Sunlight
Assessments UK

Sunlight & Daylight Assessment

Neighbours Impact Report

Site Address: 3 Penway Dr, Pinchbeck, Spalding PE11 3PJ, UK

Impact Address: 5 Penway Dr, Pinchbeck, Spalding PE11 3PJ, UK

Designer/Architects: Remway Design Ltd

Client: Jack Fleming

Technical analysis by: Milica Mijajlovic

29 March, 2026

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1. Introduction

1.1 Sunlight Assessments UK have been instructed to assess the daylight and sunlight implications of the proposed development at 3 Penway Dr, Pinchbeck, Spalding PE11 3PJ, UK.

1.2 This report relates to the proposed scheme presented by Remway Design Ltd on behalf of Jack Fleming, and provides detailed technical support regarding the potential daylight and sunlight impact of the 5 Penway Dr, Pinchbeck, Spalding PE11 3PJ, UK

1.3 The assessment is informed by the BRE document Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BR209, 2022). This publication is the principal national guidance in this field and defines the accepted methodology for measuring daylight and sunlight, together with recommended thresholds for unobtrusive or acceptable levels of change

1.4 BRE guidelines are advisory rather than mandatory. Local planning authorities and planning inspectors apply the guidance in context, balancing it against site-specific circumstances, local planning policy, and the broader planning considerations relevant to each application.

Sources of Information

1.5 In the process of compiling this report, the following sources of information have been used:

Ordnance Survey Data

OS Map

Proposed drawings in Appendix 1

2. Methodology

Effect on Daylight

Vertical Sky Component (VSC) to surrounding properties

BRE guidance summary on daylight:

2.2.23 If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

• The VSC measured at the centre of an existing main window is less than 27%, and less than 0.80 times its former value.

Effect on Sunlight

Annual Probable Sunlight Hours (APSH), to surrounding properties

BRE guidance summary on sunlight:

3.2.13 If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sun lighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

• Values less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period.

• Also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

Sun on Ground

Sunlight on Ground (SOG), to surrounding properties

BRE guidance summary on gardens and amenity spaces:

3.3.17 It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area that can receive two hours of sun on 21 March is less than 0.80 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March.

3. Standard Survey Limitations

3.1 Although we have undertaken as detailed an inspection as possible, we are required by our professional indemnity insurers to notify you that our report is based upon the Standard Terms and Conditions. Our understanding of the proposed development is informed in the drawings in Appendix 1 and information supplied by Remway Design Ltd.

3.2 In addition to our standard limitations, the following limitations and assumptions also apply:

- Best estimates were made in establishing building use (residential or commercial) and room uses; generally, these were made from external observations and recourse to planning records where available.



4. The Site

4.1 The site is located at 3 Penway Dr, Pinchbeck, Spalding PE11 3PJ, UK.



5. The Proposal

5.1 The proposed development comprises a ground and first floor extension.

5.2 A full 3D model has been prepared to reflect the proposed footprint, height and roof form, along with the surrounding context necessary for proportionate daylight and sunlight testing.

5.3 This assessment considers whether the proposed massing would result in any material daylight or sunlight impacts in accordance with BRE 209 (2022).

5.4 Floorplans and elevations have been provided by Remway Design Ltd



6. Impact on the Surrounding Properties

6 .1 Following BRE 209 (2022), all relevant façade windows facing the proposed massing have been tested for VSC and APSH at 5 Penway Dr, Pinchbeck, Spalding PE11 3PJ, UK and the external amenity area has also been assessed for Sunlight on Ground (SOG) in accordance with BRE garden and amenity space criteria.

6 .**2** The residential house is located adjacent to the Site.

6 .**3** The location of this property is highlighted on the map.



7. Assessment Results

Daylight

Vertical Sky Component (VSC)

7 .1 The results show that the windows and associated room will not experience a noticeable reduction in daylight as defined in the BRE guidance.

Sunlight

Annual probable sunlight hours (APSH)

7 .2 The results show that all windows and associated rooms will not experience a noticeable reduction in sunlight as defined in the BRE guidance.

Amenity

Playground/Amenity (SOG)

7 .3 The results show that the amenity space will not experience a noticeable reduction in sunlight as defined in the BRE guidance.

