

Daylight and Sunlight Impact Assessment

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Daylight and Sunlight Impact Assessment

Wellington Road

Introduction

The aim of this daylight and sunlight impact assessment report is to support the planning application for the proposed development at Wellington Road in the Wokingham Borough Council. This report will evaluate the potential impact of the proposed development on the daylight and sunlight received by the neighbouring buildings. The existing site is undeveloped. The proposal consists of a full planning application to provide 21 no. Class C3 units, including related ancillary functions, amenity space, landscaping, car and cycle parking and refuse storage.

The daylight and sunlight impact has been calculated and assessed according to the BRE guidance "Site layout planning for daylight and sunlight – A guide to good practice" (third edition, 2022).

The calculations are based on plans of the proposed development provided by Kendall Kingscott, issued in April 2025.

Best practice guidance

According to the BRE guidance "Site layout planning for daylight and sunlight – A guide to good practice" (third edition), the impact of the new development on the daylight and sunlight received by the neighbouring buildings has to be analysed according to the loss of light from the sky and the loss of sunlight. The loss of daylight and sunlight to existing neighbouring buildings needs to be analysed where:

- The distance of each part of the new development from the existing window is less than three times its height above the centre of the existing window.
- Or the angle from the centre of the existing window to the top of the new proposed building is more than 25°.

Light from the sky

The loss of light from sky to the living room, kitchen and bedroom of existing buildings has to be assessed.

Vertical Sky Component (VSC) – This is the ratio of the direct sky illuminance on the centre of the outside pane of a window, to the simultaneous illuminance on an unobstructed horizontal plane. This must be:

- Greater than 27%.
- Or more than 0.8 times its former value (before the new development).

No-Sky Line (NSL)– This is the outline of the area that has a direct view of the sky on a working plane. Where room layouts are known, in each of the main rooms, the area that receives direct light from the sky must be:

- More than 0.8 times its former value (before the new development).

Sunlight

The loss of sunlight to the living room of existing buildings that has a window facing within 90° of due south has to be assessed.

Annual Probable Sunlight Hours (APSH) – This is the average of total number of hours during a year in which direct sunlight reaches the centre of a window. This must be:

- More than 25% of the total Annual sunlight hours (unobstructed horizontal plane), including at least 5% of the total annual sunlight hours (unobstructed horizontal plane) in the winter months (21 September – 21 March).
- Or more than 0.8 times its former value for the whole year and the winter period (before the new development).

Sunlight on gardens and open spaces

- At least half of the garden space should receive at least 2 hours of sunlight on 21st March.
- The area that receives at least 2 hours of sunlight on 21st March is more than 0.8 times its former area (before the new development).
- Where a detailed calculation cannot be carried out, the centre of the garden should receive 2 hours of sunlight on 21st March.

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Existing and Proposed

Site Layout

The figure below shows the site plan of the proposed development. The red outline indicates the boundary of the proposed development. The neighbouring buildings that could possibly experience impacts to their daylight and sunlight levels are:

- 42A Station Road
- 42 Station Road
- 38 Station Road
- 4 Park Road
- 8 Park Road
- 1A Park Road
- 5 Wellington Road
- 1-3 Wellington Road



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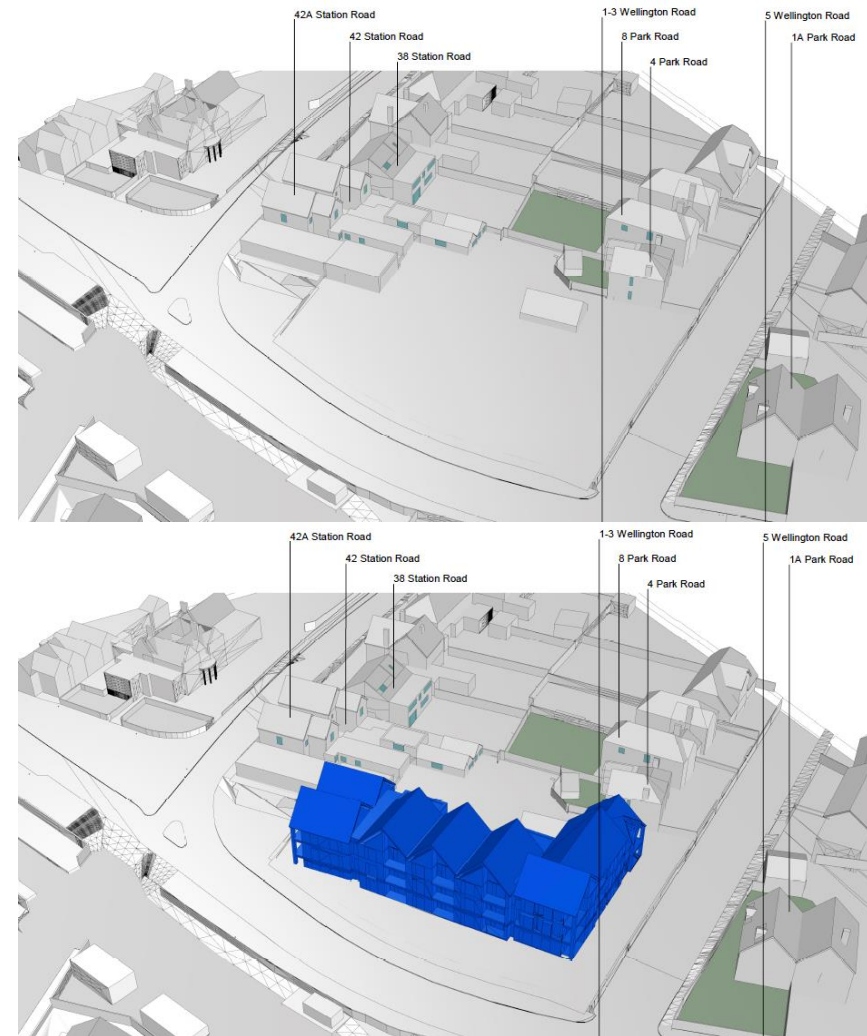
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Existing and proposed development

The daylight conditions of the assessed windows will be analysed with the existing site (before) and with the proposed development (after). The figure below shows the two cases, before and after the proposed development. The blue building is the proposed development.

Impact on neighbouring buildings

3D illustrations of the assessed properties and windows are presented in Appendix A.



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Light from the sky

Rationale and Methodology

According to the BRE guidance, the VSC and NSL must be calculated to assess the loss of light from the sky.

Vertical Sky Component (VSC)

According to BRE guidance, dwellings lit by windows with a VSC of less than 27% or less than 0.8 times its former value are likely to appear more gloomy and electric light will be needed more of the time. Please note that the room type and layout of each window is unknown. A table with the VSC results is presented in Appendix B. A summary of the results is presented below:

- 42A Station Road: All windows meet the VSC recommendations
- 42 Station Road: All windows meet the VSC recommendations, with the exception of one window W.10. This window serves a commercial property, where daylight access is typically considered less critical than for residential use. The reduction in VSC for W.10 is only marginally above the BRE guidance, and is therefore not considered to result in a significant adverse impact.
- 38 Station Road: All windows meet the VSC recommendations
- 4 Park Road: All windows meet the VSC recommendations, with the exception of two window W.22 and W.27. The VSC reductions to these windows are considered moderate. However, W.22 and W.27 serve a dining room and bedroom, respectively, both of which benefit from additional unaffected windows. As a result, the overall daylight provision to these rooms remains adequate, and the impact of the proposed development is unlikely to be perceptible to occupants.
- 8 Park Road: All windows meet the VSC recommendations
- 1A Park Road: All windows meet the VSC recommendations
- 5 Wellington Road: All windows meet the VSC recommendations
- 1-3 Wellington Road: All windows meet the VSC recommendations

In summary, 94.6% of the assessed windows meet the recommendations for the VSC.

Property	Total No. of analysed windows	No. of windows that meet BRE guidance	No. of windows below BRE target		
			20-30% reduction (minor impact)	30-50% reduction (moderate impact)	>50% reduction (high impact)
42A Station Road	6	6	0	0	0
42 Station Road	7	6	1	0	0
38 Station Road	9	9	0	0	0
4 Park Road	10	8	0	2	0
8 Park Road	3	3	0	0	0
1A Park Road	2	2	0	0	0
5 Wellington Road	10	10	0	0	0
1-3 Wellington Road	9	9	0	0	0
Total	56	53	1	2	0
Total (%)	100%	94.6%	1.8%	3.6%	0.0%

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No-Sky Line (NSL)

According to BRE guidance, the area of the room that receives direct light from the sky must be more than 0.8 times its former value (before the new development). Please note that where the room layouts are unknown, reasonable room dimensions have been assumed.

A table with the full NSL results is presented in Appendix B. A summary of the results is presented below:

- 42A Station Road: All rooms meet the NSL recommendations.
- 42 Station Road: All rooms meet the NSL recommendations, with the exception of two rooms, R.10 and R.11. Both rooms are part of a commercial property, where daylight access is generally considered less critical than in residential settings. The reductions in NSL for these rooms are slightly above BRE guidance, and as such, are not considered to result in a significant adverse impact.
- 38 Station Road: All rooms meet the NSL recommendations.
- 4 Park Road: All rooms meet the VSC recommendations, with the exception of two rooms R.22 and R.27. The NSL reductions to these rooms are considered moderate. However, R.22 and R.27 serve a dining room and bedroom, respectively, both of which benefit from additional unaffected windows. As a result, the overall daylight provision to these rooms remains adequate, and the impact of the proposed development is unlikely to be perceptible to occupants.
- 8 Park Road: All rooms meet the NSL recommendations.
- 1A Park Road: All rooms meet the NSL recommendations.
- 5 Wellington Road: All rooms meet the NSL recommendations.
- 1-3 Wellington Road: All rooms meet the NSL recommendations.

