

PLANNING REF : 251621
PROPERTY ADDRESS : 4 Park Road
: Wokingham, Berkshire
: RG40 2AH
SUBMITTED BY : Ms Shirley Ellis LLB (Hons)
DATE SUBMITTED : 27/08/2025

COMMENTS:

Dear Sir or Madam,

Application Reference No. 251621

Proposed Development at Land at the junction of Wellington Road and Station Road Wokingham RG40 2AH. Impact on 4 Park Road, Wokingham,

Proposal: Full application for the proposed erection of an apartment building comprising 21 residential units, together with associated car and cycle parking, amenity space, landscaping and refuse storage.

We are appointed by Emily Yorke-Goldney and Henry Norris, the owners of 4 Park Road, following concerns that the proposed development at Wellington Road will impact upon the daylight and sunlight receivable by their property.

Our clients are disappointed that they have been obliged to respond negatively to the application, but feel compelled to oppose an extension which they consider will have such an oppressive and overbearing impact on the way they enjoy their property. As a matter of formality, please treat this letter as an objection on behalf of our clients.

Please find below three photographs showing the windows serving the ground floor open plan living, kitchen and dining room and the first floor bedroom at 4 Park Road. The bedroom also benefits from light via the front windows, and, in respect of the living room, from the front bay windows. The proposed development will be directly in front of the side windows, reducing the light currently receivable by the rooms.

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The Building Research Establishment (BRE) "Site Layout Planning for Daylight and Sunlight 2022, 3rd Edition provides guidance for the planning department to consider.

The introduction to the BRE guide at 1.1 states that "people expect good natural lighting in their homes and in a wide range of on-domestic buildings. Daylight makes an interior look more attractive and interesting as well as providing light to work or read by. Access to skylight and sunlight helps make a building energy efficient; effective daylighting will reduce the need for electric light, while winter solar gain can meet some of the heating requirements."

We have reviewed the daylight and sunlight study dated 20 June 2025 prepared by Eight Versa on behalf of the applicant, Wokingham Borough Council. Whilst we are unable to confirm the accuracy of the report, the results show a reduction of light to two side windows at 4 Park Road which extend beyond the BRE guidelines, although concludes that the daylight conditions to the property will remain acceptable. We do not concur with this conclusion. An increased

level of overshadowing will also occur to the external garden area.

Please see below existing and proposed images of the development site, and a window key for 4 Park Road, taken from the Eight Versa daylight and sunlight report. It is evident that the side windows at 4 Park Road will be restricted of light due to the proposed development.

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Please find below an explanation of the BRE daylight and sunlight tests considered by Eight Versa, with our comments on the corresponding test results.

Vertical Sky Component (VSC)

The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if, after a development, the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. The BRE guide does not define the term 'main window'. However, in our opinion, where a room has multiple windows, the largest window is usually taken as the main window serving a room, and the smaller window as being secondary.

In this instance, the largest window serving the rear of the open plan living, kitchen and dining room is the rear French doors, (referred to as Window 25 in Eight Versa's report), which do not specifically serve the area to the centre of the room. The side window (Window 22) is approximately 5m from the rear French doors and approximately 4m from the front bay windows, so the centre area of the room relies heavily on the light it receives via the side window. This window will look out directly onto the proposed development and suffer a reduction of light. We therefore assert that the main window serving the centre area of the room is the side window.

The results for the side window, copied below, show that the proposed extension fails the test for Vertical Sky Component. The level of Vertical Sky Component to the side window is reduced from 36.38% down to 19.42%, which equates to a reduction of 0.53 times its former value. This is a loss of daylight to the window of 46.6%, extending far beyond the 20% (0.8 times the former value) recommendations of the BRE guide.

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Additionally, the results for the first floor bedroom side window (Window 27) also show that the reduction of Vertical Sky Component to the side window will extend beyond that recommended by the BRE guide. The level of Vertical Sky Component to Window 27 is reduced from

38.26% down to 24.9%, which equates to a reduction of 0.65 times its former value. This is a loss of daylight to the window of 34.9%,

again beyond the 20% (0.8 times the former value) recommendations of the BRE guide.

Daylight Distribution (NSL)

The distribution of daylight within a room can be calculated by plotting the 'no sky line'. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

The results of Eight Versa's assessment, copied below, confirm that the side window serving the central area of the open plan room (R.22) and the first floor bedroom (R.27) fail the BRE Daylight Distribution test. Both rooms suffer a reduction in daylight which is beyond the recommendations of the BRE guide.

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The level of Daylight Distribution to the dining room (referred to below as R.22) is reduced from 86.3% down to 43.2%, which equates to a reduction of 0.50 times its former value. This is a loss of daylight to the room of 49.9%, beyond the 20% (0.8 times the former value) recommendations of the BRE guide.

In respect of the bedroom, the Daylight Distribution to the area of the room served by the side window is reduced from 85.7% down to 54.7%, which equates to a reduction of 0.65 times its former value. A loss of 36.2% of Daylight Distribution.

The Eight Versa report concludes that adequate light from the front and rear apertures serving the rooms would result any loss of light as a result of the proposed development unlikely to be perceptible by our clients. We do not concur with this conclusion due to the distances between the front windows and the rear French doors, to the side window serving an area to the centre of the room.

Overshadowing to Gardens and Amenity Areas

The BRE guide recommends that at least 50% of any garden or amenity area should receive at least two hours of sunlight on 21 March. If, as a result of new development, an existing garden or any amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

The Eight Versa results below show that the garden (G.1) currently enjoys two hours of sunlight to 69.9% of its area, which will be reduced to 51.8% once the proposed development is built. The reduction amounts to a 25.9% area of garden which can receive two hours of sunlight and only marginally avoids a fail of the BRE test.

The proposed results for the garden do not identify the development in situ on the 3D drawing, with only the existing condition visible. The proposed development should be identified on the 3D drawing to confirm the extent of development tested.

Conclusion

The Eight Versa daylight and sunlight report confirms that there is a loss of daylight to the two side windows at 4 Park Road which extends beyond the recommendations of the BRE guide.

On behalf of our clients, Emily Yorke-Goldney and Henry Norris, we request that:

- 1) this planning application is refused in its current design, and
- 2) an amended design assessment shows compliance with the BRE guide.

Please acknowledge receipt of this letter. I look forward to hearing from you soon.

Shirley Ellis LLB (Hons)
Senior Right of Light Surveyor