Sunlight, Daylight & Overshadowing Synopsis

The Building Research Establishment (BRE 209) 'Site Layout Planning For Daylight and Sunlight: A Guide To Good Practice' is the nationally recognised guidance on avoiding unacceptable impacts in terms of daylight, sunlight, and overshadowing and sets out targets for levels of daylight and sunlight within existing and proposed developments.

Local Planning Authorities and the Planning Inspectorate will generally apply the BRE targets to assess new development and where new development may affect sunlight and daylight to existing properties.

Assessment

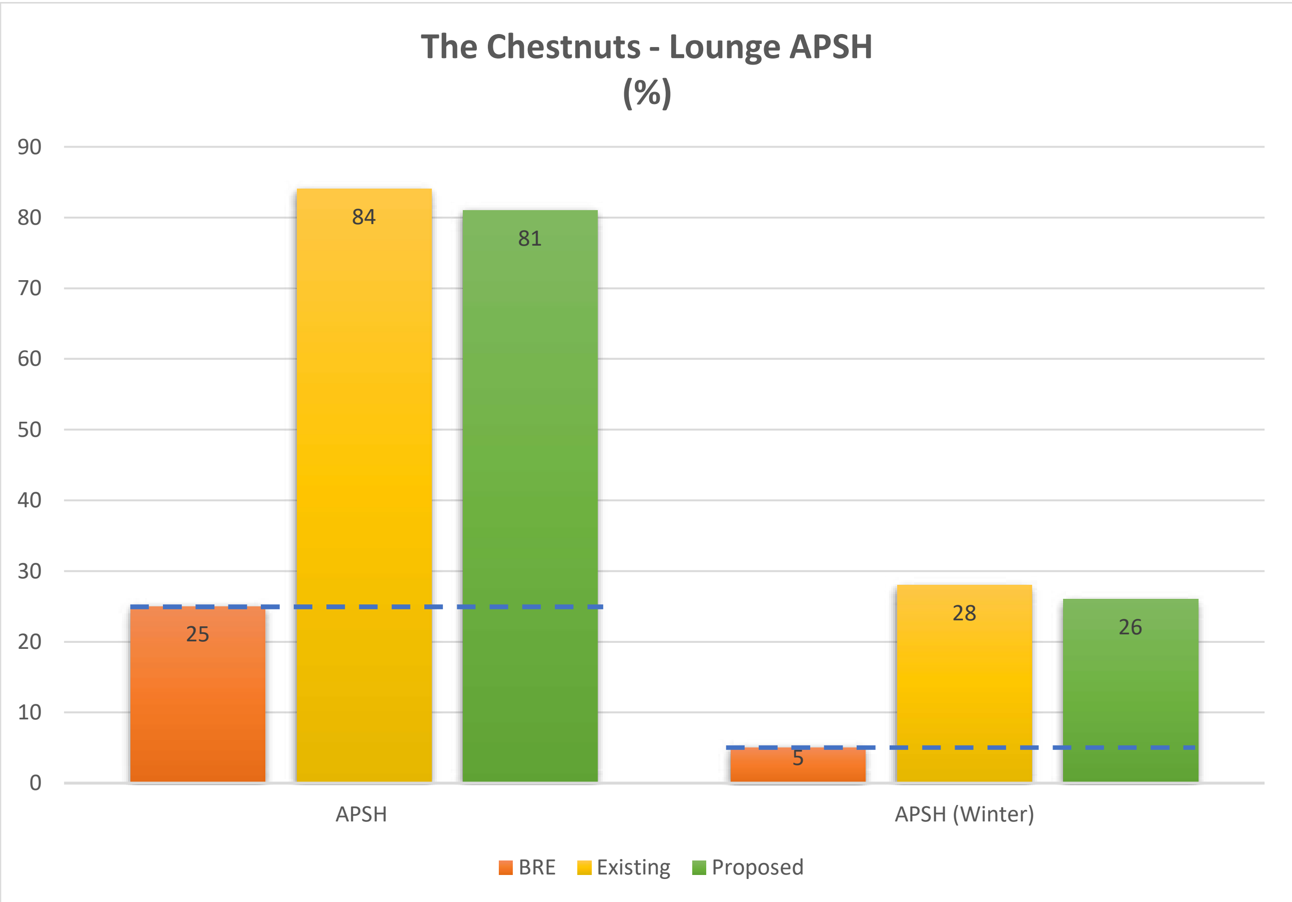
Annual Probable Sunlight Hours (APSH)

The BRE guidance stipulates for a window to be adversely affected it will have to receive less than 25% of the Annual Probable Sunlight Hours (APSH) or less than 5% of the APSH between the 21 September and the 21 March (winter).

The proposed development will result in the windows to the rear elevation of The Chestnuts receiving APSH of between 70% and 83% which exceeds the 25% value at which a window is considered to be adversely affected by **180%** and **232%** respectively.

Similarly, the proposed development will result in the windows to the rear elevation of The Chestnuts receiving APSH (winter) of between 20% and 29% which exceed the 5% value at which a window is considered to be adversely affected by between **300%** and **480%** respectively.

The chart below demonstrates the effects of the proposed development on the Lounge patio doors of The Chestnuts in comparison to the minimum recommendations of the BRE and the existing site conditions.

