AUSTIN JOHN LTD

DAYLIGHT AVAILABILITY STATEMENT

Proposed Change of Use to Residential Dwelling at 35 New Road, Spalding, PE11 1DN

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On Behalf of: South Holland District Council
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1.0 Introduction

This statement has been prepared in support of the Class G Prior Approval application for the proposed change of use of the upper floors at 35 New Road, Spalding, from a salon (Use Class E) to form a self-contained flat. The statement responds specifically to the provision of natural light to the proposed habitable rooms.

The proposal relates to the conversion of the existing first and second floor accommodation only. No external alterations are proposed, and existing window openings are retained.

This statement should be read in conjunction with the accompanying plans and application information.

2.0 Proposed Accommodation

The proposed flat is arranged over the first and second floors of the existing building.

The first floor contains the principle living accommodation. The submitted proposed plan identifies a 27.5m2 kitchen/dining/living area and a 12.0m2 hallway area. The layout is being clarified so that the principle habitable living space is identified as being within the kitchen/dining/living area, with the central area functioning as hallway and circulation space, rather than being relied upon as the main living space.

The second floor contains the proposed bedroom, which has a floor area of 13.2m2.

For the purposes of this statement, the following rooms are treated as habitable rooms:
- Kitchen/dining/living area
- Bedroom

The following areas are not treated as habitable rooms:
- Bathroom
- Shower room
- WC
- Store
- Lobby
- Hallway area

3.0 Window and Floor Area Information

The prior approval matter is whether adequate natural night would be provided to all habitable rooms. This statement provides a proportionate assessment based on:

- The submitted proposed floor plans
- The existing window openings
- The measured floor area (as shown on the plans)
- The proposed use of each room
- The absence of external obstructions
- The retention of existing external openings
- The relationship between the window area and floor area

This is considered an appropriate and proportionate approach for this upper-floor conversion, particularly as the proposal does not introduce new external works or reduce the existing window openings.

The following window sizes and floor areas have been reviewed:

Room / area	Floor area	Window size	Approx. window area	Approx. window-to-floor ratio
Kitchen / dining / living	27.5m²	1275mm x 3375mm	4.30m²	15.6%
Wider first-floor area, if assessed with former living area included	39.5m²	1275mm x 3375mm	4.30m²	10.9%
Bedroom	13.2m²	917mm x 1350mm	1.24m²	9.4%

The kitchen/dining/living area is served by a large existing front window. The bedroom is served by the existing window at second-floor level.

No external obstructions have been identified which would materially reduce daylight to either window.

4.0 Kitchen/Dining/Living Area

The principal first floor living accommodation is served by an existing window measuring approximately 1275mm x 3375mm, giving an approximate window area of 4.30m2. Against the 27.5m2 kitchen/dining/living area, this window gives a floor-to-window ratio of approximately 15.6%.

This is considered to provide a good level of natural light for the principal living accommodation. The room is positioned to benefit directly from the existing front window opening, with no external obstruction identified.

If the wider first floor area is considered, including the hallway, the window-to-floor ratio would be approximately 10.9%. This remains a reasonable level of window provision for an existing upper-floor conversion. However, the clarified plan identifies the naturally lit front room as the principal kitchen/dining/living area, with the remaining central space functioning as a hallway.

5.0 Bedroom

The proposed second-floor bedroom has a floor area of 13.2m2 and is served by an existing window measuring approximately 917mm x 1350mm, giving an approximate window area of 1.24m2. This gives a window-to-floor ratio of approximately 9.4%.

The bedroom is therefore considered to receive adequate natural light for its intended use. No external obstruction has been identified, and the existing window opening is to be retained.

6.0 Overall Assessment

The proposal makes use of an existing upper-floor space within an established town-centre building. The window openings are existing and are not proposed to be reduced or blocked.

The principal habitable spaces have direct access to existing windows. The main living space benefits from a large existing front window, while the bedroom is also served by an existing window.

The central area within the first-floor layout is not to be relied upon as primary habitable accommodation. It is to function as a hallway space and should be read as such on the annotated plan.

On this basis, the proposed accommodation is considered to provide adequate natural light to all habitable rooms for the purposes of the Class G prior approval assessment.

7.0 Conclusion

The proposed kitchen/dining/living area and bedroom would both be served by existing window openings.

The main kitchen/dining/living area has an approximate floor-to-window ratio of 15.6%. The bedroom has an approximate floor-to-window ratio of 9.4%.

The proposal is therefore considered to provide adequate natural light to all habitable rooms.