

Right of Light Consulting

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Bronwen Gombert
Connected Architecture

27 January 2025

Dear Ms Gombert,

**Development at 79 Wessex Gardens, Twyford, Reading RG10 0BA
BRE Daylight and Sunlight**

Thank you for inviting me to consider the daylight and sunlight aspects of the proposed extension at 79 Wessex Gardens. The existing and proposed plans are enclosed for reference.

I have appraised the design with reference to the standard daylight and sunlight criteria used for the purpose of assessing planning applications as set out in Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight 2022, 3rd Edition'.

The BRE guide sets out two preliminary tests known as the 25 degree and 45 degree tests, which are applicable to main habitable room windows. Failing either of these tests does not necessarily mean that daylight and sunlight will be adversely affected. Under the BRE guidelines, failing the tests simply means that further detailed testing is required to check the light levels.

We understand there are no windows on the side elevation of 77 Wessex Gardens, and there is also no window immediately adjacent the application site on the front elevation as there is a garage. The property at 81 Wessex Gardens has four windows on the side elevation facing the application site. The rough position of these four windows is marked on the arial image below.



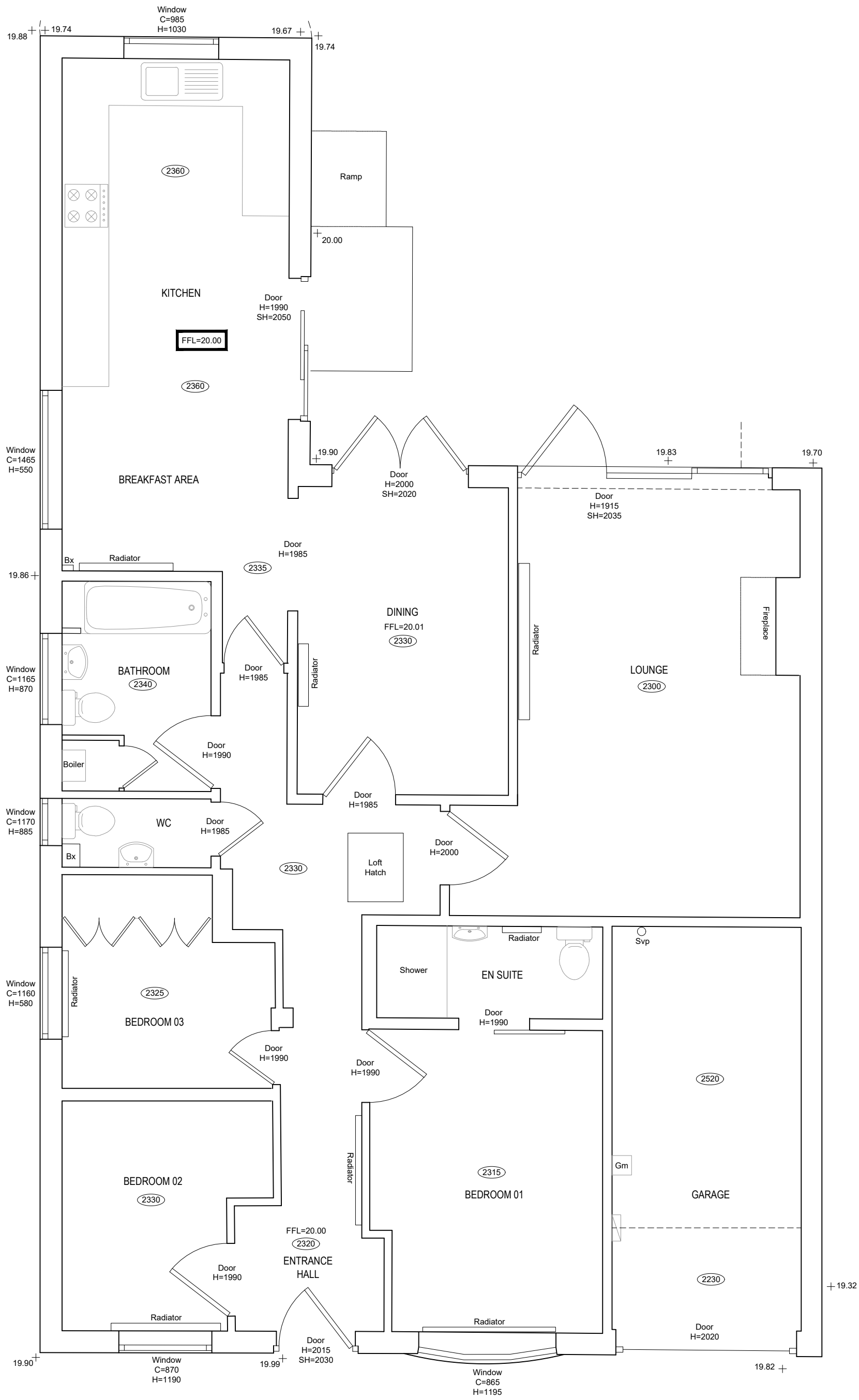
The above windows we understand are secondary to other larger windows in the room on the front and rear elevations, or serve bathrooms/WC's which are non habitable rooms. The light these windows receive is therefore not protected under the BRE guidelines for Daylight and Sunlight. We are therefore of the opinion that the 25 degree line is not applicable in this instance, and loss of daylight or sunlight should not be a material planning consideration in the decision on this application.

In summary, the proposed extension at 79 Wessex Gardens will have a low impact on the light receivable by the neighbouring properties. I confirm that the development design satisfies the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

Yours sincerely

Alice Cook BA (Hons)
Senior Right of Light Surveyor

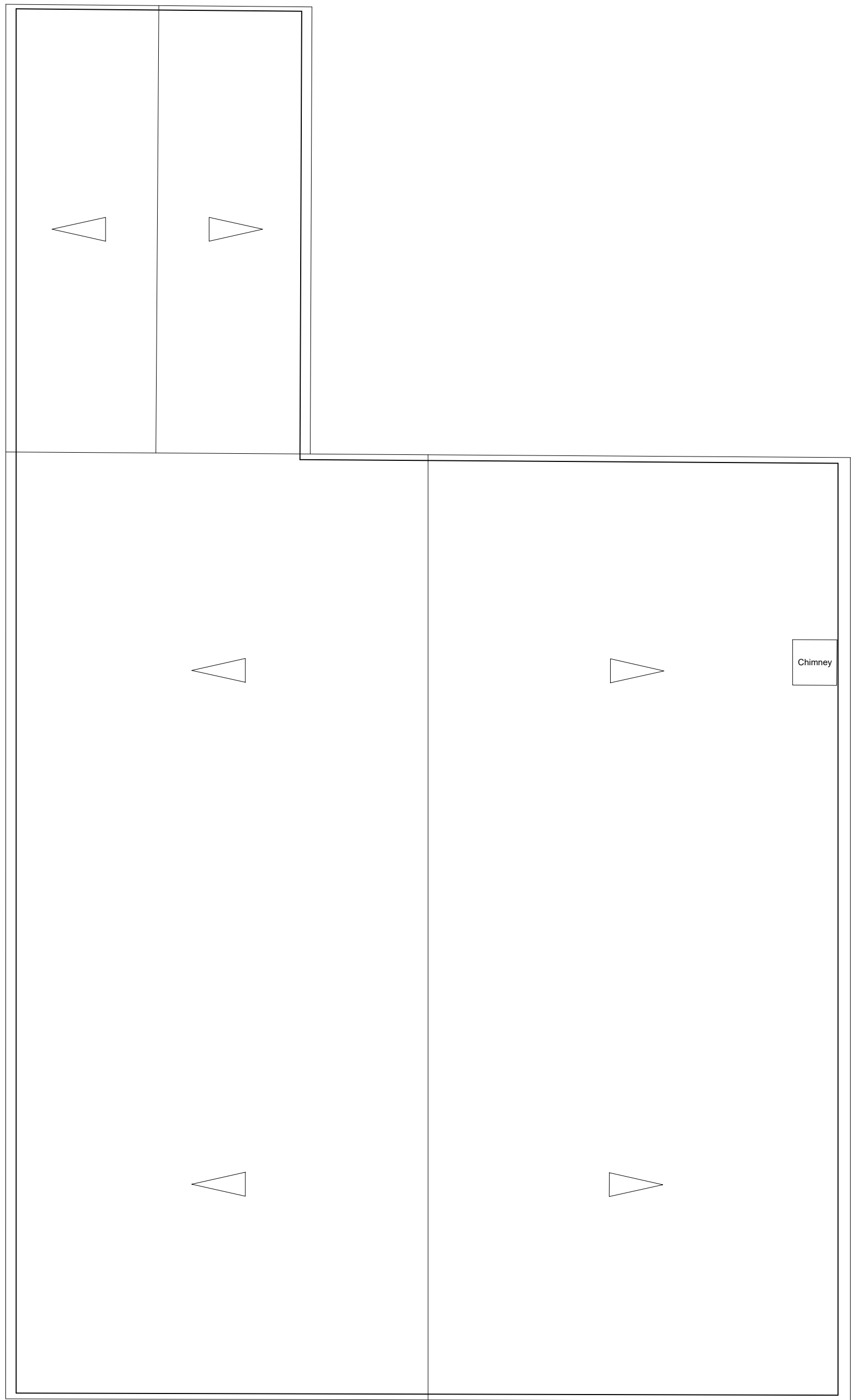
Enc. Fact Sheet 1: The 25 degree and 45 degree rules
Existing and Proposed Plans and Elevations



01 EXISTING GROUND FLOOR PLAN
GA-0002 / 1:50/BA1



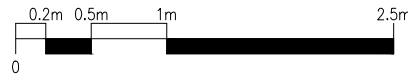
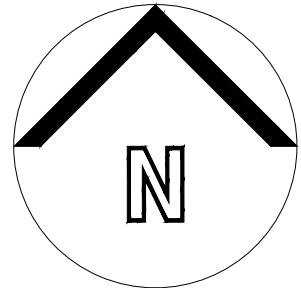
02 EXISTING LOFT PLAN
GA-0002 / 1:50/BA1



03 EXISTING ROOF PLAN
GA-0002 / 1:50/BA1

ALL DIMENSIONS MUST BE CHECKED ON SITE.
INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

KEY PLAN



NOTES

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PROJECT
79 Wessex Gardens
Twyford, RG10 0BA

DRAWING TITLE
Existing Floor Plans
Existing Roof Plan

SCALE 1:50/BA1 / 1:100/BA3 A1 SHEET

STATUS

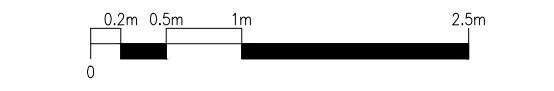
PRELIMINARY

DRAWING NO. REV

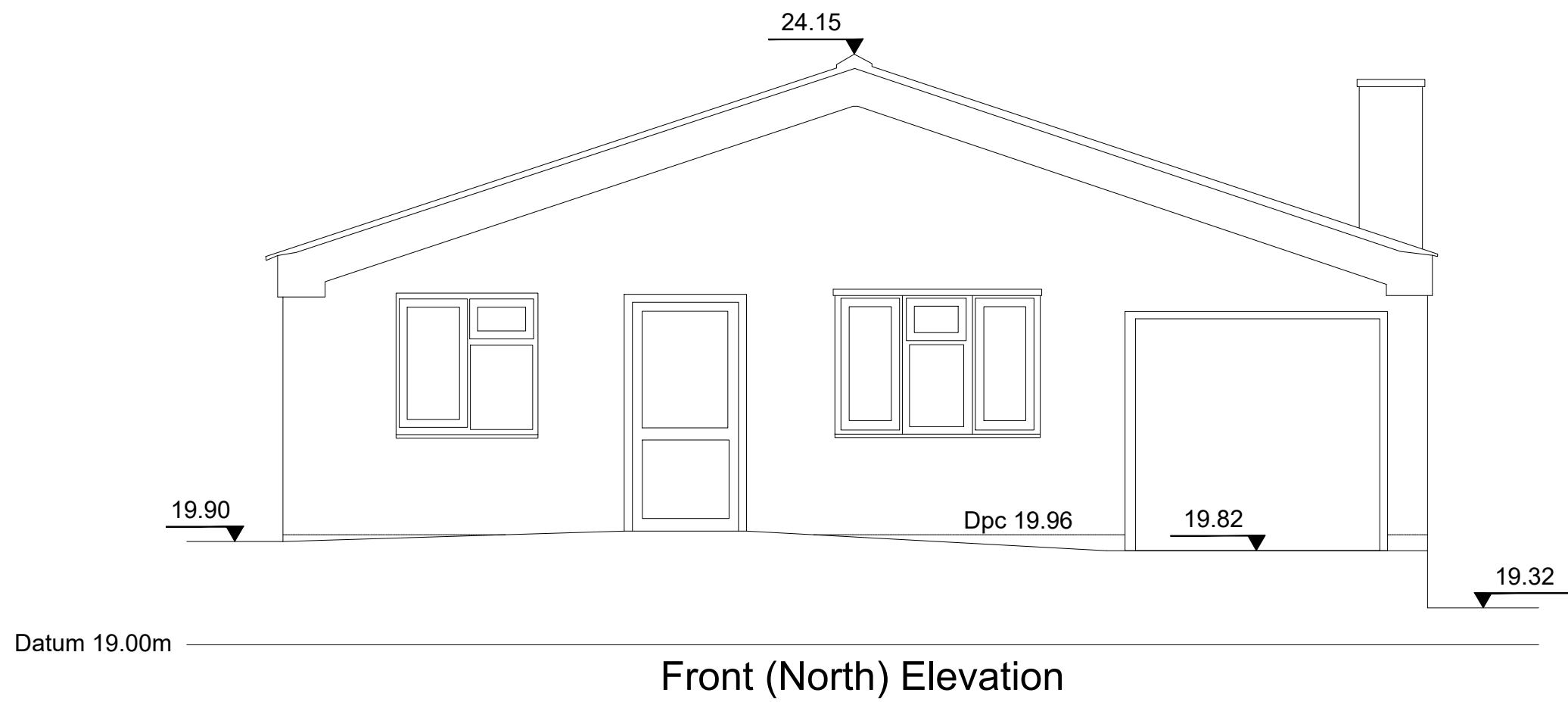
0236-GA-0002

P01

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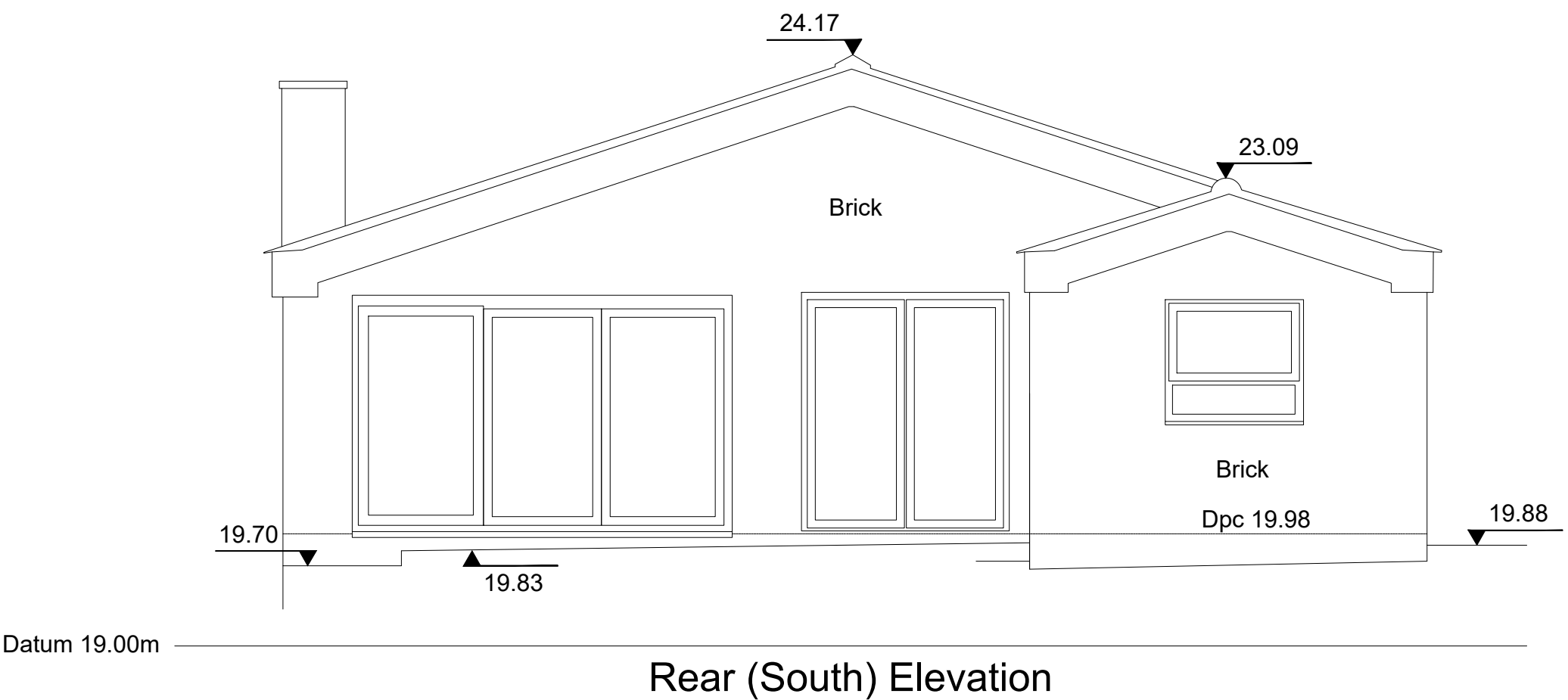
Front (North) Elevation

01 EXISTING FRONT ELEVATION
GA-0003 / 1:50/BA1



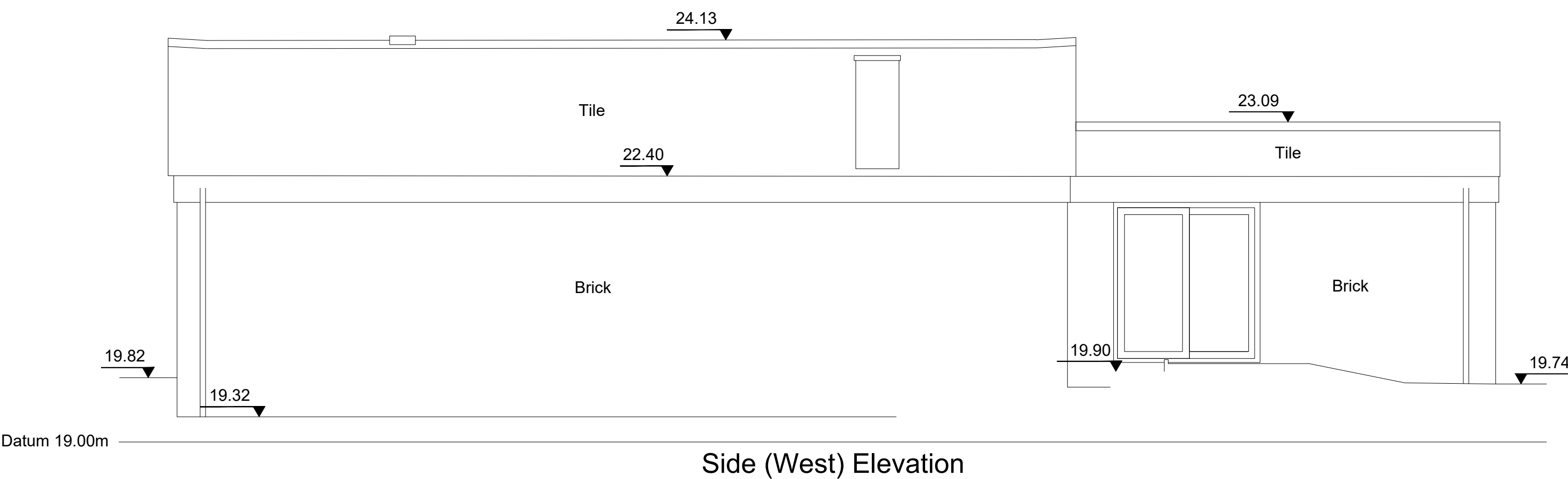
Side (East) Elevation

02 EXISTING SIDE ELEVATION
GA-0003 / 1:50/BA1



Rear (South) