

Your Ref:

Our Ref:
CRP/bb/2332

Sunlight Assessment for 10, Danywern Drive, Winnersh, Wokingham, RG41 5NR

Introduction

As part of a submission for a householder planning application for the proposed erection of a first-floor extension and single-storey side/ rear extension, this sunlight assessment has been provided to ensure that the proposed extensions and alterations would not result in a loss of light for the neighbouring properties and specifically the occupiers of No. 8 and No. 12, Danywern Drive.

This study has been carried out in accordance with the recommendations of the Building Research Establishment (BRE) Report 209 'Site Layout Planning for Daylight and Sunlight, a guide to good practice' 2011 second edition and British Standard Code of Practice for Daylighting, BS 8206-2. Following these guidelines, this assessment is intended for use of rooms in the adjoining dwelling, where daylight is required, including the living room, kitchen and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages are not analysed.

No. 8, Danywern Drive has windows to the side elevation as shown in **Photograph 1 & 2**. These openings lie perpendicular to the proposed first-floor extension. These windows (excluding the central obscure glazed window) are therefore included in this assessment in accordance with BRE guidelines. No other windows on this property will be affected by the proposed extensions and alterations to No. 10, Danywern Drive.

No. 12, Danywern Drive has a window to the side elevation perpendicular to the proposed first-floor extension, which forms part of the kitchen. There is ~4.5m between the side elevation of No. 10 and No.12, as shown on the supporting site plan **2332/SK.1**. This window is included in this assessment in accordance with BRE guidelines. Using the '45 degree approach' the other kitchen window on the rear elevation of No.12 does not fall within the 45 degree angle on plan or elevation. The impact of the extension on this rear elevation is therefore excluded from further analysis, since the impact of the extension is likely to be small.

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Photograph 1 – Windows to side elevation of No. 8, Danywern Drive



Photograph 2 – Windows to side elevation of No. 8, Danywern Drive (Window 1 on the right-hand side and window 2 on the far left-hand side)

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Loss of Light

To assess the impact on the neighbouring properties, the '25-degree approach' is first used. A section drawn in a plane perpendicular to each affected main window wall of the existing neighbouring properties is shown in **2332/SK.3**. The angle to the horizontal at the level of the centre of the lowest window is shown. Since the first-floor extension is at an angle of more than 25 degrees, a more detailed check is required to check the loss of light to the existing neighbouring properties. In line with BRE guidelines, the single-storey elements are unlikely to have a substantial effect on the light to the windows to both neighbouring properties.

To assess the impact on No. 8 and No. 12, Danywern Drive, the vertical sky component (VSC) was used to calculate the existing VSC at the centre of each main window and the new VSC based upon the proposed first-floor extension to 10, Danywern Drive. The VSC was calculated using the skylight indicator in accordance with the BRE guidelines and is an accepted measure of any potential reduction in the total amount of sunlight.

The VSC of the existing rooms to No. 8, Danywern Drive is 24%. This is slightly below the recommended VSC of 27% for adequate sunlight, so in its current state it is likely that electrical lighting is already needed more of the time in these rooms. With the proposed new first-floor extension to No. 10, Danywern Drive, this VSC is slightly reduced to 20.5% in window 1 and 20% in window 2. We can confirm that this is not less than 0.8 times its former value and therefore occupants of No. 8, Danywern Drive will not notice the reduction in the amount of sunlight to these two rooms.

The VSC of the existing kitchen to No. 12, Danywern Drive is 21%. This is slightly below the recommended VSC of 27% for adequate sunlight, so in its current state it is likely that electrical lighting is already needed more of the time in this room. With the proposed new first-floor extension to No. 10, Danywern Drive, this VSC is reduced to 14% through this small window. Whilst this is slightly less than 0.8 times its former value, the existing kitchen benefits from an additional window to the rear elevation, which receives full sunlight with a VSC of 41%. When the kitchen is considered as a whole, the VSC for the whole room is not less than 0.8 times its former value and therefore occupants of No. 12, Danywern Drive will not notice the reduction in the amount of sunlight to the existing kitchen.

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Summary

In accordance with BRE guidelines and BS 8206-2, the proposed extensions and alterations at No.10, Danywern Drive will not adversely affect the total amount of sunlight to the existing dwellings No. 8 and No. 12 Danywern Drive. Whilst it can be acknowledged that there is a very slight loss of sunlight, this slight reduction will not be noticed by the existing occupants to both neighbouring properties.

Wallace Bacon Consultants, January 2024



As EXISTING



As PROPOSED

NOTES

- 1) This drawing to be read in conjunction with the following documents:-
 - a) 'As existing' and 'As proposed' elevations and floor plans DRG. No. 2332/01, 02, 03 04, 05, 06, 07, 08 and 09.
 - b) Site plan 2332/SK.1
Site location plan 2332/SK.2
 - c) Sunlight assessment
 - d) Design statement
- 2) External finishes as shown.
- 3) Changes to all elevations as shown.

REVISIONS

	MR S. SELLWOOD		FIRST FLOOR EXTENSION & SINGLE SIDE/ REAR EXTENSION				WALLACE BACON CONSULTANTS	
	10, DANYWERN DRIVE, WINNERSH, WOKINGHAM, RG41 5NR		THE 25 DEGREE APPROACH				BUILDING DESIGN AND STRUCTURAL ENGINEERING CONSULTANTS	
	SCALE BAR		DRAWN	DATE	SCALE	CHECKED	53 EASTHEATH AVENUE WOKINGHAM BERKSHIRE RG41 2PP	
			HP	JAN 2024	A3 - 1:100	CRP	DRAWING NUMBER	REVISION
							2332/SK.3	