

23 Fidlers Walk

Wargrave RG10 8BA

Daylight/Sunlight Report

10 December 2025

Matthew Craske

For and on behalf of Daylight Sunlight Consulting Ltd

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1. Introduction

- 1.1 Daylight Sunlight Consulting Ltd has been instructed to provide sunlight advice with regard to the proposed extension to 23 Fidlers Walk, Wargrave RG10 8BA. In particular, concern has been raised regarding the proposed extension and its effect on neighbouring solar panels, mounted on 24 Fidlers Walk.
- 1.2 We have been provided with the existing and proposed drawings from Floor Plans Express and produced an assessment model to measure the effect on the solar panels to 24 Fidlers Walk.

2. Executive Summary

- 2.1 The assessments have been undertaken in line with the Building Research Establishment (BRE) guidelines – Site Layout Planning for Daylight and Sunlight: A guide to good practice (2022).
- 2.2 The assessments to 24 Fidlers Walk have demonstrated that there will be no material effect on the sunlight to the solar panels, ensuring accordance with the BRE guidelines.
- 2.3 We therefore conclude that the proposed extension to 23 Fidlers Walk meets the expectations set out in the BRE guidelines, ensuring acceptable sunlight levels to the neighbouring solar panels.

3. Principles for assessing sunlight

- 3.1 The main document for testing and evaluating daylight and sunlight effects is the Building Research Establishment (BRE) guidelines – Site Layout Planning for Daylight and Sunlight: A guide to good practice (2022).
- 3.2 It is important to understand that the BRE document is only a guideline, and this is highlighted in the introduction: -

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of the many factors in site layout design."

Sunlight to existing Solar Panels

- 3.3 Section 4 of the BRE guidelines provides best practice for solar energy, with sections 4.3 to 4.5 specifically relating to photovoltaics. Section 4.5 – General Considerations provides more detail on the assessment methodology and criteria for acceptable reductions in sunlight. From the outset, paragraph 4.5.1 gives the following overview: -
- 3.4 *"Where a proposed development of any type is near to an existing solar installation or a building designed to make use of solar radiation, it is good practice to try to minimise any loss of that solar radiation. However, when locating solar collectors (especially where these form part of the façade) the possibility of future development blocking solar radiation should be anticipated. Solar collectors should stand well back from the southern boundary of the site unless no future development is likely to take place there. It is neither reasonable nor prudent to have a low-level solar collector very close to a southern boundary and expect future development to stand well back from it."*

- 3.5 The BRE guidelines suggest that as an initial check, the annual probable sunlight hours (APSH) received at the centre point of each panel should be calculated with and without the proposed development in place. The BRE guidelines provide the following table below (referenced Table 2), which sets out where more detailed testing is required, if the ratio reductions between the existing and proposed conditions are not met.

Table 2. Recommended minimum ratios of solar radiation received.

Slope of solar panel in degrees to horizontal	Recommended minimum ratio of radiation received after/before
0-30	0.90
30.01-59.99	0.85
60-90	0.80

4. Assessment Results

- 4.1 Having reviewed the sensitive receptors we have undertaken technical assessments, the results of which are set out in more detail, together with a short explanation of the property in question. Appendix 1 shows the plans and 3D views of the assessment model, both in the existing and proposed conditions. Appendix 2 contains the tabled results for the Annual Probable Sunlight Hours (APSH) results.

24 Fidlers Walk

- 4.2 This property is located to the east of the proposed works and is a two storey residential use building. Two sets of solar panels can be seen, these being a south facing set on the ground floor front porch element, as well as an east facing set on the first floor level roof. The images below provided the evidence for the size and location of the solar panels.



Google Street View image from street level



Bing aerial photograph of the roof configuration

- 4.3 The assessment model constructed 8 panels 900mm wide by 2100mm high on the ground floor roof level, as well as 8 identically sized panels on the first floor level roof. The 3D view image at Appendix 1 shows the referencing for each panel, with the tabled APSH results at appendix 2.

- 4.4 The Annual Probable Sunlight Hours (APSH) results show that of the 16 individual panels tested, all 16 adhere to the BRE guidelines. The results show there will be no reduction in sunlight to the centre point of the panel with the proposed works in place. The BRE guidelines highlight that a reduction in sunlight can occur, when comparing the existing and proposed conditions, of up to 10%, without there being a need for more detailed analyses of the solar radiation effects. Therefore, as there is no change at all in the APSH levels, either for the annual sunlight hours or the winter sunlight hours, there will be no material effect.
- 4.5 It is therefore evident that the efficiency of the solar panels will not be affected by the proposed works.