In summary, 92.0 % of the assessed rooms meet the recommendations for the no-sky line.

Property	Total No. of analysed rooms	No. of rooms that meet BRE guidance	No. of rooms below BRE target		
			20-30% reduction (minor impact)	30-50% reduction (moderate impact)	>50% reduction (high impact)
42A Station Road	6	6	0	0	0
42 Station Road	7	5	1	1	0
38 Station Road	6	6	0	0	0
4 Park Road	8	6	0	2	0
8 Park Road	2	2	0	0	0
1A Park Road	2	2	0	0	0
5 Wellington Road	10	10	0	0	0
1-3 Wellington Road	9	9	0	0	0
Total	50	46	1	3	0
Total (%)	100%	92.0%	2.0%	6.0%	0.0%

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Sunlight

Annual Probable Sunlight Hours (APSH)

The calculation of the APSH is only applicable for windows of living rooms that face 90° of due south. The room use is unknown and therefore, the APSH will be calculated for all south facing windows.

According to BRE guidance, where living rooms are lit by windows with APSH of at least 25% of the total annual sunlight hours (unobstructed horizontal plane) including at least 5% of the total annual sunlight hours (unobstructed horizontal plane) in the winter months (21 September - 21 March) or more than 0.8 times its former value for the whole year and the winter period (before the new development) then the room should still receive enough sunlight. A table with the full APSH results is presented in Appendix B. A summary of the results is presented below:

- 42A Station Road: All windows meet the APSH recommendations
- 42 Station Road: All windows meet the APSH recommendations
- 38 Station Road: All windows meet the APSH recommendations
- 4 Park Road: All windows meet the APSH recommendations
- 8 Park Road: All windows meet the APSH recommendations
- 1A Park Road: There are no south-facing windows that are potentially affected by the proposed development
- 5 Wellington Road: There are no south-facing windows that are potentially affected by the proposed development
- 1-3 Wellington Road: There are no south-facing windows that are potentially affected by the proposed development

In summary, 100% of the analysed south facing windows meet the recommendations for the APSH.

Property	Total No. of analysed windows	No. of windows that meet BRE guidance	No. of windows below BRE target		
			20-30% reduction (minor impact)	30-50% reduction (moderate impact)	>50% reduction (high impact)
42A Station Road	6	6	0	0	0
42 Station Road	7	7	0	0	0
38 Station Road	9	9	0	0	0
4 Park Road	2	2	0	0	0
8 Park Road	3	3	0	0	0
1A Park Road	0	0	0	0	0
5 Wellington Road	0	0	0	0	0
1-3 Wellington Road	0	0	0	0	0
Total	27	27	0	0	0
Total (%)	100%	100%	0.0%	0.0%	0.0%

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Sunlight reaching gardens and open spaces

According to BRE guidance, gardens that receive less than 2 hours of daylight on 21 March at more than 50% of their area, or less than 0.8 times its former value will tend to look more heavily overshadowed. An illustration of the sunlight hours is presented in Appendix A. A table with the sunlight hours results is presented in Appendix B.

In summary, all gardens meet the recommendations for sunlight hours.

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Conclusions

Conclusions

Based on the results of this analysis and according to the recommendations provided in the BRE guidance "Site layout planning for daylight and sunlight - A guide to good practice" (third edition), the study concludes that:

- Vertical Sky Component (VSC): 94.6% of the assessed existing windows meet the BRE guidelines for VSC. While two residential windows (W.22 and W.27) experience a moderate reduction, both are part of rooms that have additional, unaffected windows. Therefore, the overall daylight provision within these rooms remains acceptable, and the impact of the proposed development is unlikely to be noticeable to occupants.
- No-Sky Line (NSL): 92.0% of the assessed existing rooms meet the BRE recommendations for NSL. Two residential rooms (R.22 and R.27) experience a moderate reduction, but each benefits from additional unaffected windows. As a result, the overall daylight distribution within these rooms remains adequate, and any impact is unlikely to be perceptible.
- Annual Probable Sunlight Hours (APSH): APSH has been assessed for all relevant south-facing windows, with 100% of windows meeting BRE recommendations, indicating no adverse sunlight impact from the proposed development.
- Sunlight to Gardens: All existing gardens retain sufficient access to sunlight, with no adverse impact anticipated as a result of the proposed development.

According to BRE report paragraph I6, the impact is assessed as 'minor' when only a small number of windows are affected, or the loss of light is only marginally outside the guidelines. The proposed development will have a 'minor' impact on the daylight and sunlight received by the neighbouring amenities.

Note: the BRE report is a guide for good practice and not an assessment of "Pass" and "Fail". Therefore, the failure to meet the recommended values for the VSC and APSH, do not indicate that the development is unsuitable. According to the BRE guidance the VSC does not include the light reflected by the ground and neighbouring buildings. Therefore, in reality, the reduction of the light would be less, and the neighbouring properties would receive more daylight and sunlight than numerically stated in this report.

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Appendix A

3D Illustrations and Windows map



Project Name:

Wellington Road

Drawing Name

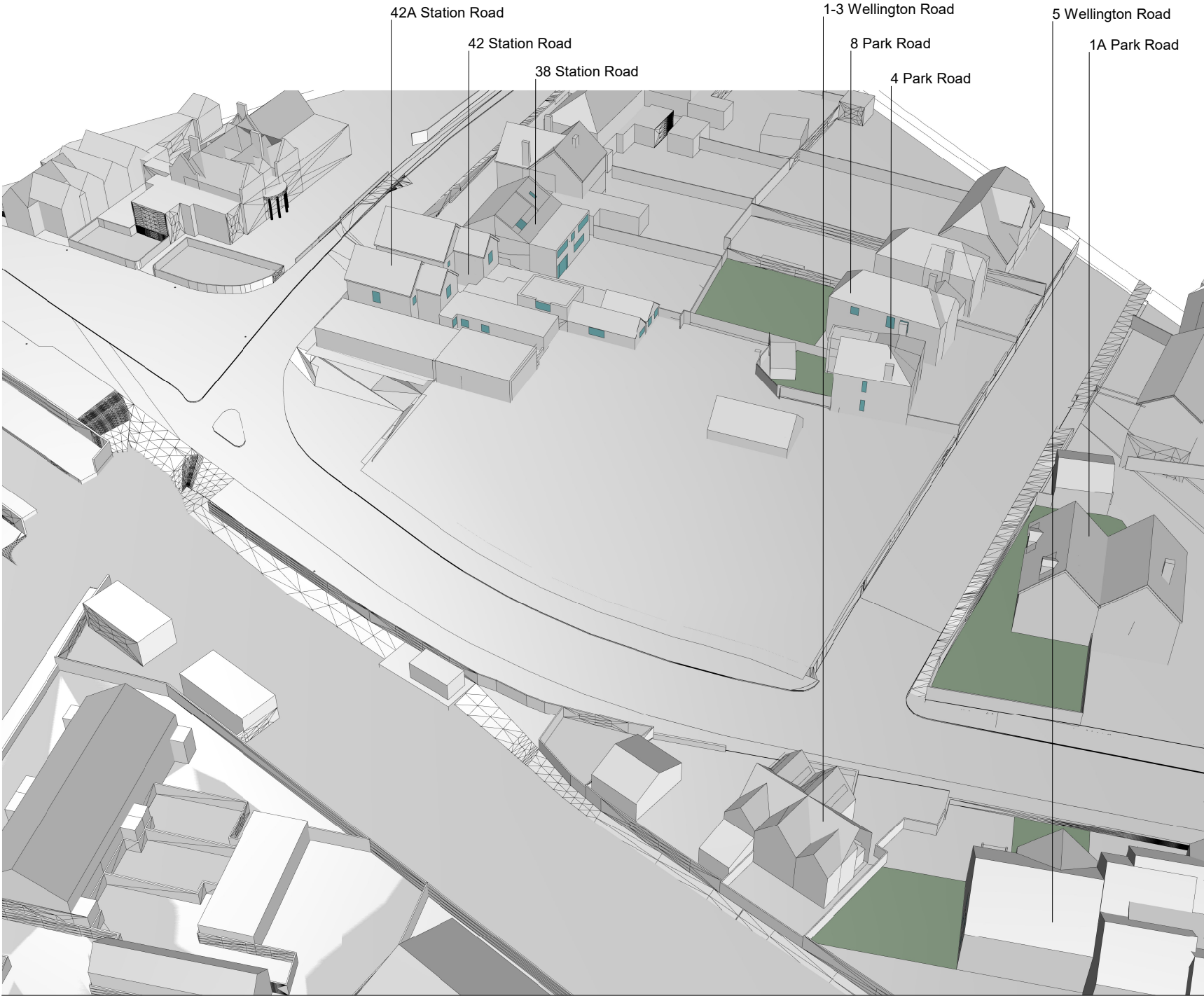
Site map

Date:

18/06/2025

Drawing Number:

11260_A_01



Project Name:

