Sunlight Assessments UK

Impact Assessment

Project address: Plot 2 at 202 Spalding Road, Pinchbeck.

Impact address: 202 Spalding Road, Pinchbeck.

Consultant Architect/designer: Tac Architects

Client: Matt Brady

Contents

1 Introduction 3
2 Methodology 4
3 Standard Survey Limitations 4
4 The Site 5
5 The Proposal 5
6 The Surrounding Properties 6
7 Assessment Results 6
8 Conclusion 7

Appendices

Appendix 1: Drawings
Appendix 2: Window Maps
Appendix 3: Technical Analysis

1. Introduction

1.1 Sunlight Assessments UK have been instructed by Matt Brady to assess the daylight and sunlight implications to the proposed bungalow at Plot 2 @ 202 Spalding Road, Pinchbeck (the “Site” / "Proposed Development”)

1.2 This report relates to proposed scheme presented by Tac Architects and provides detailed technical support regarding the potential impact to the daylight and sunlight of neighbouring property 202 Spalding Road, Pinchbeck.

1.3 The Local Authority will be guided in this by the BRE document entitled Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2022 (the BRE guidelines). This document is the principal guidance in this area and sets out the methodology for measuring light and recommends what it considers to be permitted or unobtrusive levels of change.

1.4 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located, and the daylight and sunlight will be one of several planning considerations which the local authority will weigh.

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

Information drawings in **appendix 1**

2. Methodology

2.1 The purpose of this report is the impact assessment of the daylight and sunlight of neighbouring property to the proposed site namely: 202 Spalding Road, Pinchbeck.

2.2 Impact Assessment Scope:

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.*
- *the area of the working plane in a room which can receive direct skylight is reduced to 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:

- *value's 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.*
- *and also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.*

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 Tac Architects Ltd.

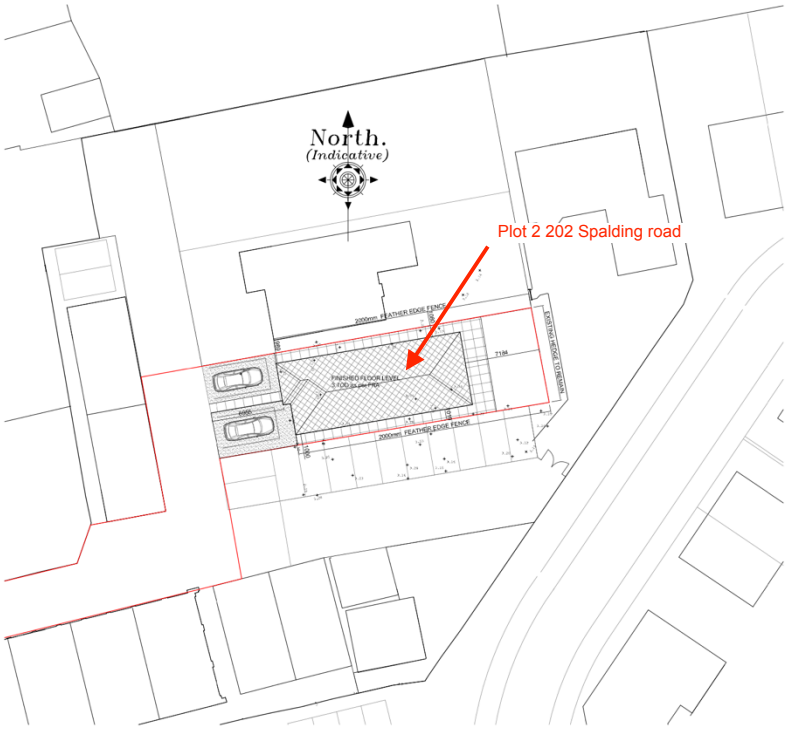
3.2 In addition to our standard limitations the following limitations and assumptions also apply:

- 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.

- Where floor plans of surrounding properties were not available, room depths have been assumed from external observations. Where no indicators of room depth were available a standard of 4m, 6m or 8m depths have been used.