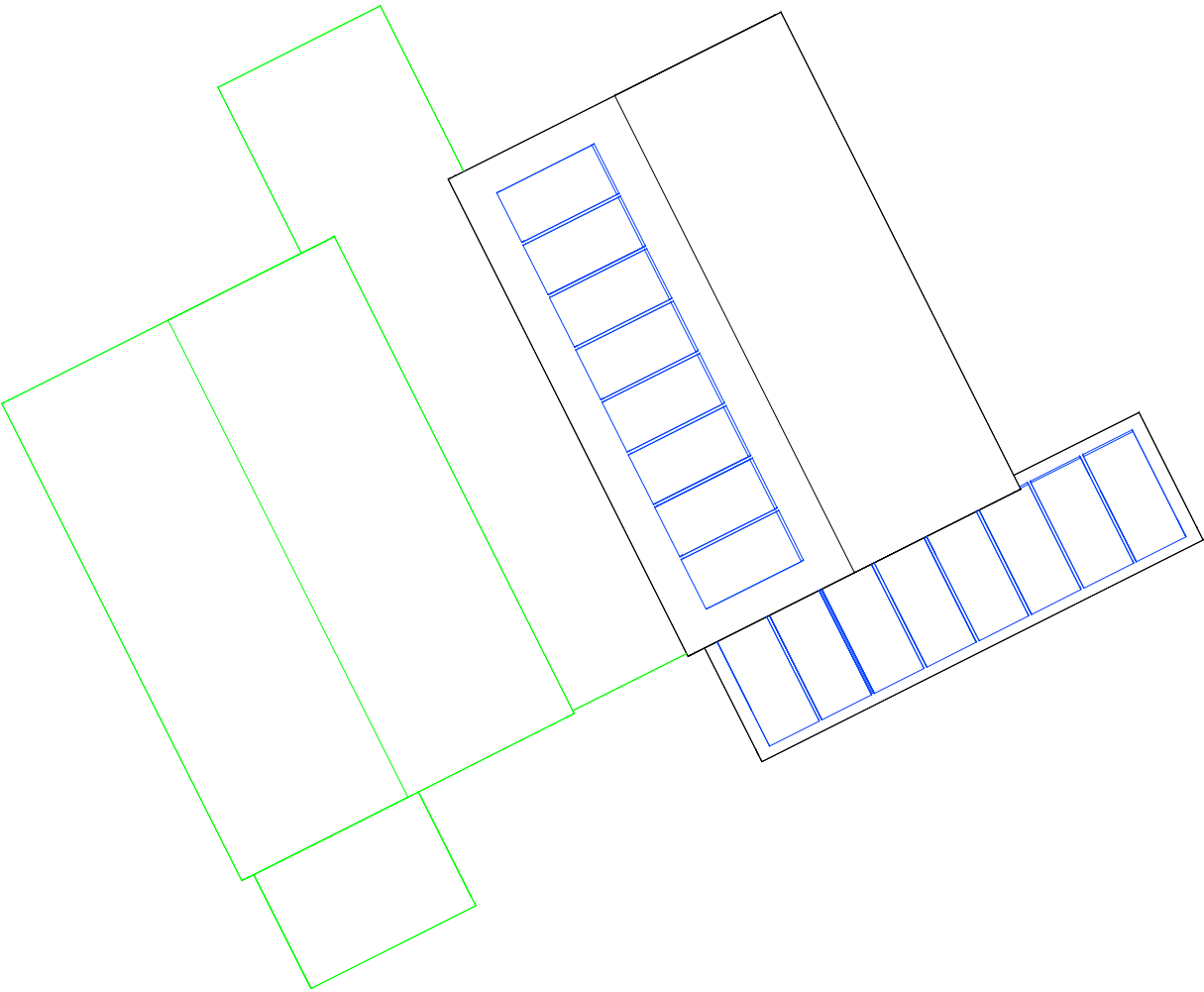
5. Summary and conclusions

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Appendix 1

Plan and 3D views of the development site

Plan View



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

— EXISTING
— PROPOSED

REV	NOTES	DRAWN	DATE



4th Floor Radius House
51 Clarendon Road
Watford
Hertfordshire WD17 1HP
Tel: 07943 182 548 www.dsconsult.co.uk

CLIENT:
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PROJECT:
23, Fidlers Walk
Wargrave
RG10 8BA

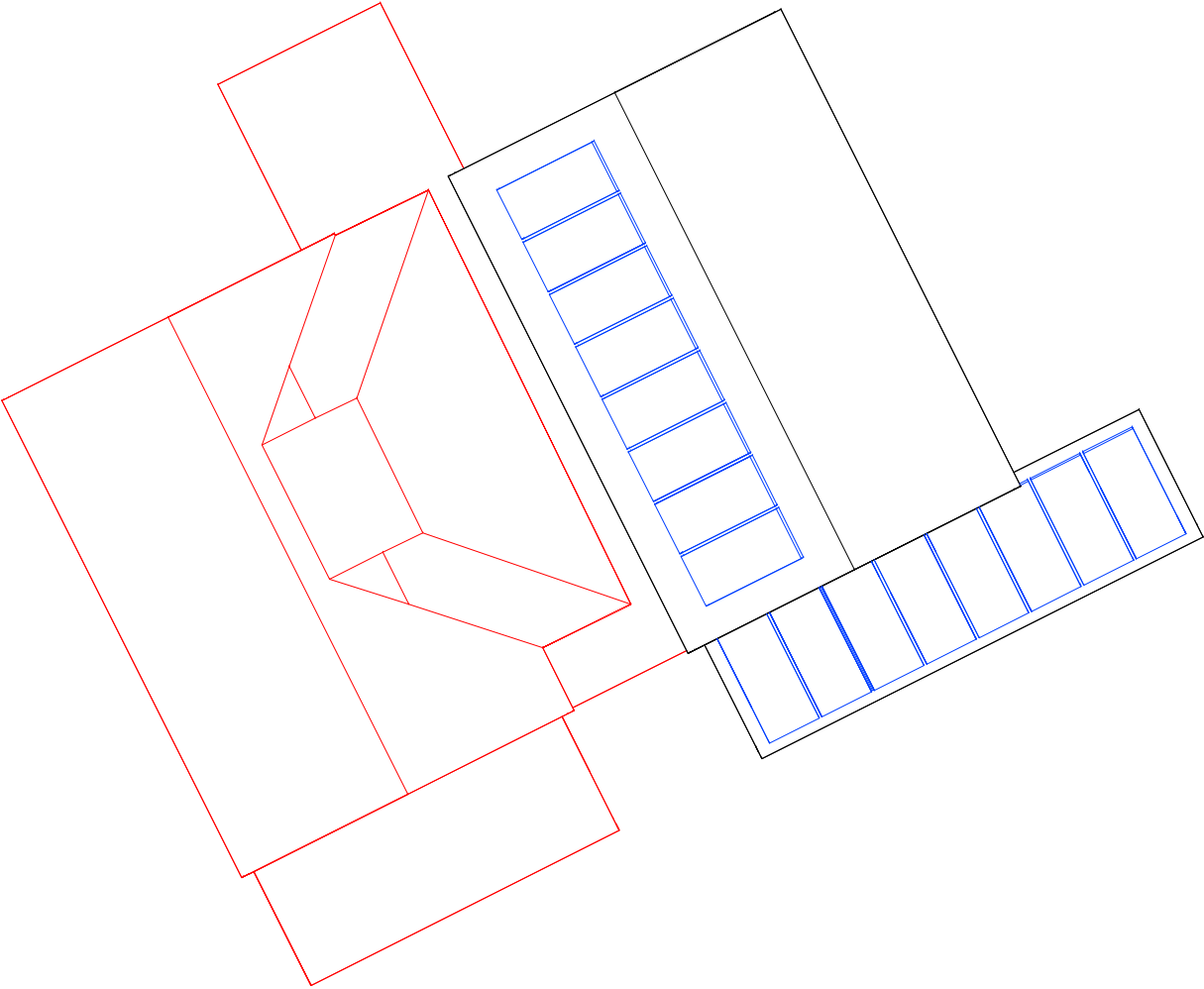
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Existing Plan View

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DRAWING NUMBER: FW -01-01	REV: •
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Plan View



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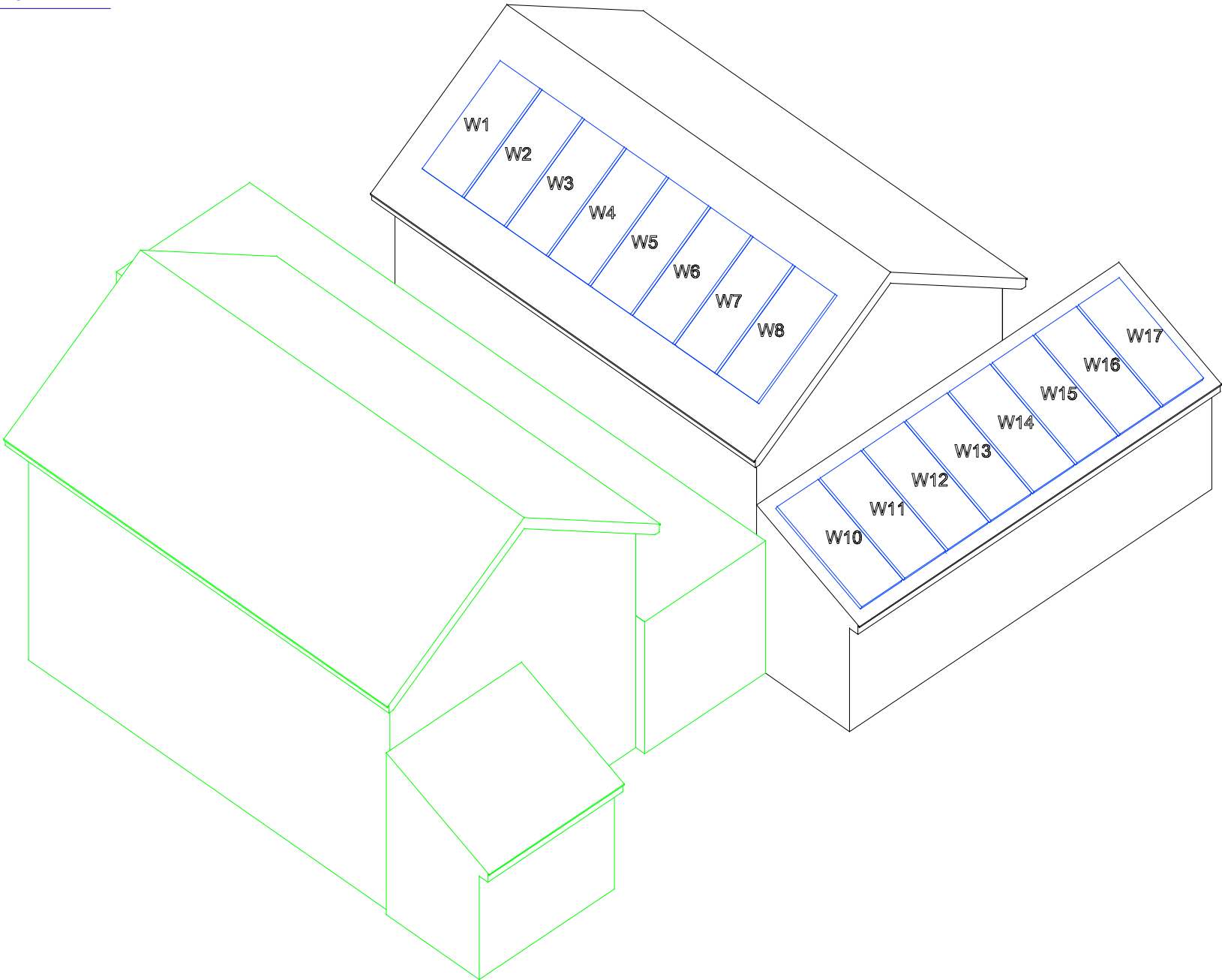
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3d View



NOTES:
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— EXISTING
— PROPOSED

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4th Floor Radius House
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CLIENT:
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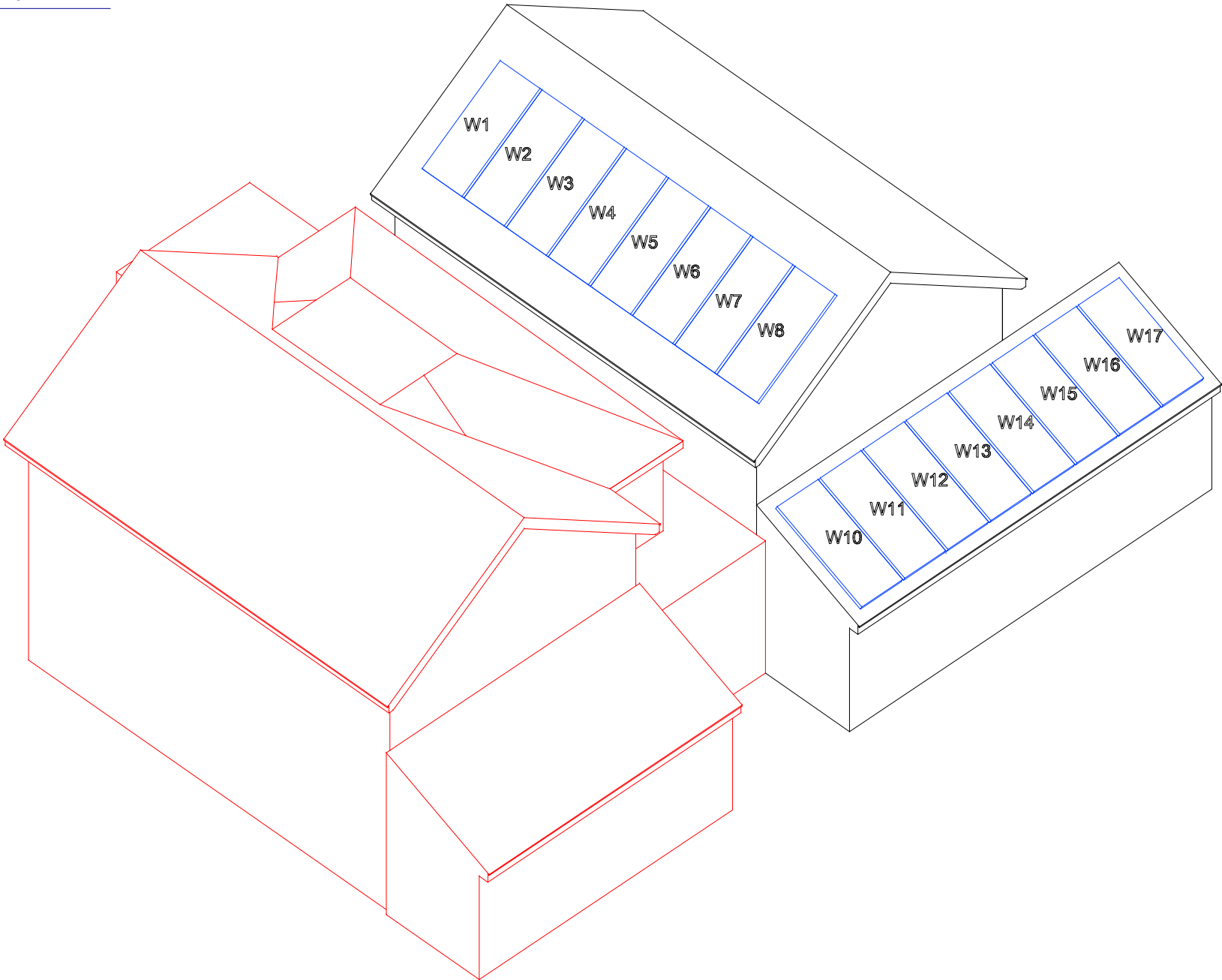
PROJECT:
23, Fidlers Walk
Wargrave
RG10 8BA

DRAWING TITLE:
Existing 3d View

SCALE @ A1: NTS	DATE: Dec 25	DRAWN: MC	CHECKED:
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3d View



NOTES:
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EXISTING
PROPOSED

REV	NOTES	DRAWN	DATE



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CLIENT:
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PROJECT:
23, Fidlers Walk
Wargrave
RG10 8BA

DRAWING TITLE:
Proposed 3d View

SCALE @ A1: NTS	DATE: Dec 25	DRAWN: MC	CHECKED:
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Appendix 2

Annual Probable Sunlight Hours Results

Project Name: 23 Fidlers Walk Wargrave RG10 8BA
Project No.: 1
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 09/12/2025

Floor Ref.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
Ground	W10	91.00 91.00	1.00	YES	30.00 30.00	1.00	YES
Ground	W11	92.00 92.00	1.00	YES	30.00 30.00	1.00	YES
Ground	W12	90.00 90.00	1.00	YES	29.00 29.00	1.00	YES
Ground	W13	88.00 88.00	1.00	YES	28.00 28.00	1.00	YES
Ground	W14	87.00 87.00	1.00	YES	28.00 28.00	1.00	YES
Ground	W15	87.00 87.00	1.00	YES	28.00 28.00	1.00	YES
Ground	W16	88.00 88.00	1.00	YES	28.00 28.00	1.00	YES
Ground	W17	88.00 88.00	1.00	YES	28.00 28.00	1.00	YES
First	W1	85.00 85.00	1.00	YES	25.00 25.00	1.00	YES
First	W2	85.00 85.00	1.00	YES	25.00 25.00	1.00	YES
First	W3	85.00 85.00	1.00	YES	25.00 25.00	1.00	YES
First	W4	85.00 85.00	1.00	YES	25.00 25.00	1.00	YES
First	W5	85.00 85.00	1.00	YES	25.00 25.00	1.00	YES
First	W6	85.00 85.00	1.00	YES	25.00 25.00	1.00	YES
First	W7	85.00 85.00	1.00	YES	25.00 25.00	1.00	YES
First	W8	86.00 86.00	1.00	YES	26.00 26.00	1.00	YES



Contact Daylight Sunlight Consulting Ltd

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