Wellington Road

Drawing Name

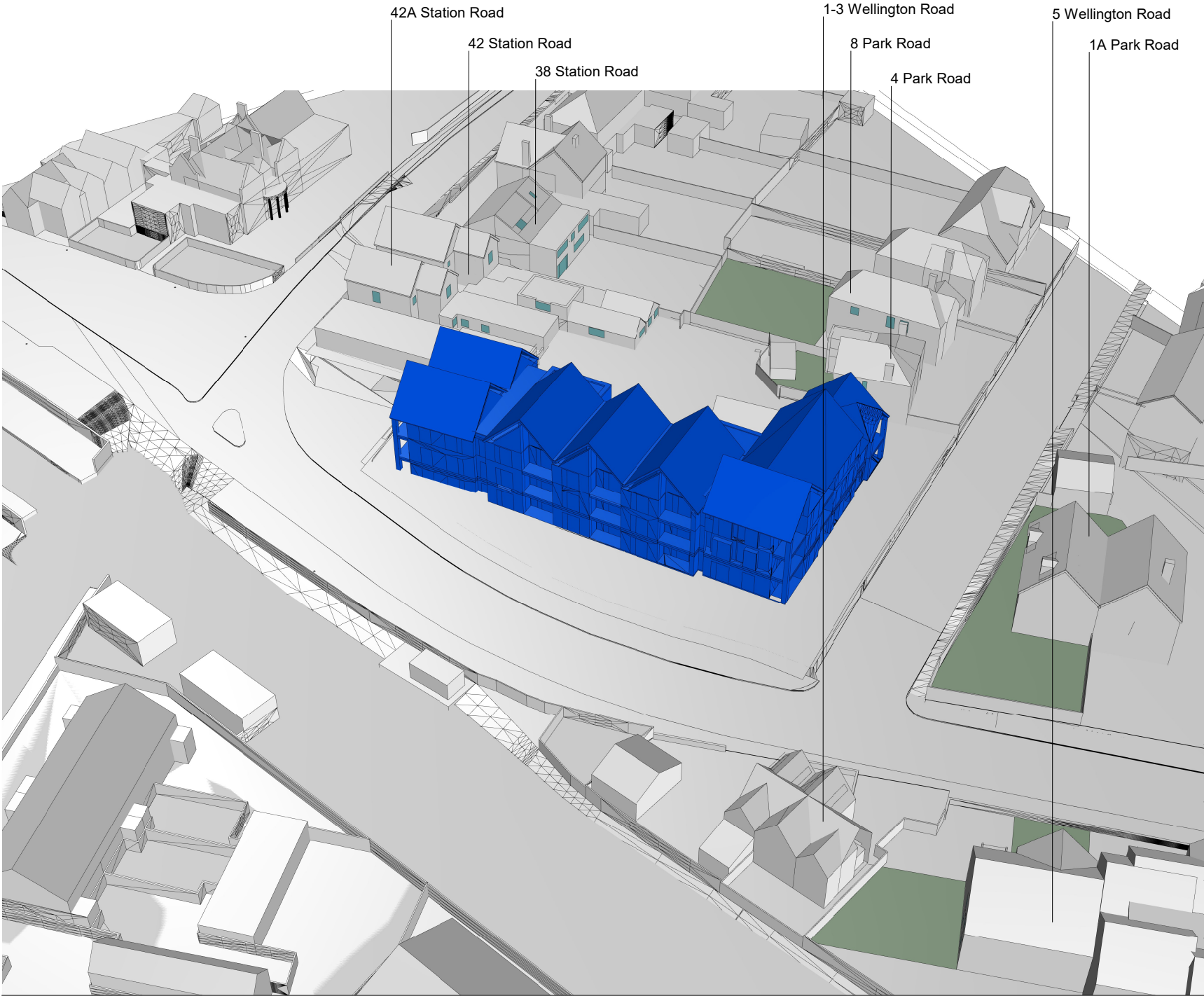
Existing development

Date:

18/06/2025

Drawing Number:

11260_A_02



Project Name:

Wellington Road

Drawing Name

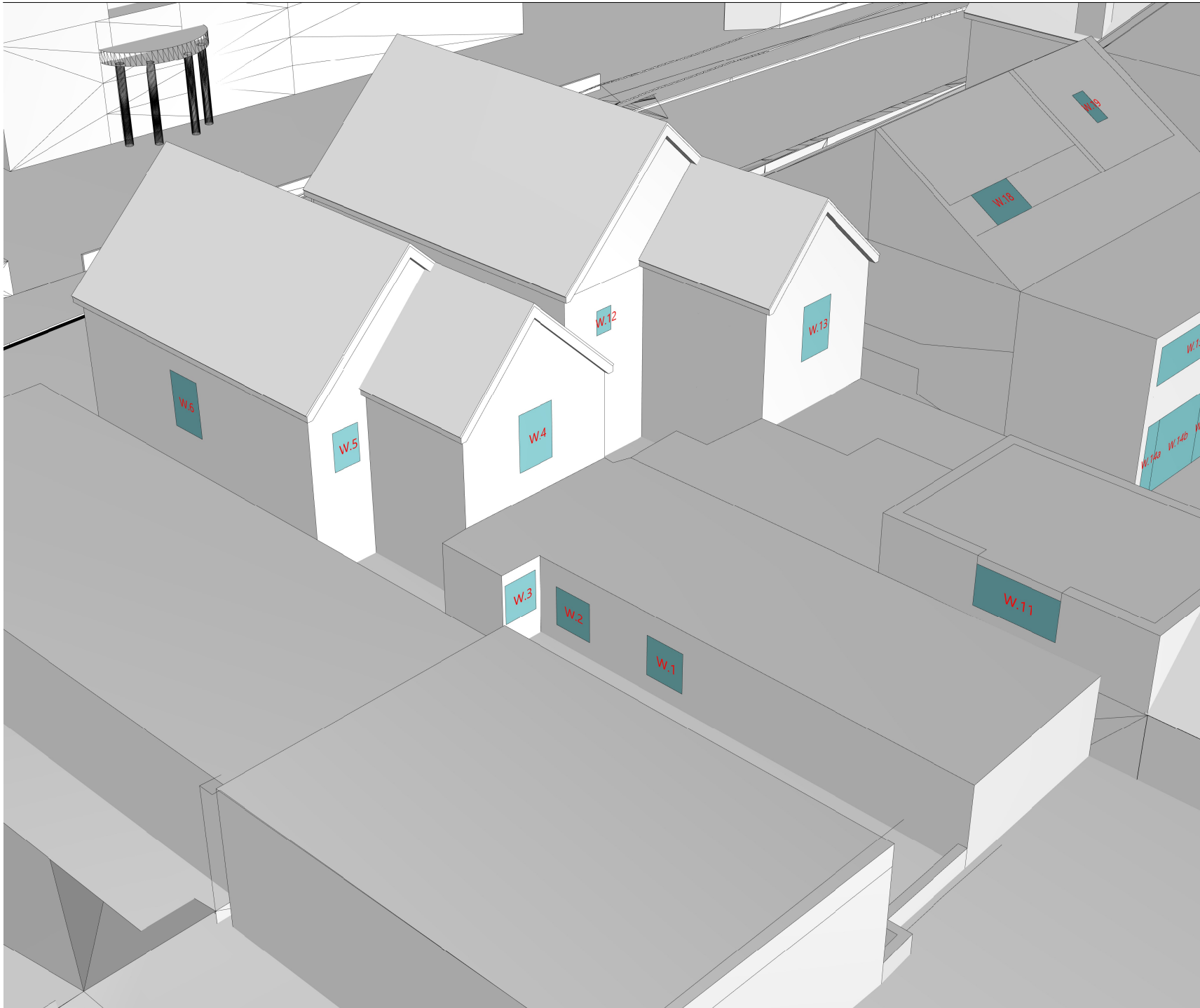
Proposed development

Date:

18/06/2025

Drawing Number:

11260_A_03



Project Name:

Wellington Road

Drawing Name

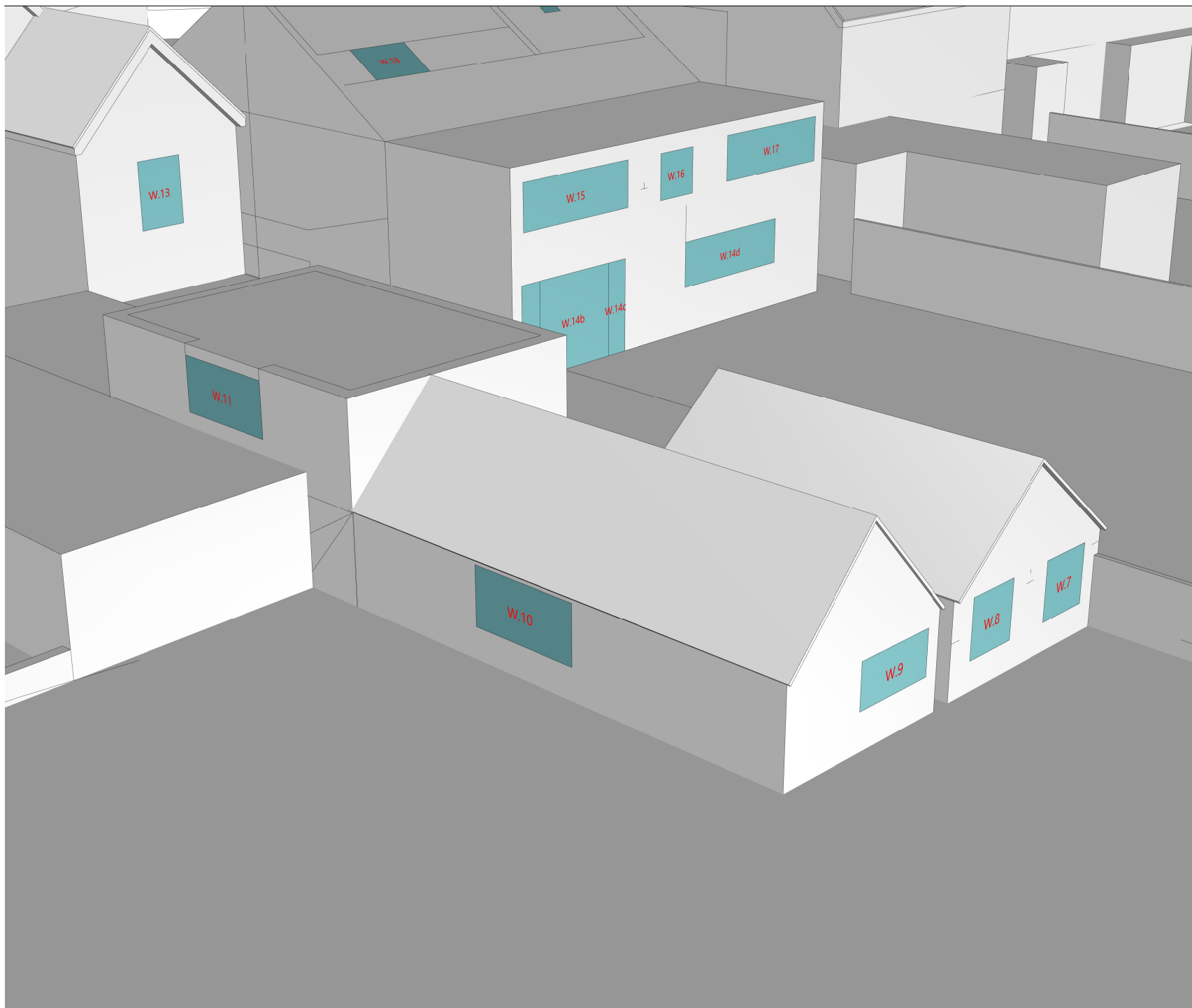
Windows Map
42A and 42 Station Road

Date:

18/06/2025

Drawing Number:

11260_B_01



Project Name:

Wellington Road

Drawing Name

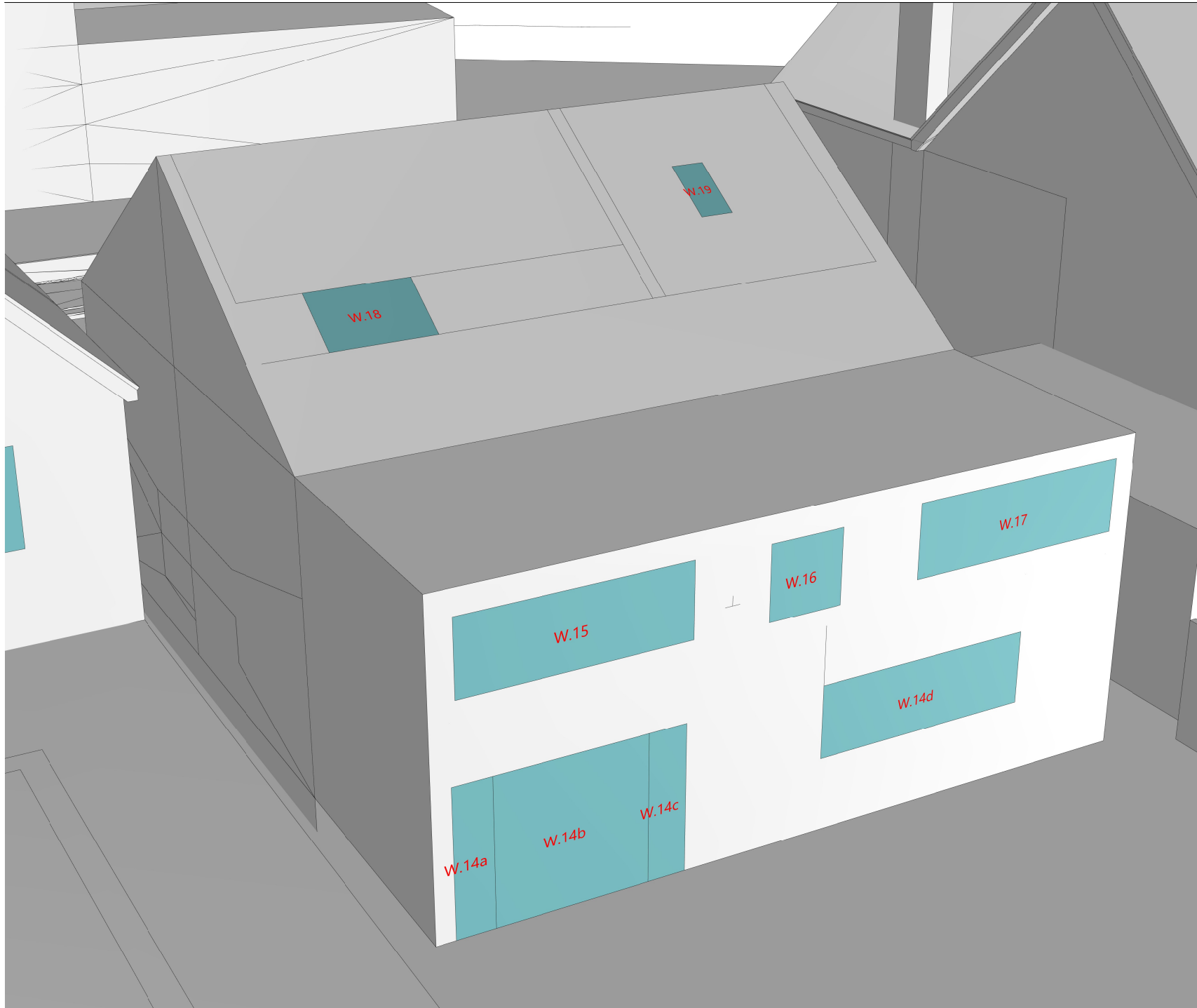
Windows Map
42 Station Road

Date:

18/06/2025

Drawing Number:

11260_B_02



Project Name:

Wellington Road

Drawing Name

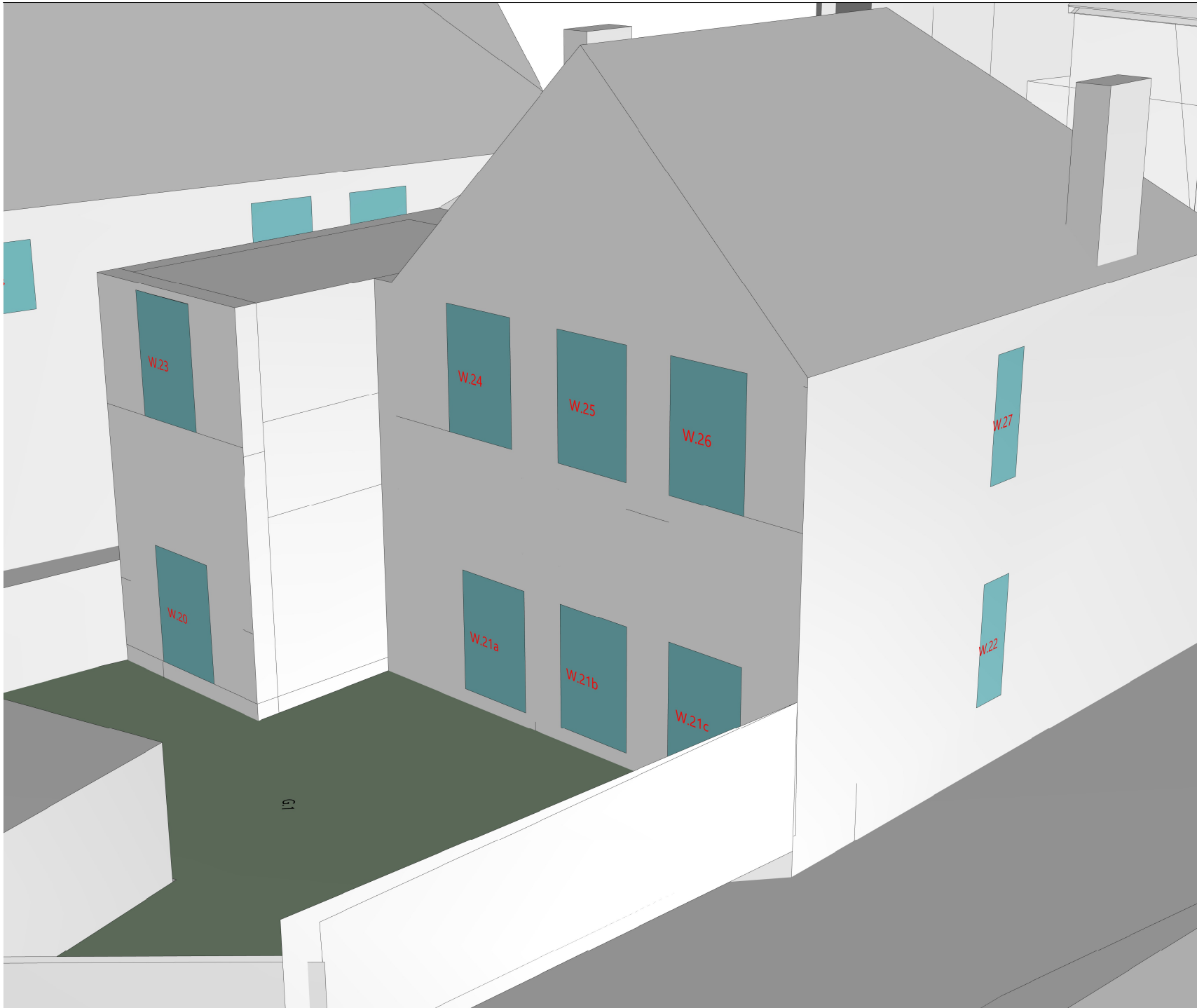
Windows Map
38 Station Road

Date:

18/06/2025

Drawing Number:

11260_B_03



Project Name:

Wellington Road

Drawing Name

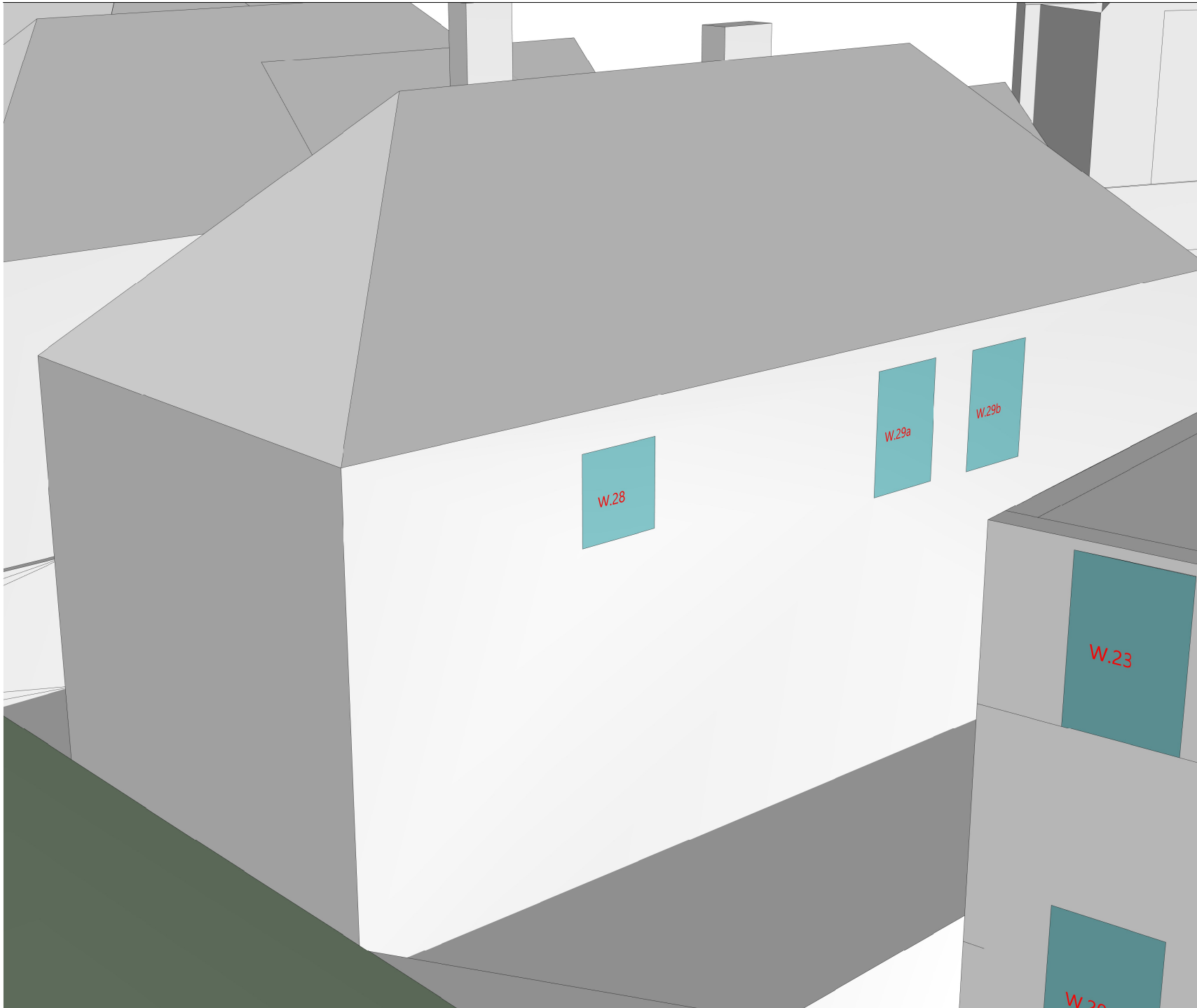
Windows Map
4 Park Road

Date:

18/06/2025

Drawing Number:

11260_B_04



Project Name:

Wellington Road

Drawing Name

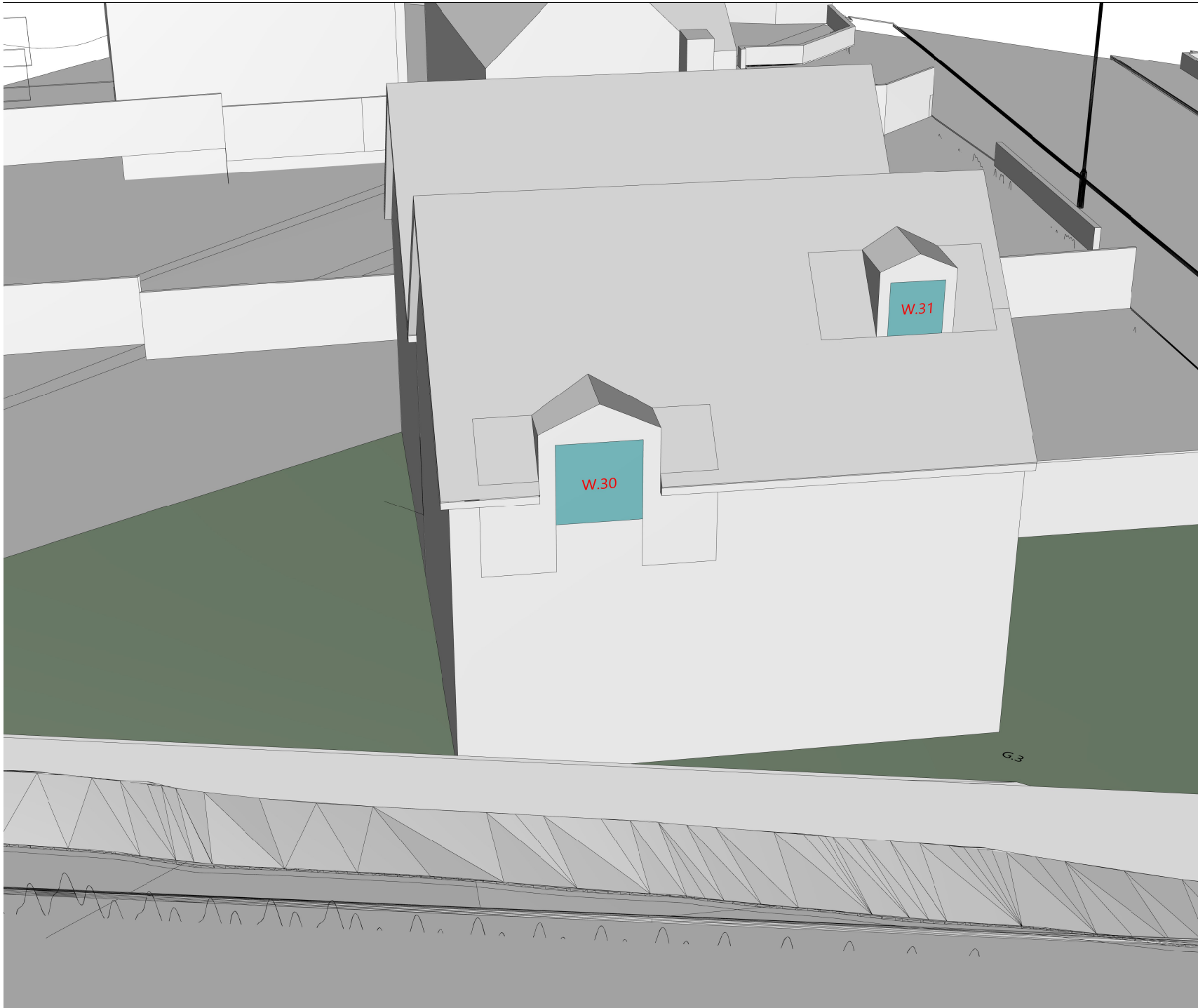
Windows Map
8 Park Road

Date:

18/06/2025

Drawing Number:

11260_B_05



Project Name:

Wellington Road

Drawing Name

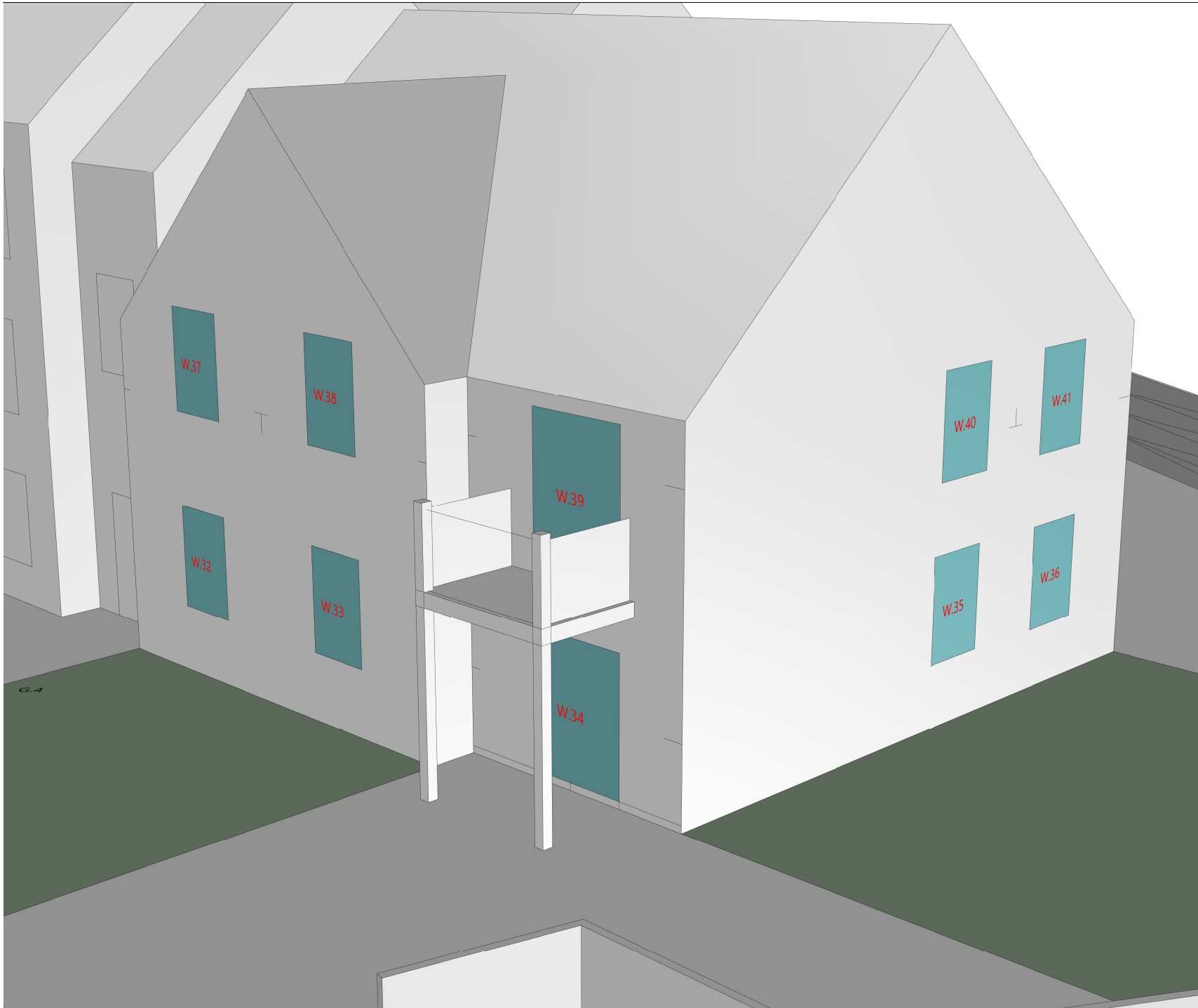
Windows Map
1A Wellington Road

Date:

18/06/2025

Drawing Number:

11260_B_06



Project Name:

Wellington Road

Drawing Name

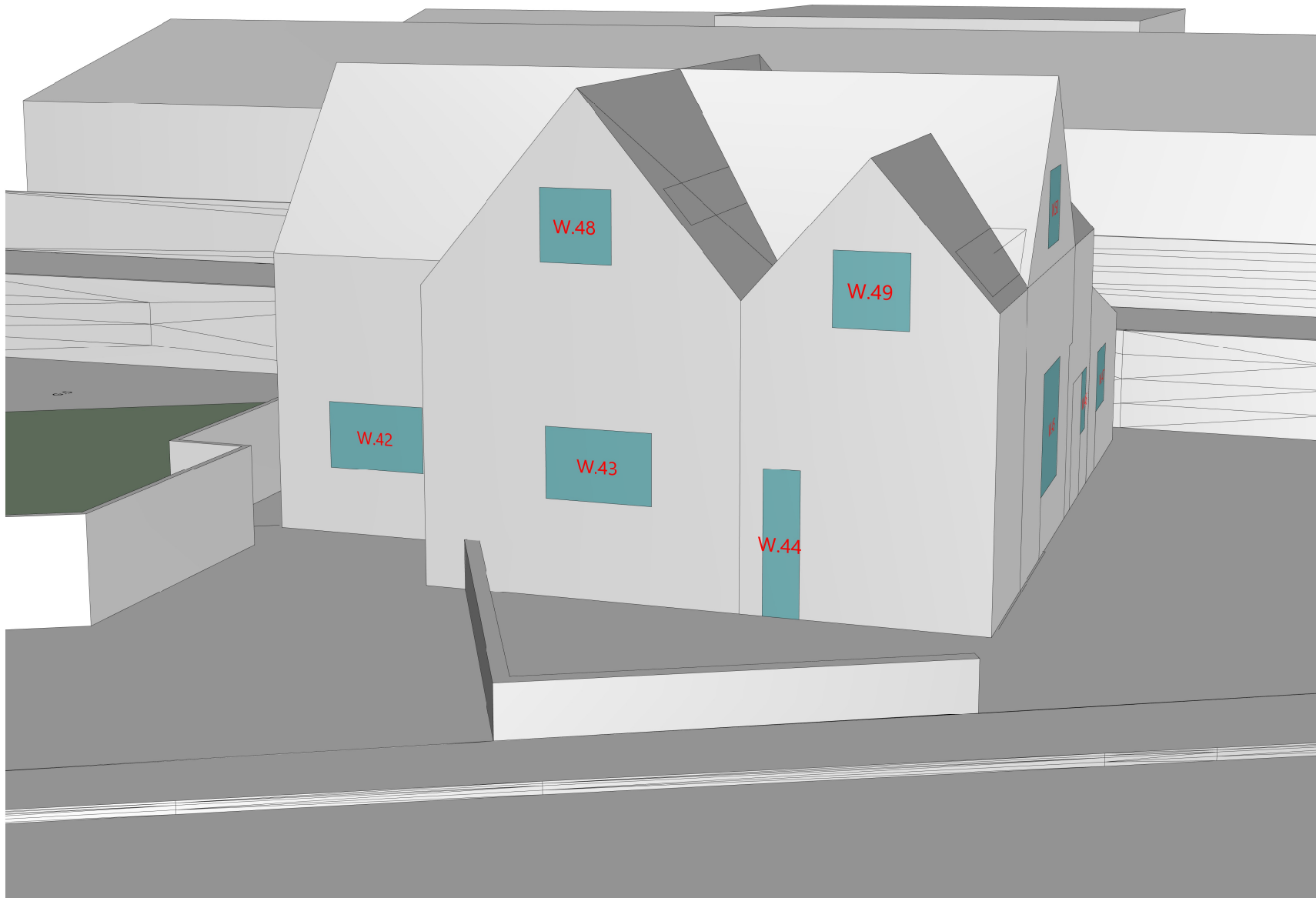
Windows Map
5 Wellington Road

Date:

18/06/2025

Drawing Number:

11260_B_07



Project Name:

Wellington Road

Drawing Name

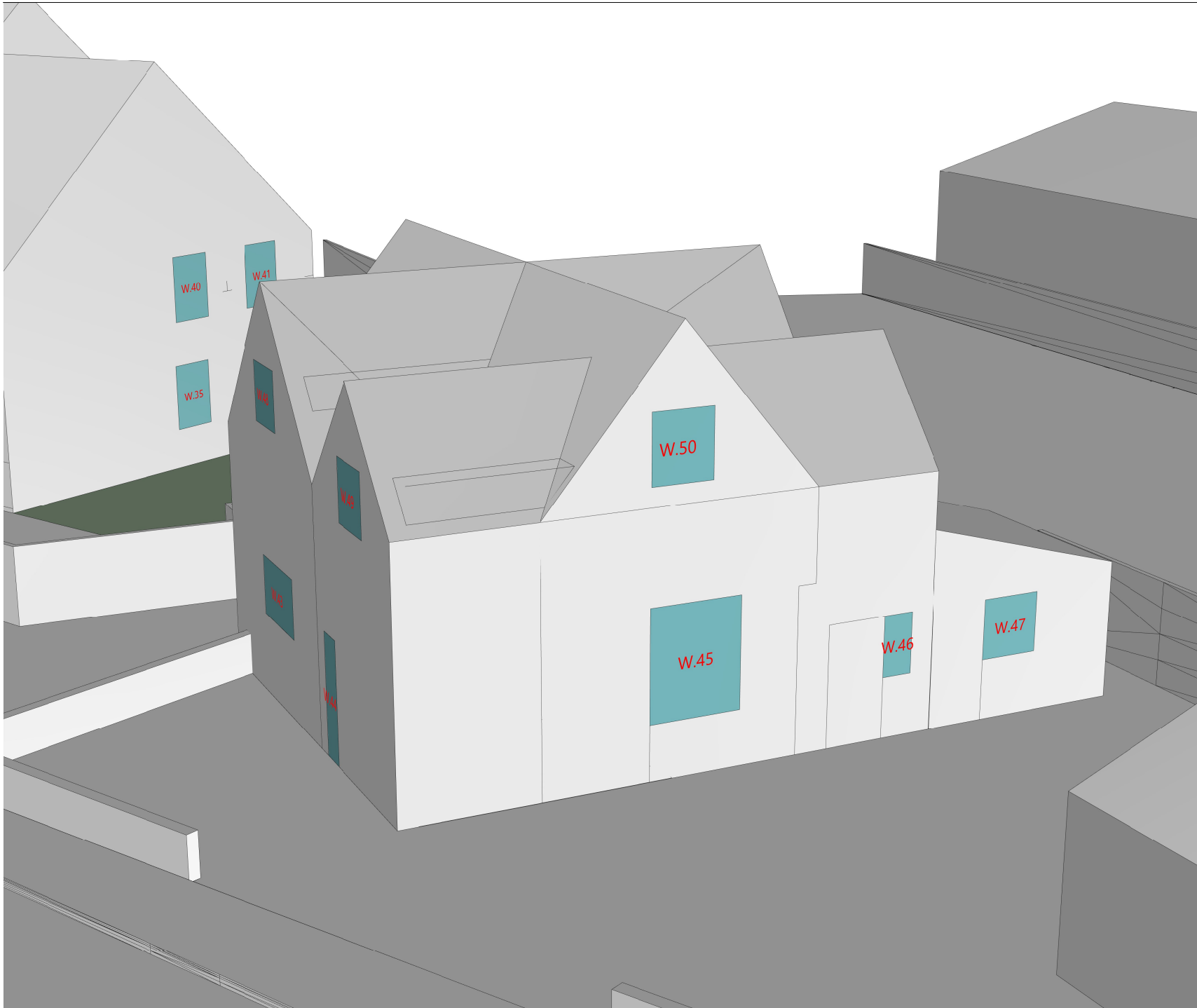
Windows Map
1-3 Wellington Road

Date:

18/06/2025

Drawing Number:

11260_B_08



Project Name:

Wellington Road

Drawing Name

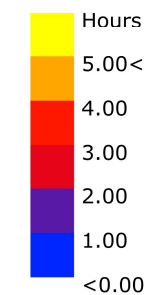
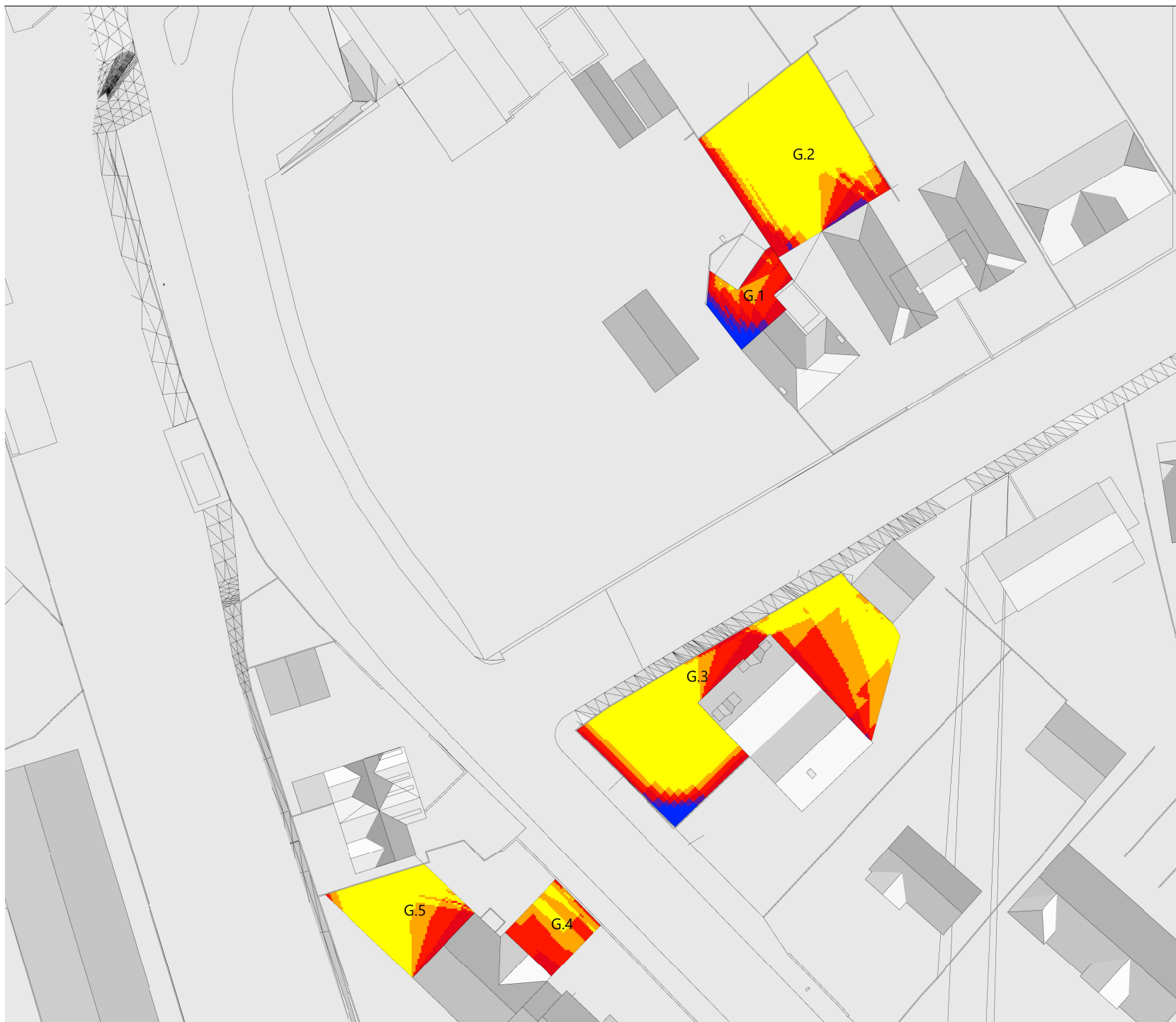
Windows Map
1-3 Wellington Road

Date:

18/06/2025

Drawing Number:

11260_B_09



SunlightHours

Project Name:

Wellington Road

Drawing Name

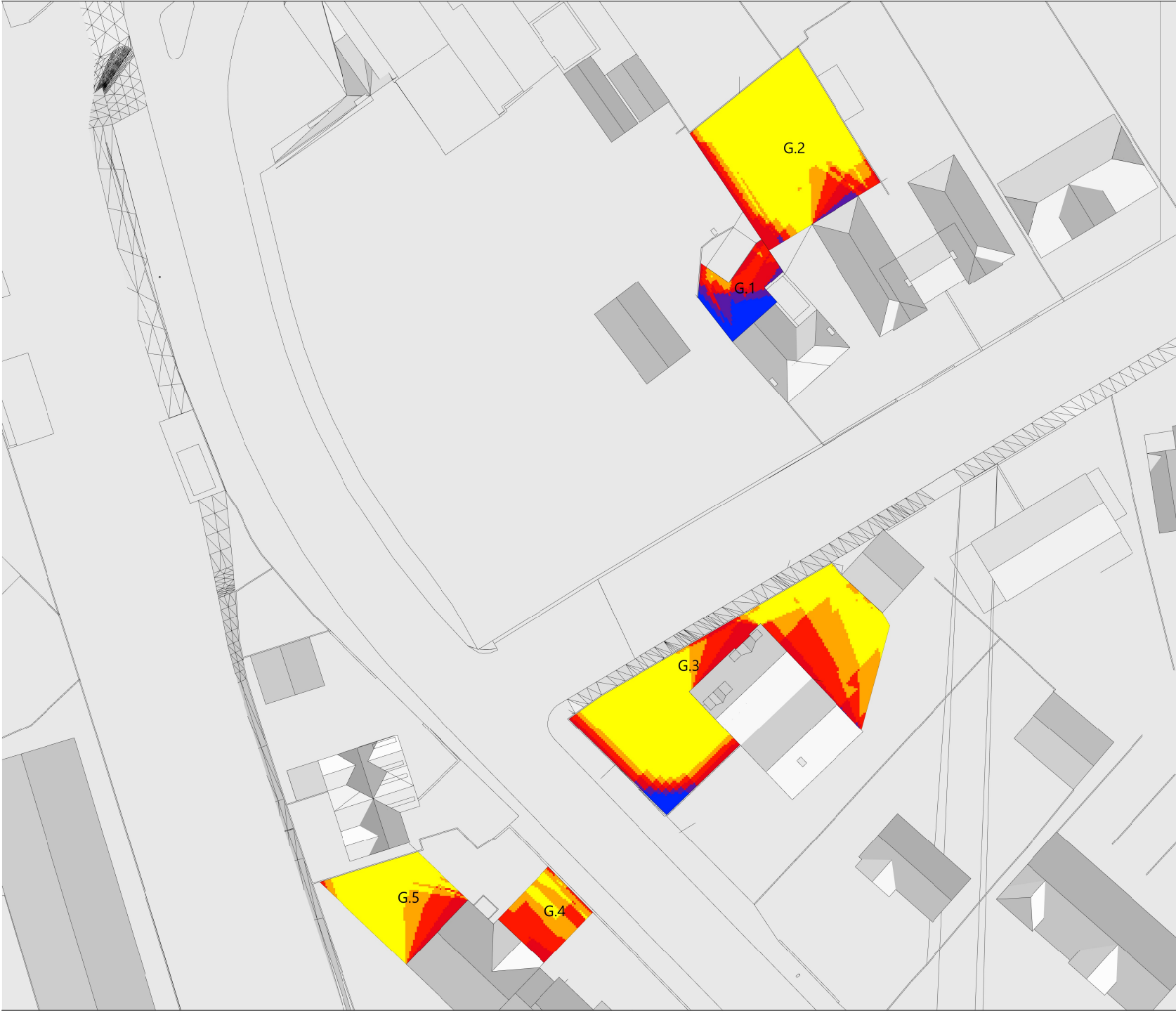
Garden - Sunlight Hours - Existing

Date:

18/06/2025

Drawing Number:

11260_C_01



SunlightHours

Project Name:
Wellington Road

Drawing Name
Garden - Sunlight Hours - Proposed

Date:
18/06/2025

Drawing Number:
11260_C_02

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Appendix B

Daylight and Sunlight results

Daylight and Sunlight Impact Assessment

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Property			VSC Calculations				APSH Calculations						
Property	Window	Room type	VSC (%)		Loss	Compliance	Year (%)			Winter (%)			Compliance
			Before	After			Before	After	Loss	Before	After	Loss	
42A Station Road	W.1	Unknown	24.08	23.08	4.2%	PASS	37.7	35.6	5.6	11.6	9.8	15.5	PASS
	W.2	Unknown	22.53	21.58	4.2%	PASS	38.4	36.9	3.9	12.3	10.8	12.2	PASS
	W.3	Unknown	24.49	23.34	4.7%	PASS	41.0	39.6	3.4	15.5	14.1	9.0	PASS
	W.4	Unknown	37.45	34.24	8.6%	PASS	68.3	63.5	7.0	32.4	27.5	15.1	PASS
	W.5	Unknown	25.06	21.59	13.8%	PASS	47.4	42.2	11.0	28.0	22.8	18.6	PASS
	W.6	Unknown	38.51	36.49	5.2%	PASS	61.5	58.3	5.2	26.7	23.6	11.6	PASS
42 Station Road	W.7	Commercial	33.4	31.17	6.7%	PASS	61.7	53.7	13.0	26.6	18.6	30.1	PASS
	W.8	Commercial	34.53	31.96	7.4%	PASS	64.6	55.4	14.2	27.5	18.3	33.5	PASS
	W.9	Commercial	34.79	31.8	8.6%	PASS	66.2	54.7	17.4	27.4	15.9	42.0	PASS
	W.10	Commercial	36.1	26.76	25.9%	FAIL	58.5	42.3	27.7	26.9	13.5	49.8	PASS
	W.11	Commercial	37.87	31.38	17.1%	PASS	63.4	53.1	16.2	27.5	17.3	37.1	PASS
	W.12	Unknown	29.12	27.96	4.0%	PASS	43.2	43.2	0.0	20.2	20.2	0.0	PASS
38 Station Road	W.13	Unknown	33.72	31.72	5.9%	PASS	59.2	55.2	6.8	31.5	27.6	12.4	PASS
	W.14a	Unknown	34.21	33.94	0.8%	PASS	60.9	60.7	0.3	22.7	22.6	0.4	PASS
	W.14b	Unknown	34.92	34.58	1.0%	PASS	62.4	62.0	0.6	24.4	24.0	1.6	PASS
	W.14c	Unknown	35.31	34.73	1.6%	PASS	63.7	62.6	1.7	26.1	25.1	3.8	PASS
	W.14d	Unknown	36.18	35.13	2.9%	PASS	66.4	63.7	4.1	30.3	27.6	8.9	PASS
	W.15	Unknown	37.95	36.46	3.9%	PASS	73.5	69.2	5.9	33.0	28.7	13.0	PASS
	W.16	Unknown	37.94	36.67	3.3%	PASS	73.6	69.9	5.0	33.1	29.4	11.2	PASS
	W.17	Unknown	37.97	36.9	2.8%	PASS	73.9	71.3	3.5	33.4	30.7	8.1	PASS
	W.18	Unknown	88.02	87.27	0.9%	PASS	87.0	85.5	1.7	35.7	34.2	4.2	PASS
4 Park Road	W.19	Unknown	87.76	87.27	0.6%	PASS	84.7	83.6	1.3	36.1	35.0	3.0	PASS
	W.20	Utility	34.6	33.11	4.3%	PASS	-	-	-	-	-	-	-
	W.21a	Kitchen	30.05	28.4	5.5%	PASS	-	-	-	-	-	-	-
	W.21b	Kitchen	32.05	30.97	3.4%	PASS	-	-	-	-	-	-	-
	W.21c	Kitchen	26.96	26.81	0.6%	PASS	-	-	-	-	-	-	-
	W.22	Dinning room	36.38	19.42	46.6%	FAIL	63.4	32.7	48.4	30.4	18.2	40.1	PASS
	W.23	Bathroom	38.13	36.36	4.6%	PASS	-	-	-	-	-	-	-
	W.24	corridor	36.23	34.07	6.0%	PASS	-	-	-	-	-	-	-
	W.25	Bedroom	37.92	35.49	6.4%	PASS	-	-	-	-	-	-	-
8 Park Road	W.26	Bedroom	38.21	35.48	7.1%	PASS	-	-	-	-	-	-	-
	W.27	Bedroom	38.26	24.9	34.9%	FAIL	69.0	44.4	35.7	30.9	19.1	38.2	PASS
	W.28	Residential	33.98	32.26	5.1%	PASS	54.2	50.8	6.3	18.1	16.4	9.4	PASS
	W.29a	Residential	29.59	29.41	0.6%	PASS	48.0	47.0	2.1	13.8	13.8	0.0	PASS
	W.29b	Residential	28.65	28.62	0.1%	PASS	46.8	46.6	0.4	14.7	14.7	0.0	PASS

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Property			VSC Calculations				APSH Calculations						
Property	Window	Room type	VSC (%)		Loss	Compliance	Year (%)			Winter (%)			Compliance
			Before	After			Before	After	Loss	Before	After	Loss	
1A Park Road	W.30	Residential	38.4	33.17	13.6%	PASS	-	-	-	-	-	-	-
	W.31	Residential	38.88	36	7.4%	PASS	-	-	-	-	-	-	-
5 Wellington Road	W.32	Residential	35.86	34.63	3.4%	PASS	-	-	-	-	-	-	-
	W.33	Residential	35.62	34.24	3.9%	PASS	-	-	-	-	-	-	-
	W.34	Residential	21.56	20.34	5.7%	PASS	-	-	-	-	-	-	-
	W.35	Residential	33.63	32.76	2.6%	PASS	-	-	-	-	-	-	-
	W.36	Residential	34.29	33.64	1.9%	PASS	-	-	-	-	-	-	-
	W.37	Residential	37.41	36.47	2.5%	PASS	-	-	-	-	-	-	-
	W.38	Residential	37.47	36.41	2.8%	PASS	-	-	-	-	-	-	-
	W.39	Residential	36.46	35.14	3.6%	PASS	-	-	-	-	-	-	-
	W.40	Residential	36.8	36.07	2.0%	PASS	-	-	-	-	-	-	-
	W.41	Residential	37.1	36.54	1.5%	PASS	-	-	-	-	-	-	-
1-3 Wellington Road	W.42	Residential	30.05	29.98	0.2%	PASS	-	-	-	-	-	-	-
	W.43	Residential	36.35	34.31	5.6%	PASS	-	-	-	-	-	-	-
	W.44	Residential	35.97	33.44	7.0%	PASS	-	-	-	-	-	-	-
	W.45	Residential	36.76	33.81	8.0%	PASS	-	-	-	-	-	-	-
	W.46	Residential	35.25	32.78	7.0%	PASS	-	-	-	-	-	-	-
	W.47	Residential	35.36	33.38	5.6%	PASS	-	-	-	-	-	-	-
	W.48	Residential	37.69	36.19	4.0%	PASS	-	-	-	-	-	-	-
	W.49	Residential	37.52	35.41	5.6%	PASS	-	-	-	-	-	-	-
	W.50	Residential	38.57	36.33	5.8%	PASS	-	-	-	-	-	-	-
	Total number of windows					56	Total number of windows						27
	Pass					53	Pass						27
						94.6%							100.0%
	Fail					3	Fail						0
						5.4%							0.0%

Daylight and Sunlight Impact Assessment

Wellington Road

Property			NSL Calculations			
Property	Room	Room type	NSL (%)		Loss	Compliance
			Before	After		
42A Station Road	R.1	Unknown	49.3	46.1	6.5%	PASS
	R.2	Unknown	56.8	51.7	9.0%	PASS
	R.3	Unknown	72.5	60.3	16.8%	PASS
	R.4	Unknown	98.6	98.3	0.3%	PASS
	R.5	Unknown	99	99	0.0%	PASS
	R.6	Unknown	99	98.9	0.1%	PASS
42 Station Road	R.7	Commercial	97.5	97.5	0.0%	PASS
	R.8	Commercial	98	98	0.0%	PASS
	R.9	Commercial	98.6	98.6	0.0%	PASS
	R.10	Commercial	99.3	71.4	28.1%	FAIL
	R.11	Commercial	95.3	63.5	33.4%	FAIL
	R.12	Unknown	84.2	84.2	0.0%	PASS
38 Station Road	R.13	Unknown	97.2	97.1	0.1%	PASS
	R.14	Unknown	99.4	99.2	0.2%	PASS
	R.15	Unknown	100	100	0.0%	PASS
	R.16	Unknown	100	100	0.0%	PASS
	R.17	Unknown	100	100	0.0%	PASS
	R.18	Unknown	72.3	64.6	10.7%	PASS
4 Park Road	R.19	Unknown	69.8	69.8	0.0%	PASS
	R.20	Utility	99.6	99.5	0.1%	PASS
	R.21	Kitchen	99.5	99.4	0.1%	PASS
	R.22	Dinning room	86.3	43.2	49.9%	FAIL
	R.23	Bathroom	99.8	99.8	0.0%	PASS
	R.24	corridor	99.9	99.9	0.0%	PASS
	R.25	Bedroom	100	100	0.0%	PASS
	R.26	Bedroom	99.9	99.9	0.0%	PASS
8 Park Road	R.27	Bedroom	85.7	54.7	36.2%	FAIL
	R.28	Residential	91.4	86.6	5.3%	PASS
1A Park Road	R.29	Residential	97.8	97.8	0.0%	PASS
	R.30	Residential	98.9	95.6	3.3%	PASS
	R.31	Residential	98.8	94.4	4.5%	PASS

Daylight and Sunlight Impact Assessment

Wellington Road



Property			NSL Calculations			
Property	Room	Room type	NSL (%)		Loss	Compliance
			Before	After		
5 Wellington Road	R.32	Residential	99.5	99.5	0.0%	PASS
	R.33	Residential	99.4	99.4	0.0%	PASS
	R.34	Residential	99.3	99.3	0.0%	PASS
	R.35	Residential	96.9	96.9	0.0%	PASS
	R.36	Residential	99.4	99.4	0.0%	PASS
	R.37	Residential	99.5	99.5	0.0%	PASS
	R.38	Residential	99.7	99.7	0.0%	PASS
	R.39	Residential	99.4	99.4	0.0%	PASS
	R.40	Residential	99.8	99.8	0.0%	PASS
1-3 Wellington Road	R.41	Residential	99.9	99.8	0.1%	PASS
	R.42	Residential	99.5	99.4	0.1%	PASS
	R.43	Residential	96.9	95.4	1.5%	PASS
	R.44	Residential	83.8	83.8	0.0%	PASS
	R.45	Residential	99.9	99.9	0.0%	PASS
	R.46	Residential	97	97	0.0%	PASS
	R.47	Residential	99.6	99.4	0.2%	PASS
	R.48	Residential	99.2	99	0.2%	PASS
	R.49	Residential	99.1	98.8	0.3%	PASS
	R.50	Residential	100	100	0.0%	PASS
			Total number of rooms			50
			Pass			46
						92.0%
			Fail			4
					8.0%	

Daylight and Sunlight Impact Assessment

Wellington Road

Garden					
Area with at least 2 hours of sunlight (%)				Loss	Compliance
Property	Garden	Before	After		
4 Park Road	G.1	69.9	51.8	25.9%	PASS
8 Park Road	G.2	98.2	98.2	0.0%	PASS
1A Park Road	G.3	96.9	96.9	0.0%	PASS
5 Wellington Road	G.4	93.0	93.0	0.0%	PASS
	G.5	82.4	82.4	0.0%	PASS
Total number of gardens					5
Pass					5
					100.0%
Fail					0
					0.0%