4. The Site

4.1 The site is located Plot 2 at 202 Spalding Road, Pinchbeck.



PROPOSED BLOCK PLAN

5.The Proposal

Proposed Development

5.1 Our understanding of the proposed new build is illustrated in the drawings, located within Appendix 1.

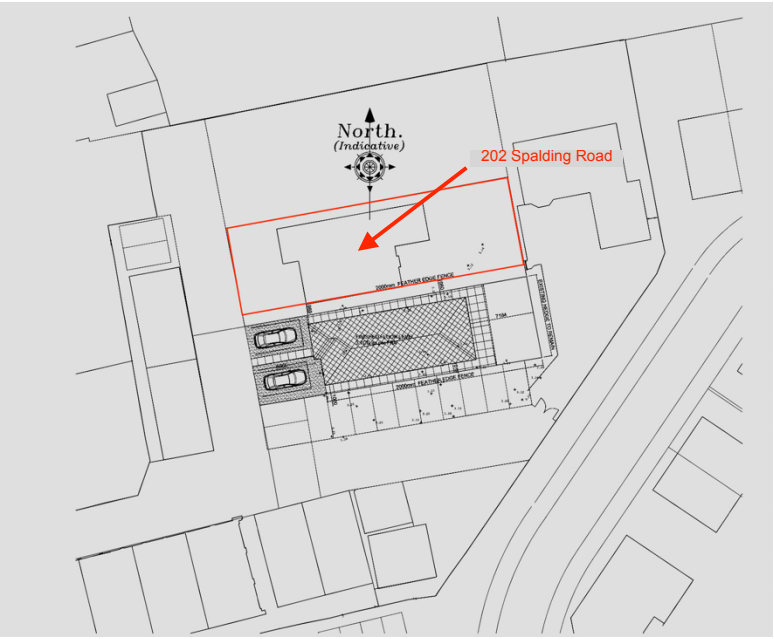
5.2 Tac Architects Ltd has provided floorplans and elevations.

6. Impact on the Surrounding Properties

6.1 Due to the proximity to the site, we have assessed the side windows of 202 Spalding Road, Pinchbeck.

6.2 This residential property is located adjacent to the Site.

6.2 The location of these properties is highlighted in the map below:



7. Assessment Results

7.1 The local planning authority were requesting sunlight & daylight analysis to the side windows of 202 Spalding Road, Pinchbeck (results in appendix 3)

Vertical Sky Component (VSC)

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

Annual probable sunlight hours (APSH)

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

8.Conclusion

8.1 The daylight and sunlight to the windows as analysed for this report at 202 Spalding Road, Pinchbeck will not experience noticeable reduction of daylight and sunlight as set out in the BRE guidelines.

8.2 We therefore conclude that the effects of the Proposed Development in relation to daylight and sunlight are BRE compliant and we have identified no grounds for rejection of a planning application for this proposal.

Appendix 1:

Proposed Drawings



PROPOSED ELEVATIONS



PROPOSED FLOOR PLAN



PROPOSED BLOCK PLAN

Client Mr M Brady
Project Plot 2 @ 202 Spalding Road, Pinchbeck.
Drawing Planning
Scale 1:50, 1:100, 1:200 1:1250 @ A1 Drawn AWM Checked TAC Date 21/09/2023
Drawing No. 23/630/PA/004

Appendix 2:

Window Maps


202 Spalding Road
W1
W2

Appendix 3:

Technical Analysis

VERTICAL SKY COMPONENT (VSC)

Building Name	Floor Name	Window Name	VSC Existing	VSC Proposed	Pr/Ex	Window Orientation	Meets BRE Criteria
202 Spalding Road, Pinchbeck	Ground	W1	38.3	28.1	0.73	166°	PASS
202 Spalding Road, Pinchbeck	Ground	W2	38.2	27.1	0.71	166°	PASS

Annual probable sunlight hours (APSH)

Building Name	Floor Name	Window Name	Window Orientation	Annual Ex	Annual Pr	Pr/Ex	Meets BRE Criteria
202 Spalding Road, Pinchbeck	Ground	W1	166°	89.0	76.0	0.85	PASS
202 Spalding Road, Pinchbeck	Ground	W2	166°	89.0	74.0	0.83	PASS