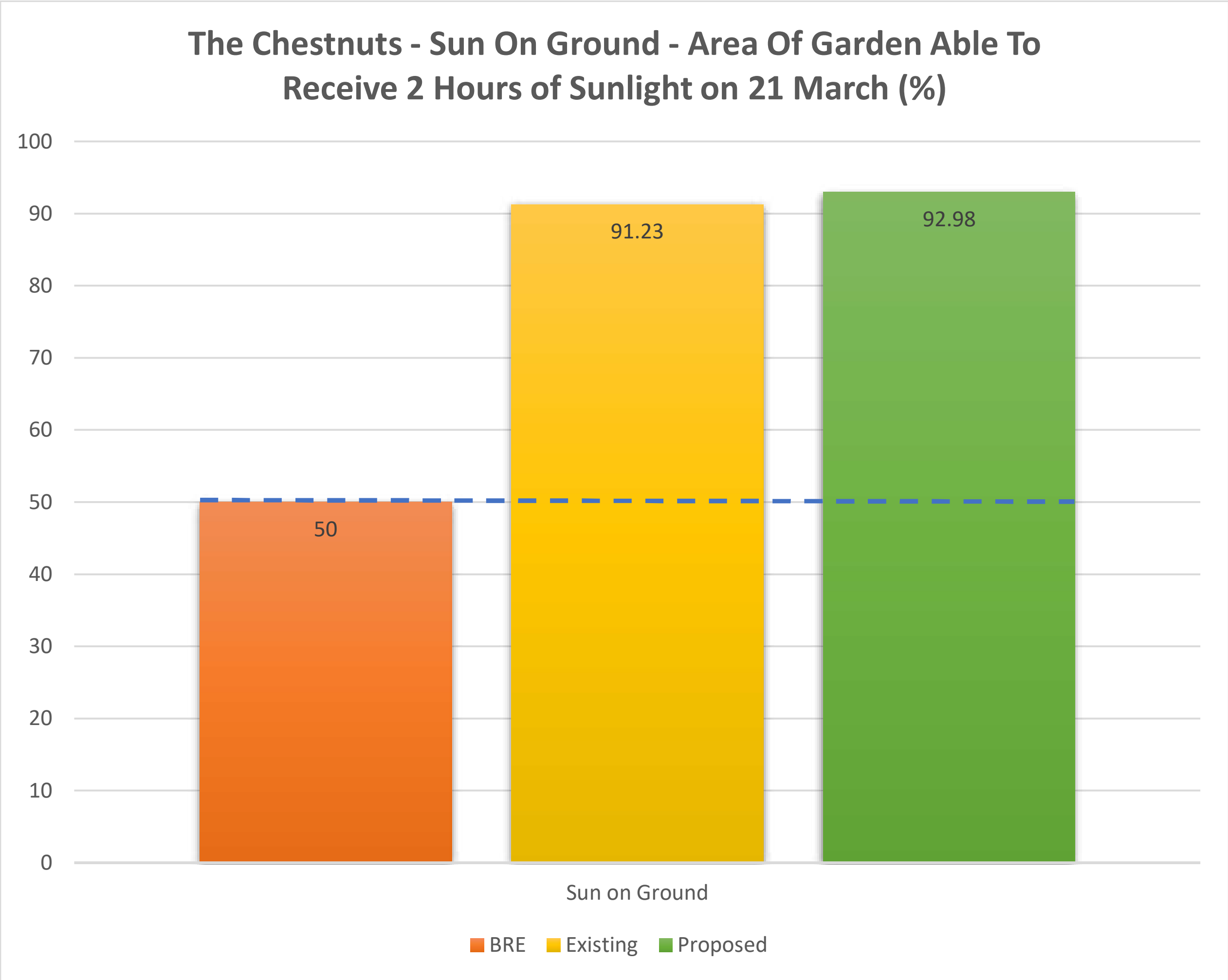


Value below which an adverse impact occurs (BRE 209)

Sun On The Ground (Overshadowing)

With regard to overshadowing to the amenity area, it is recommended that for it to appear adequality sunlight throughout the year, at least half of a garden or amenity area should receive at least 2 hours of sunlight on the 21 March.

The chart below demonstrates the effects of the proposed development on the rear garden of The Chestnuts in comparison to the minimum recommendations of the BRE and the existing site conditions.



Value below which an adverse impact occurs (BRE 209)

Conclusion

The BRE 209 is used as the most holistic means by which sunlight, daylight and overshadowing can be objectively assessed and includes a year-round view.

We note the objector has provided a photograph of the sun, very low in the sky, taken at 07:25am on the 27 October 2021, alluding to the of loss of sunlight. The objection letter states: *"the fact that the rear of The Chestnuts currently receives unencumbered sunlight/daylight."*

This is misguided, and only provides a snapshot at that moment in time. An alternative photograph taken on the 13 January 2022 at 08.36am (as per the below) reveals the rear elevation of The Chestnuts enveloped in shadow. This again is not a holistic view, and these types of photographs do not present a true perspective for analysing such matters. Therefore, an assessment in accordance with BRE 209 is the only accurate means of doing so and provides the only objective tool available to Local Authorities and the Planning Inspectorate.

Rear of The Chestnuts. 13 January 2022 at 08:36am.