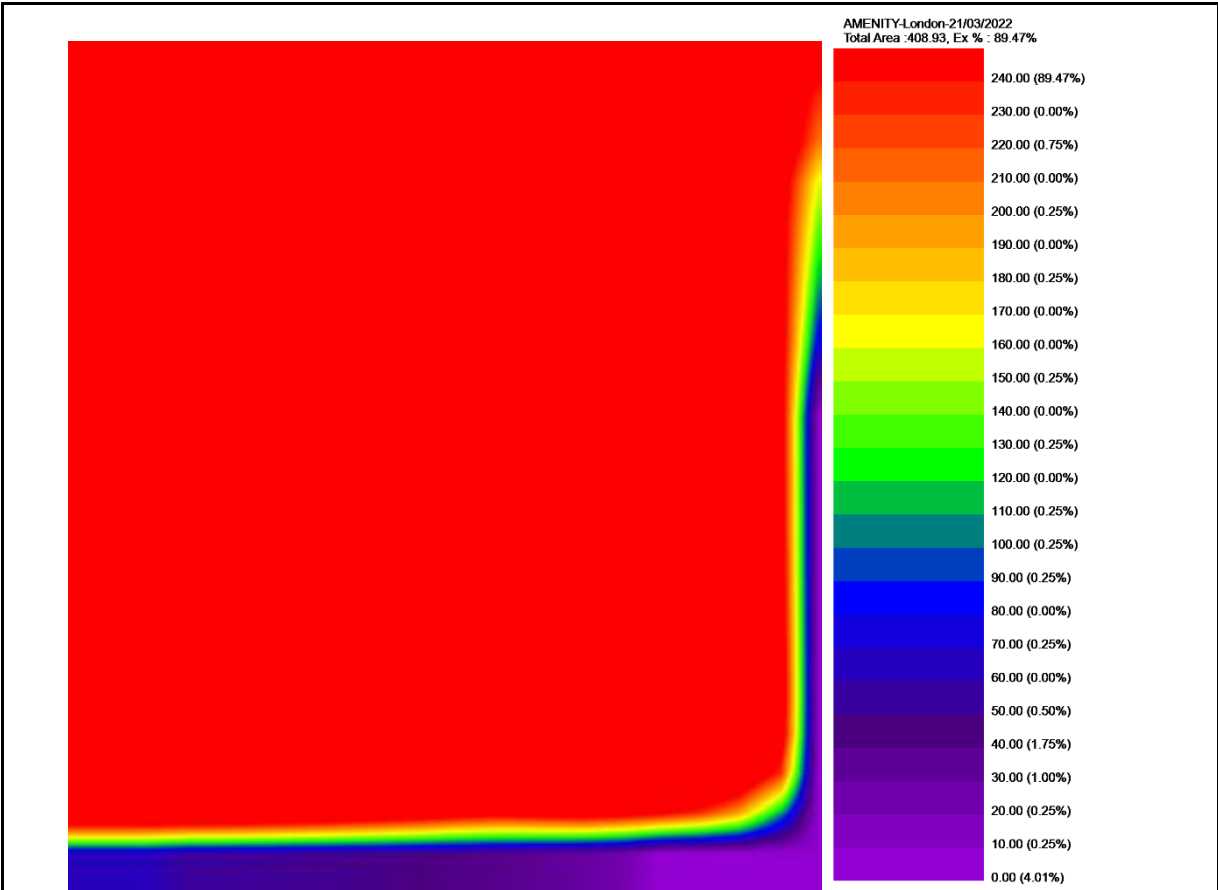
The Chestnuts Sunlight Amenity Assessment 2 hours (120 minutes) 21 March 2021 (Proposed)



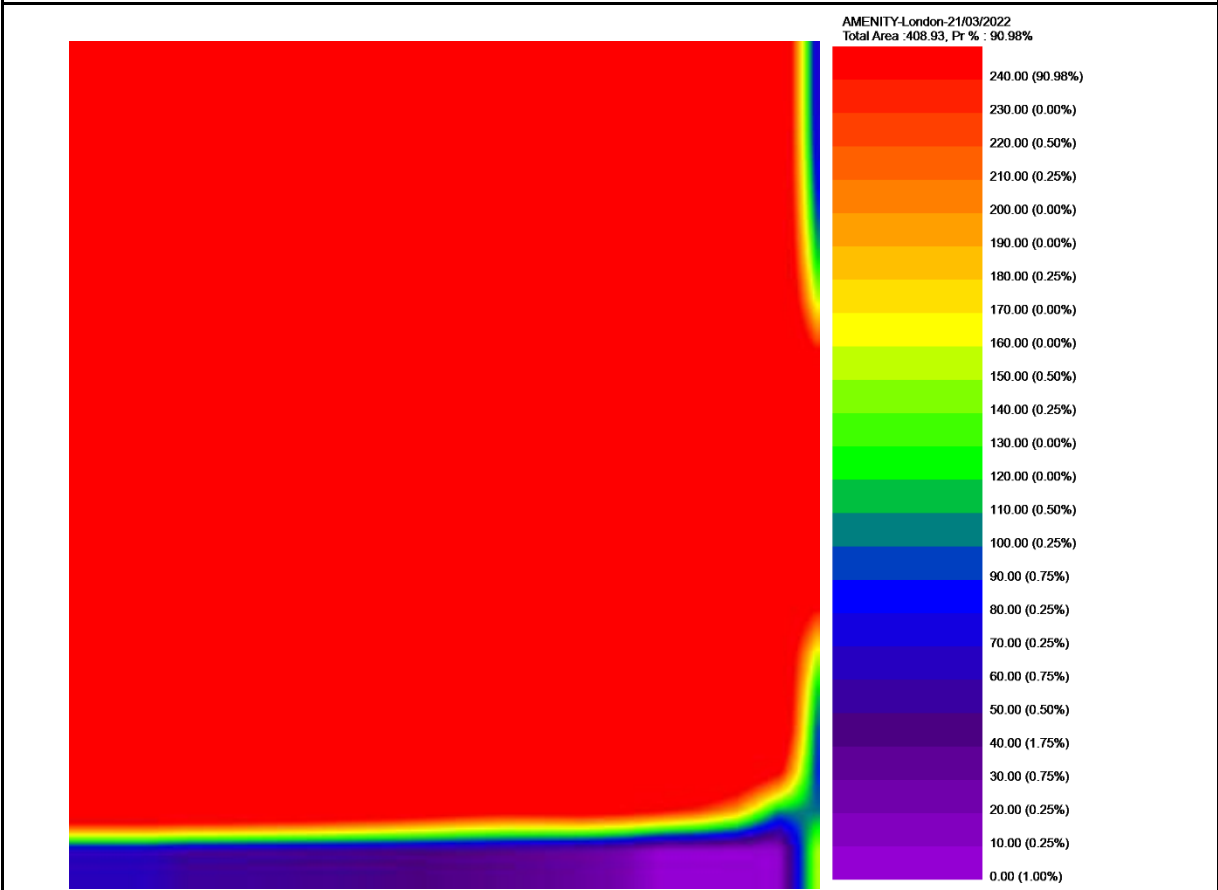
The Chestnuts Sunlight Amenity Assessment 3 hours (180 minutes) 21 March 2021 (Existing)