8. Conclusion

8.1 This assessment has considered the daylight and sunlight implications of the proposed ground and first floor extension at 3 Penway Dr, Pinchbeck, Spalding PE11 3PJ, UK on the neighbouring property at 5 Penway Dr, Pinchbeck, Spalding PE11 3PJ, UK, following the methodology set out in *BRE 209: Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)*.

8.2 The Vertical Sky Component (VSC) results demonstrate that all tested windows at 3 Penway Dr, Pinchbeck, Spalding PE11 3PJ, UK retain daylight levels within BRE guidance. The assessed windows maintain VSC values above the BRE target or retain more than 0.80 of their former value. The weighted VSC assessment undertaken for the neighbouring kitchen also demonstrates compliance, with the weighted value reducing from 34.74% to 31.66% (0.91 of its former value), which remains comfortably within BRE tolerance.

8.3 The Annual Probable Sunlight Hours (APSH) assessment confirms that all relevant windows continue to receive sunlight levels within BRE guidelines. In addition, the Sun on Ground (SOG) assessment shows that the neighbouring garden continues to receiving at least two hours of sunlight on 21 March, exceeding the BRE recommendation for adequate sunlight to amenity spaces.

8.4 Taking these results together, the proposed development would not result in a noticeable reduction in daylight or sunlight to the neighbouring property. In BRE terms, the scale and massing of the proposal would therefore not give rise to impacts typically associated with an overbearing relationship or unacceptable loss of residential amenity.

8.5 The proposed development is therefore considered compliant with the BRE daylight and sunlight guidance, and no daylight or sunlight related grounds for refusal have been identified.

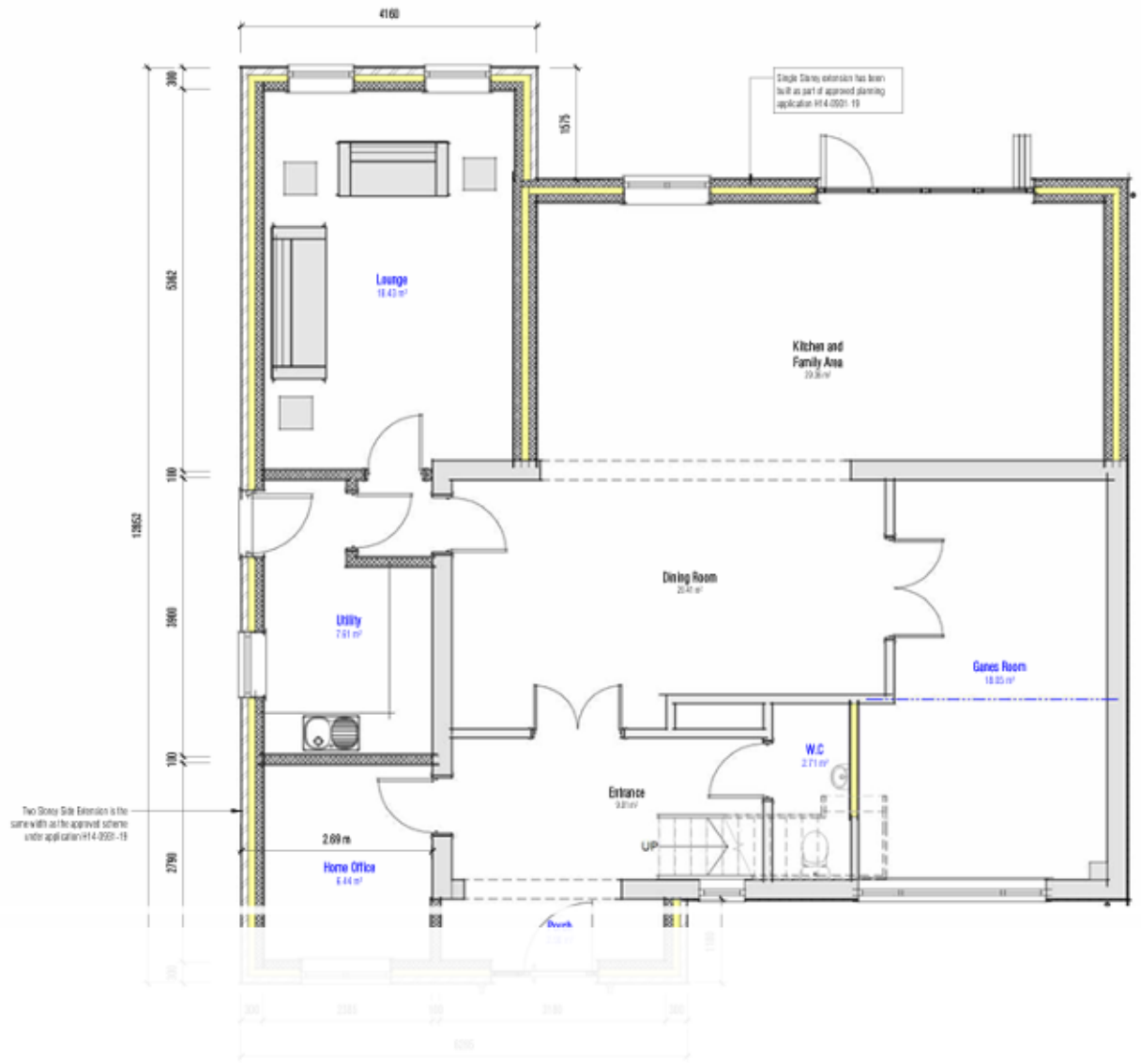
Appendix 1.

Drawings

Contractors are responsible for checking all dimensions on site prior to work commencing.Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction. All material schedules are given in good faith and for pricing purposes only. It is the responsibility of the contractor to check their accuracy before ordering any materials. Remway Design accepts no responsibility for the accuracy of these material schedules.

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ a3



10 - Proposed Floor Schedule

Name	Area	Perimeter
Games Room	18.05 m²	18.2 m
Home Office	6.45 m²	10.2 m
Lounge	18.45 m²	17.5 m
Porch	3.00 m²	8.2 m
Utility	7.60 m²	12.4 m
W.C	2.70 m²	7.2 m
Grand total: 6	56.25 m²	73.8 m

Proposed Ground Floor Layout

Dwg No

3358-06(a2)R3

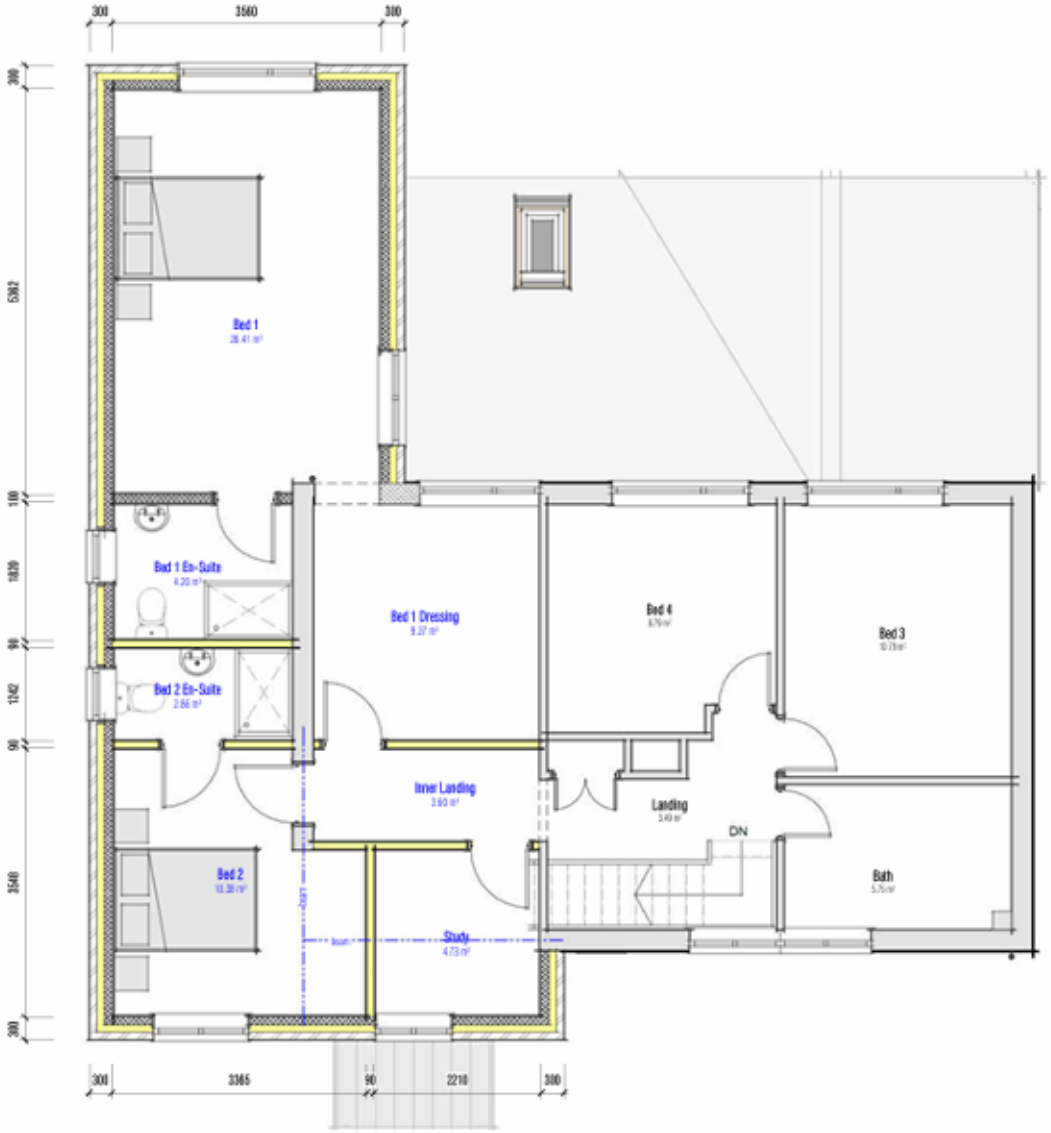
remway Design Ltd

3 Pl... Drive | Pon...tt ...ack

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0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ a3



10 - Proposed Floor Schedule

Name	Area	Perimeter
Bed 1	26.40 m²	27.0 m
Bed 1 Dressing	9.25 m²	12.2 m
Bed 1 En-Suite	4.20 m²	8.3 m
Bed 2	10.40 m²	13.7 m
Bed 2 En-Suite	2.85 m²	7.1 m
Inner Landing	3.60 m²	8.4 m
Study	4.75 m²	8.7 m
Grand total: 7	61.45 m²	85.3 m

3 Penway Drive | Pinchbeck

Proposed First Floor Layout

Dwg No.

3358-07(a2)R3

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a2



Elevation 01 - Front
1 : 100



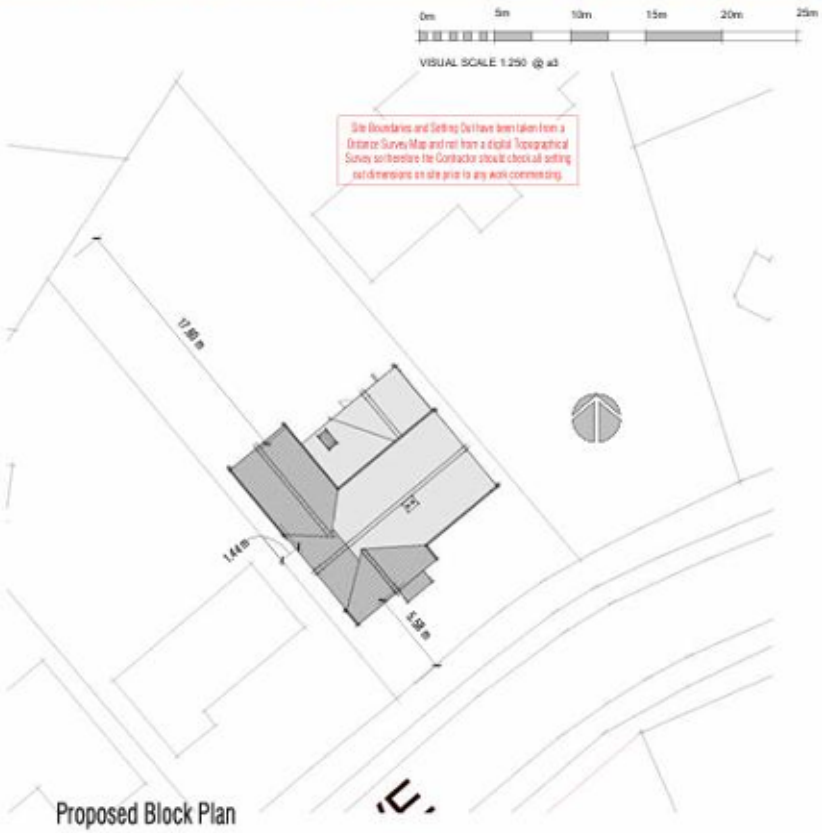
Elevation 02 - Right
1 : 100



Elevation 03 - Rear
1 : 100



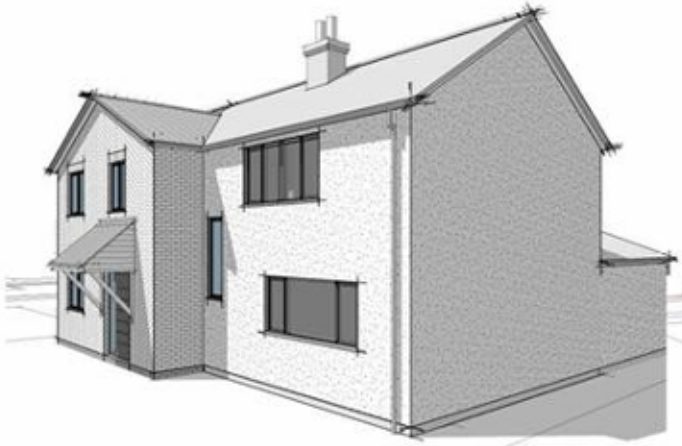
Elevation 04 - Left
1 : 100



Proposed Block Plan
1 : 250



3D View 1



3D View 2



3D View 3

3 Penway Drive | Pinchbeck

Proposed Elevations & Block Plan

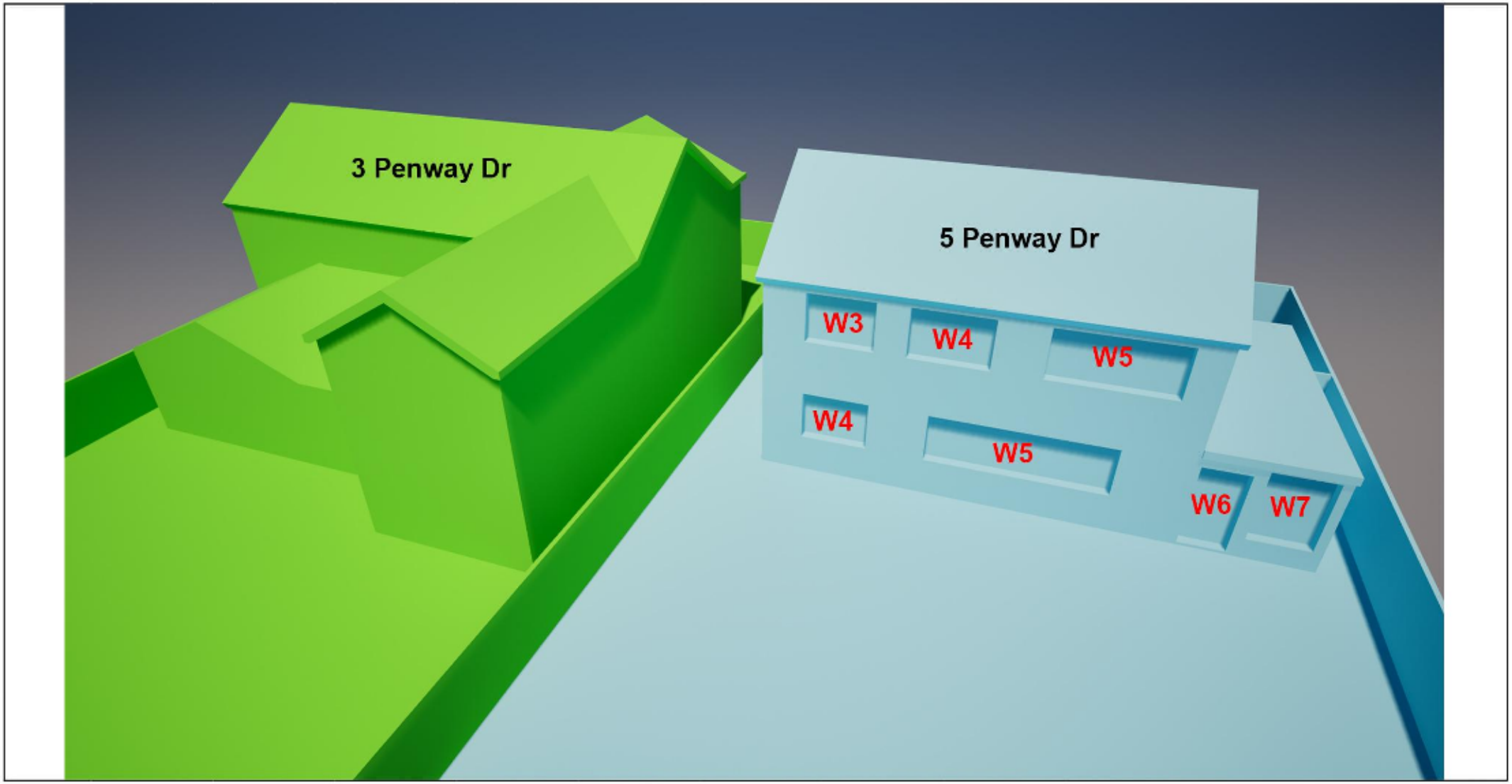
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Appendix 2.

Window Maps

Window map



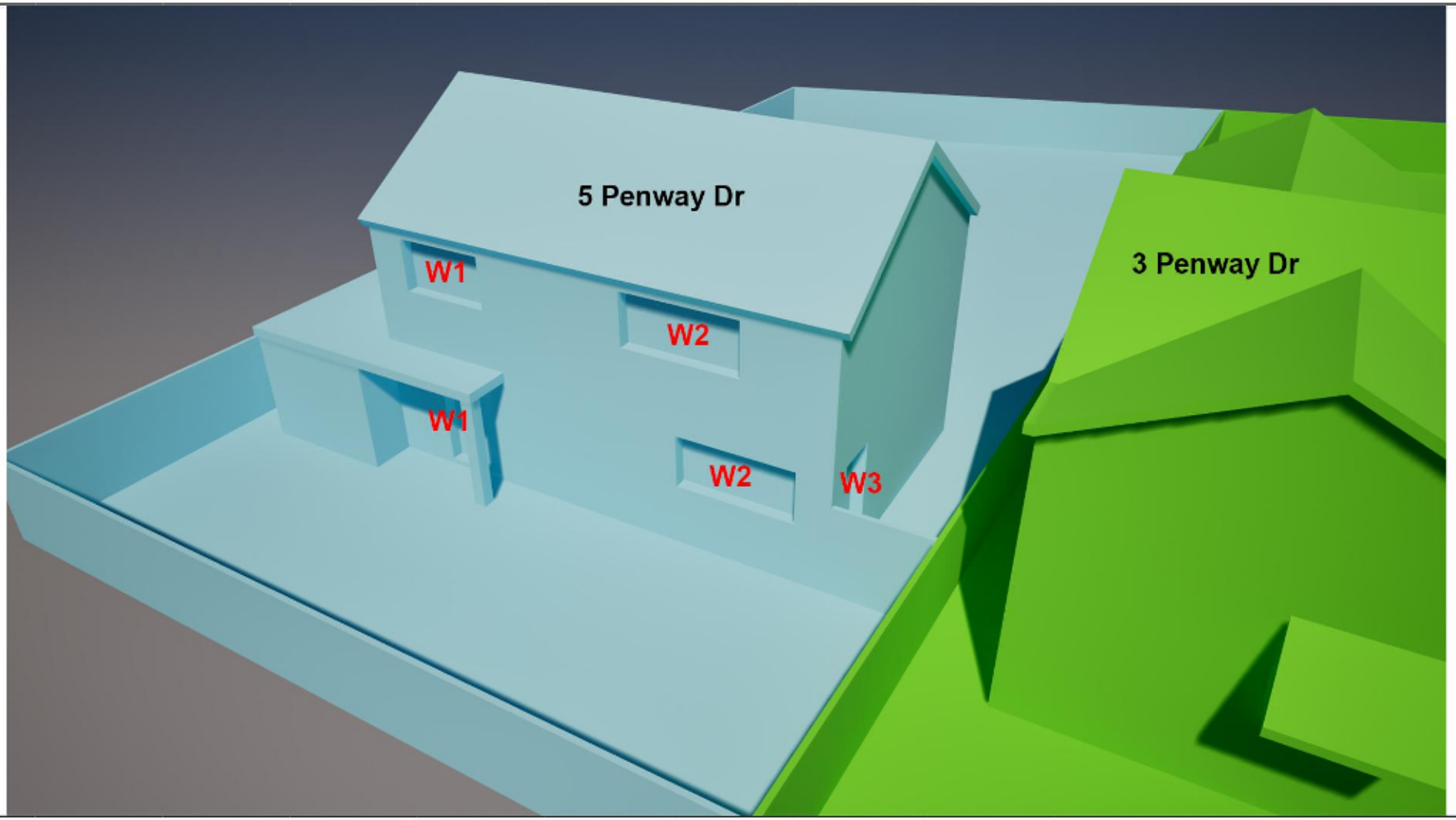
Key:

- Proposed Massing on Site
- Neighbouring Analysed Properties
- Surrounding Massing

Scale - NTS

Project	5 Penway Dr
Client	Jack Fleming
Address	3 Penway Dr, Pinchbeck, Spalding PE11 3PJ, UK
Drawn	Remway Design Ltd

Window map



Key:

- Proposed Massing on Site
- Neighbouring Analysed Properties
- Surrounding Massing

Scale - NTS

Project	5 Penway Dr
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Appendix 3.

Technical Analysis

Vertical Sky Component (VSC) results

Building Name	Floor	Window	Window direction	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria?
5 Penway Dr	Ground	W1	139°	22.97	22.94	1.00	YES
5 Penway Dr	Ground	W4	319°N	38.75	35.81	0.92	YES
5 Penway Dr	Ground	W5	319°N	38.94	38.12	0.98	YES
5 Penway Dr	Ground	W6	319°N	37.11	36.78	0.99	YES
5 Penway Dr	Ground	W7	319°N	37.29	37.04	0.99	YES
5 Penway Dr	First	W1	139°	39.00	38.99	1.00	YES
5 Penway Dr	First	W2	139°	38.98	38.92	1.00	YES
5 Penway Dr	First	W3	319°N	39.09	37.79	0.97	YES
5 Penway Dr	First	W4	319°N	39.07	38.46	0.98	YES
5 Penway Dr	First	W5	319°N	39.08	38.82	0.99	YES

Weighted Vertical Sky Component (VSC) results - Kitchen

Building Name	Floor	Room Name	Window Size	Window	Window direction	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria?
5 Penway Dr	Ground	139°	2.46	Kitchen	W2	39.21	38.95	0.99	
5 Penway Dr	Ground	49°N	0.9	Kitchen	W3	22.53	11.73	0.52	
					Weighted Results	34.74	31.66	0.91	YES

Annual Probable Sunlight Hours (APSH) results

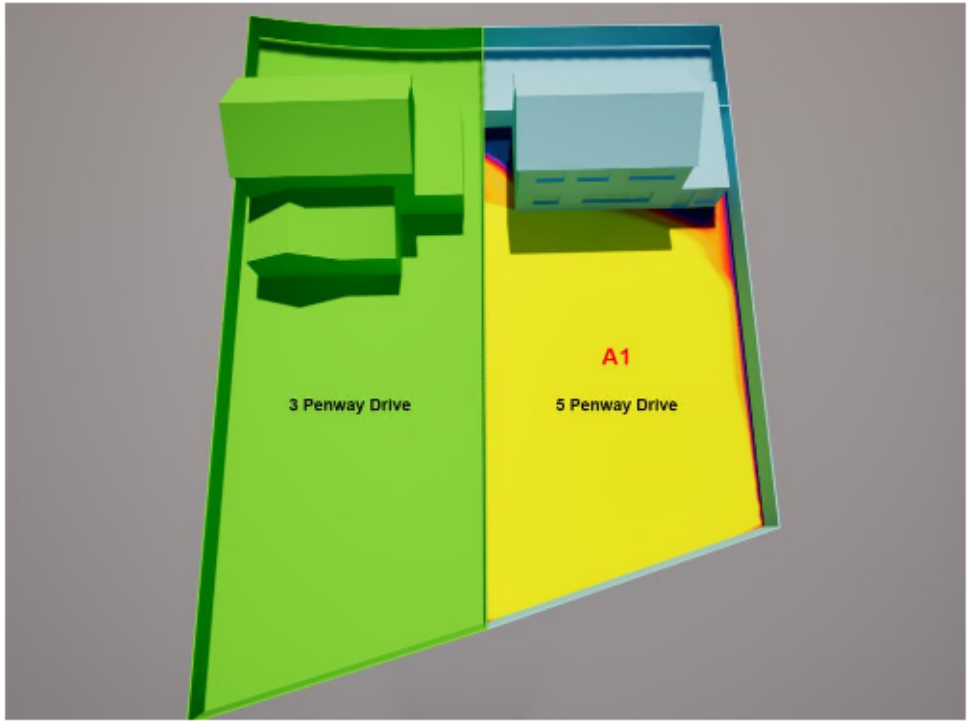
Building Name	Floor	Window	Orientation	Annual Ex	Annual Pr	Pr/Ex	PASS	Winter Ex	Winter Pr	Pr/Ex	Meets BRE Criteria?
5 Penway Dr	Ground	W1	139°	43.00	43.00	1.00	YES	20.00	20.00	1.00	YES
5 Penway Dr	Ground	W2	139°	77.00	77.00	1.00	YES	27.00	27.00	1.00	YES
5 Penway Dr	Ground	W3	49°N			*North	*North			*North	*North
5 Penway Dr	Ground	W4	319°N			*North	*North			*North	*North
5 Penway Dr	Ground	W5	319°N			*North	*North			*North	*North
5 Penway Dr	Ground	W6	319°N			*North	*North			*North	*North
5 Penway Dr	Ground	W7	319°N			*North	*North			*North	*North
5 Penway Dr	First	W1	139°	73.00	73.00	1.00	YES	26.00	26.00	1.00	YES
5 Penway Dr	First	W2	139°	72.00	71.00	0.99	YES	25.00	25.00	1.00	YES
5 Penway Dr	First	W3	319°N			*North	*North			*North	*North
5 Penway Dr	First	W4	319°N			*North	*North			*North	*North
5 Penway Dr	First	W5	319°N			*North	*North			*North	*North

* The BRE guidance states regarding the APSH test "any windows facing with 90 degrees due north do not need to be analysed.

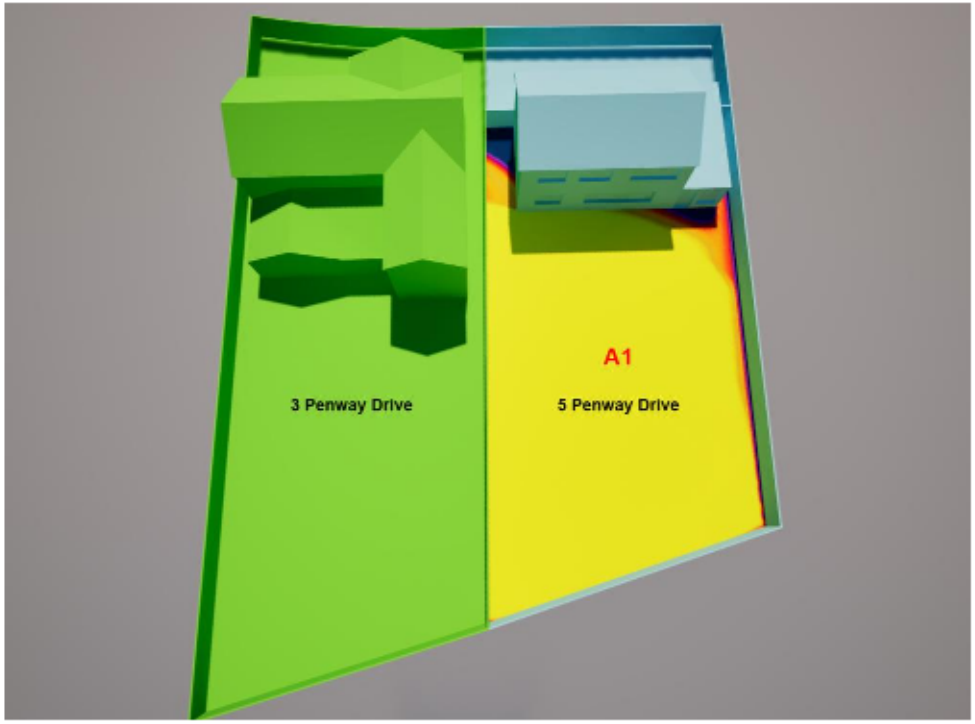
Amenity, Sun On Ground (SOG) results

Building Name	Floor Name	Amenity Name	Amenity Area	Lit Area Ex	Lit Area Pr	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
5 Penway Dr	Ground	A1	348.83	306.94	306.51	88%	88%	1.00	YES

Existing amenity space sunlight map (March 21st)



Proposed amenity space sunlight map (March 21st)



Sunlight
Assessments UK

End of Report

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