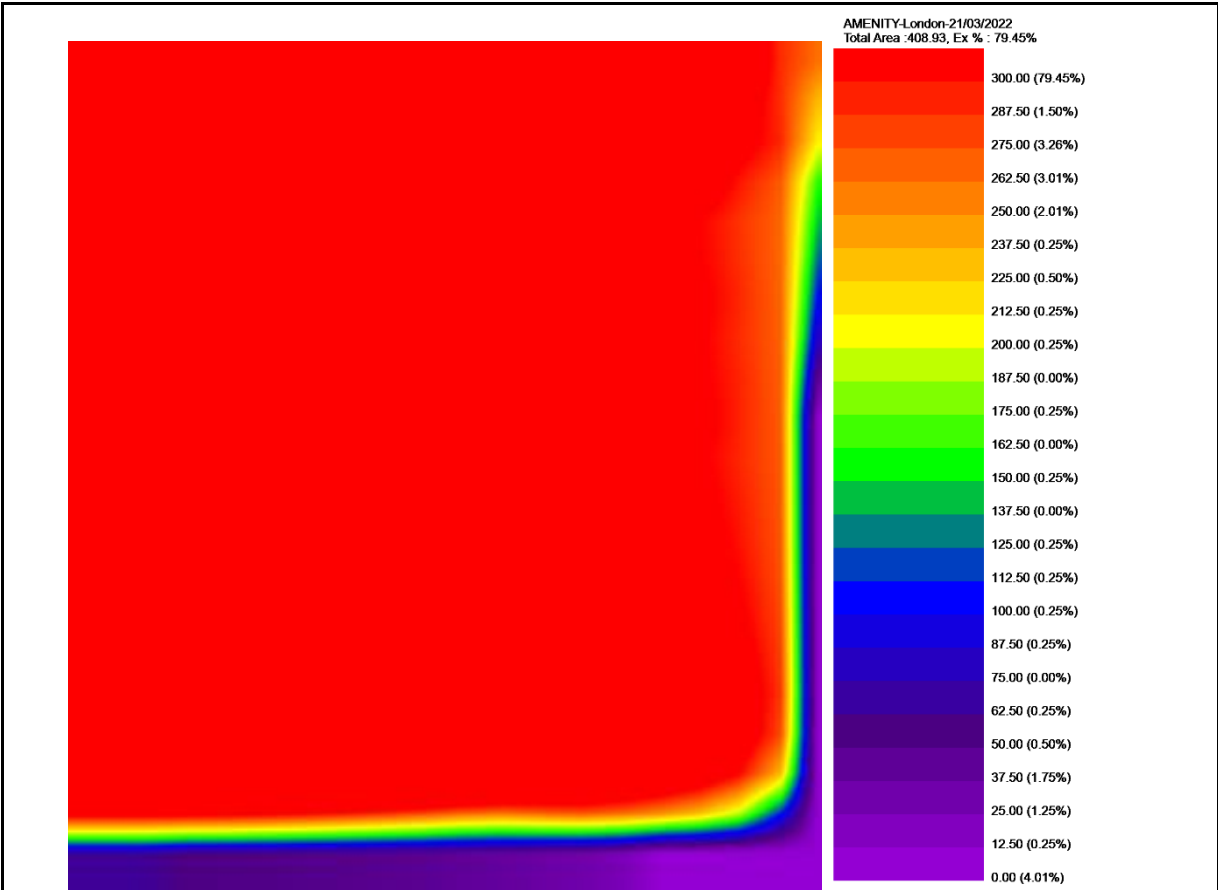
The Chestnuts Sunlight Amenity Assessment 3 hours (180 minutes) 21 March 2021 (Proposed)



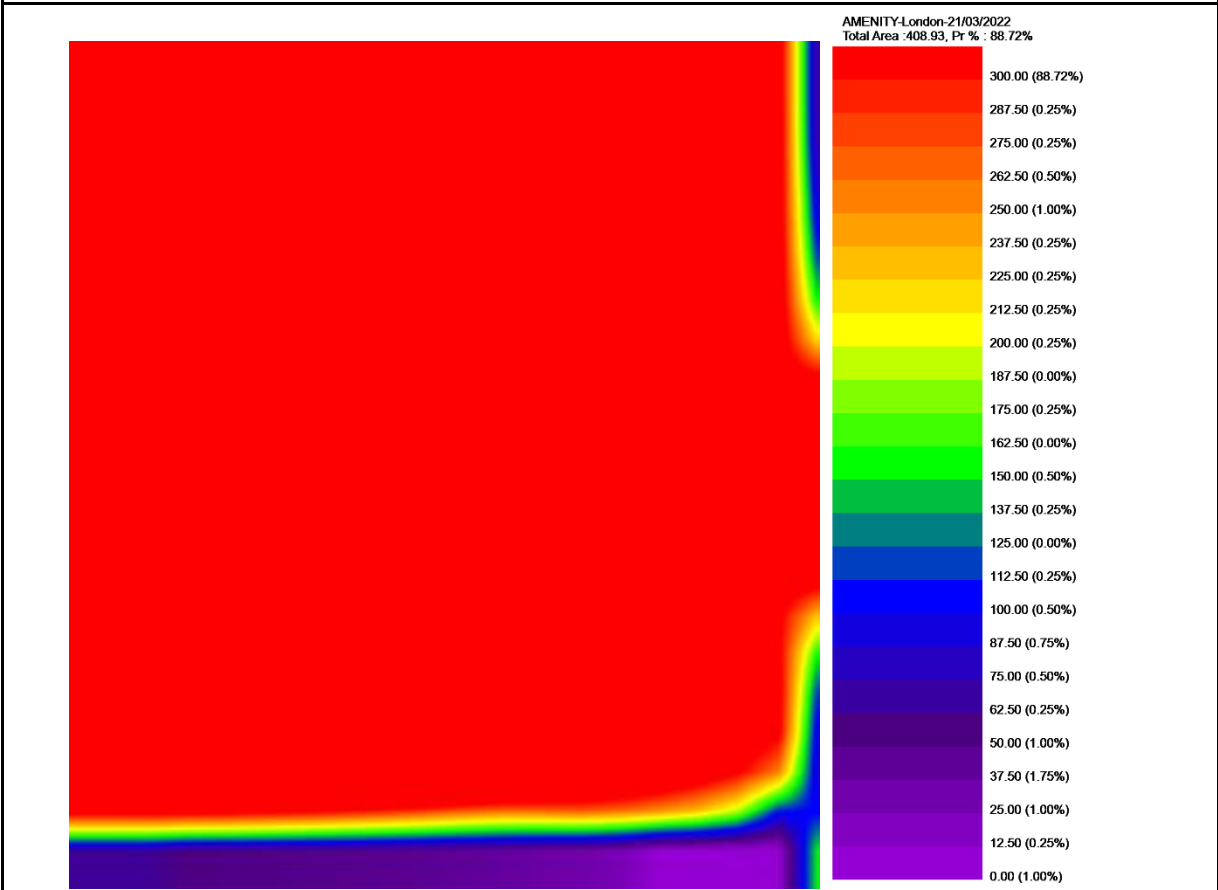
The Chestnuts Sunlight Amenity Assessment 4 hours (240 minutes) 21 March 2021 (Existing)



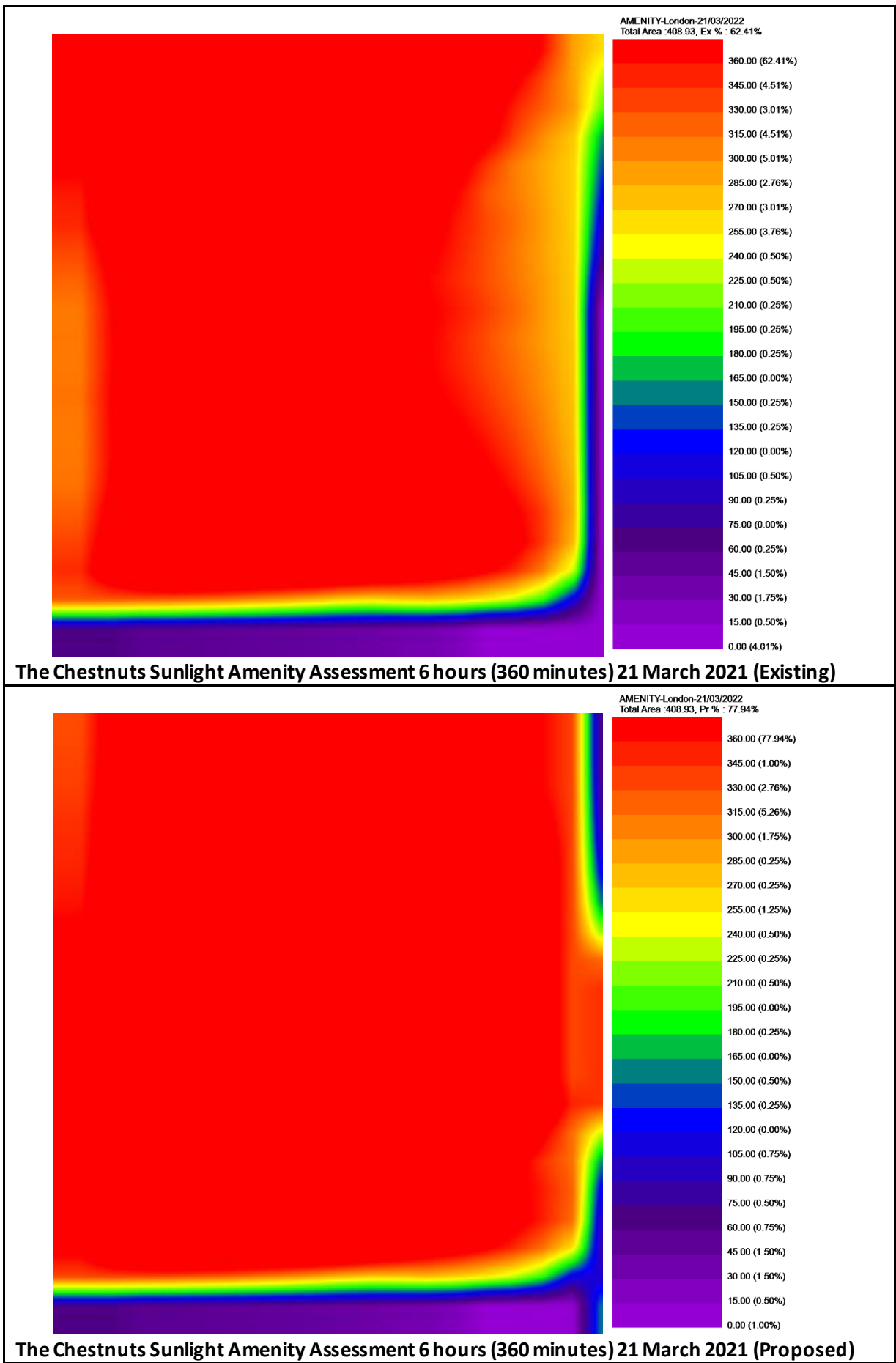
The Chestnuts Sunlight Amenity Assessment 4 hours (240 minutes) 21 March 2021 (Proposed)

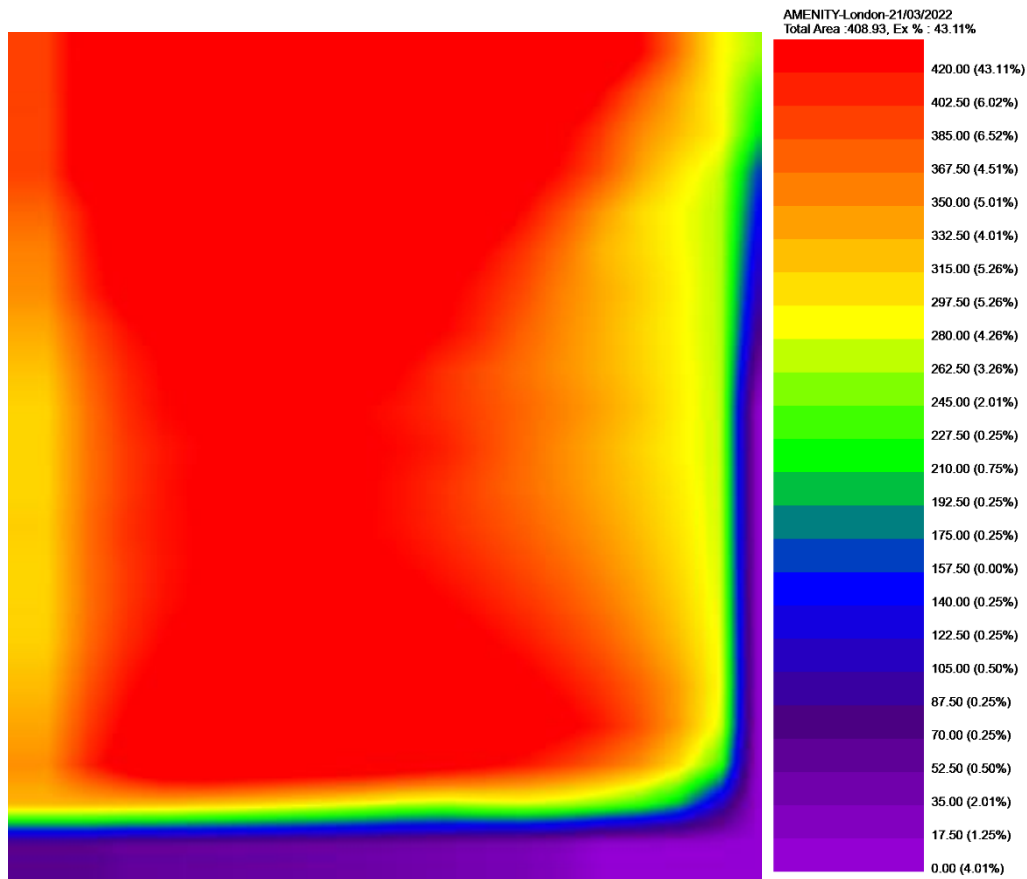


The Chestnuts Sunlight Amenity Assessment 5 hours (300 minutes) 21 March 2021 (Existing)

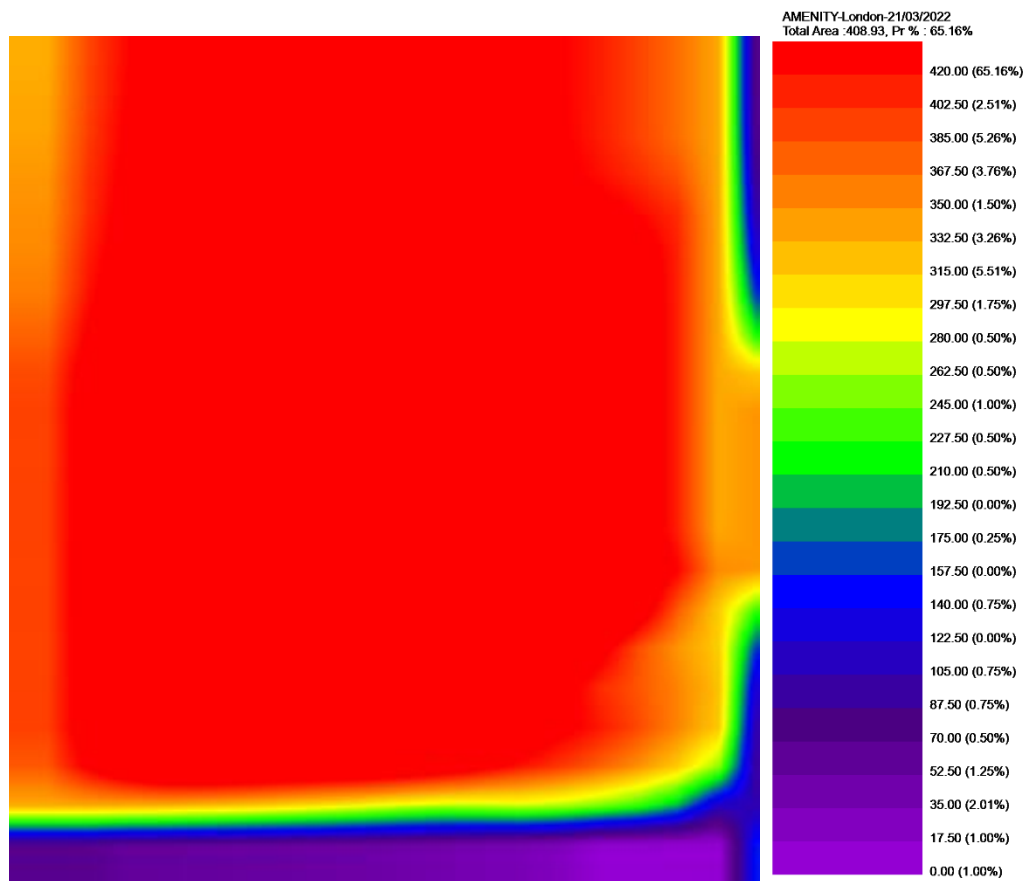


The Chestnuts Sunlight Amenity Assessment 5 hours (300 minutes) 21 March 2021 (Proposed)



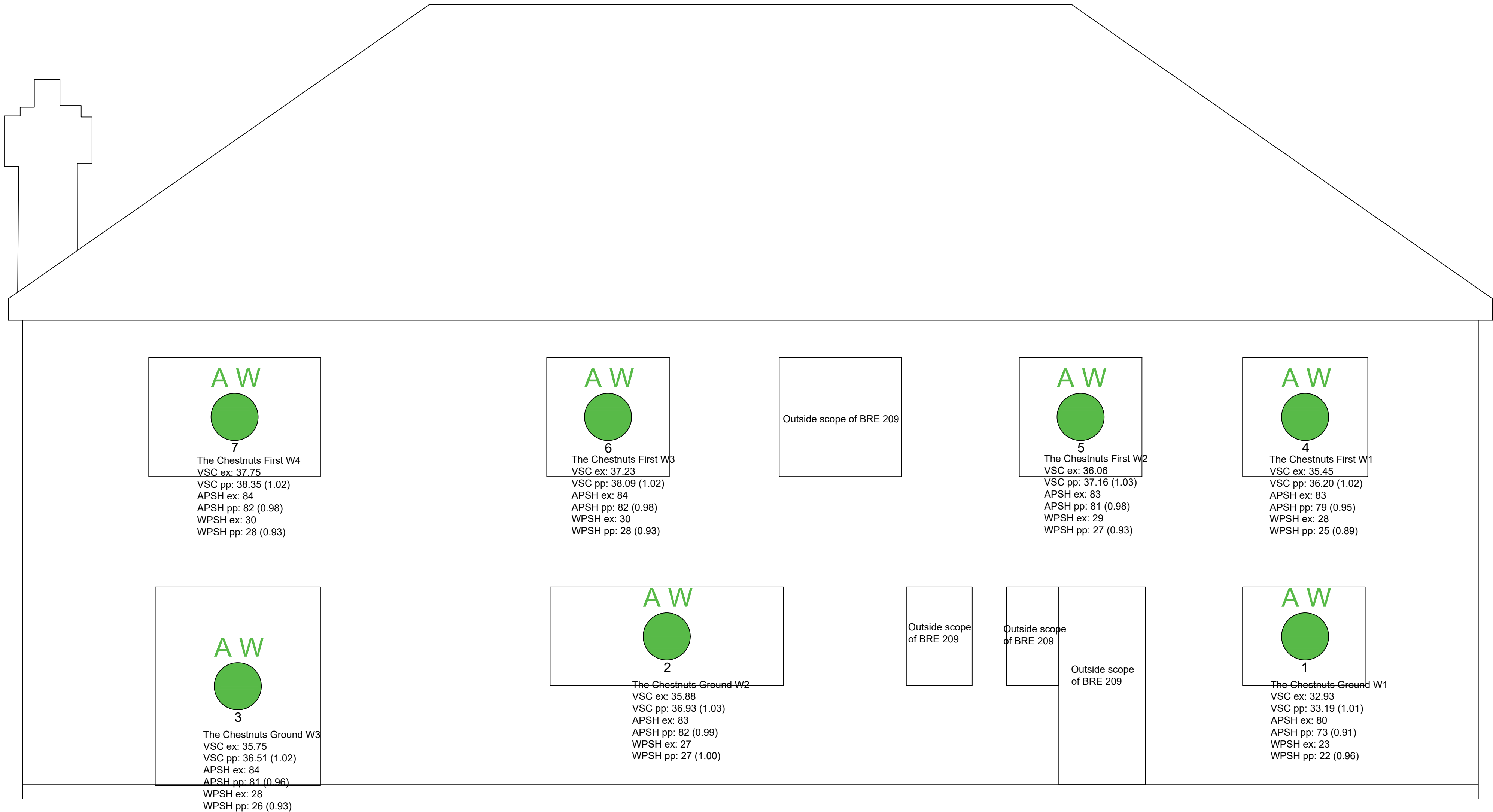


The Chestnuts Sunlight Amenity Assessment 7 hours (420 minutes) 21 March 2021 (Existing)



The Chestnuts Sunlight Amenity Assessment 7 hours (420 minutes) 21 March 2021 (Proposed)

APPENDIX I



Neighbouring Property (The Chestnuts) VSC APSH Indicator/Numerical Output South

- Notes as Applicable
- GENERAL
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ANY/ALL OTHER DOCUMENTS ISSUED FOR THIS PROJECT. THESE INCLUDE: CONTRACT DRAWINGS, SPECIFICATIONS & SCHEDULE OF WORKS.
 2. ALL BUILDING MATERIALS SPECIFIED SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, BRITISH STANDARD CODES OF PRACTICE AND SHALL BE TO THE SATISFACTION OF THE LOCAL AUTHORITY & CONTRACT ADMINISTRATOR.
 3. ALL STRUCTURAL WORKS ARE TO BE CARRIED OUT IN FULL ACCORDANCE WITH STRUCTURAL ENGINEER'S APPROVED CALCULATIONS AND DETAILS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL SURVEYOR.
 4. ALL WORKS ON SITE TO BE CARRIED OUT IN FULL ACCORDANCE WITH THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 AND CURRENT HEALTH & SAFETY LEGISLATION.
 5. THE CONTRACTOR MUST SITE CHECK ALL DIMENSIONS PRIOR TO ORDERING MATERIALS. FIGURED DIMENSIONS ARE TO BE USED FOR TENDER PURPOSES ONLY. DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE CONTRACT ADMINISTRATOR BEFORE PROCEEDING.

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A	Revised Plot 1	26/05/2022	DR
REV	AMENDMENTS	DATE	BY

Project: DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 4NO. DETACHED DWELLINGS AND 1NO. DETACHED GARAGE LAND KNOWN AS 47 LOW LANE HOLBEACH LINCOLNSHIRE PE12 7PW	
Applicant: MR D J RULEWSKI & MR A T RULEWSKI -	
Drawing: BRE 209 ASSESSMENT - THE CHESTNUTS -	
Sheet Size: A1	Project No: -
Drawing No: 006	Revision: A
Date: 26/05/2022	Drawn: DR
Scale: NTS	Checked: RR Approved: DR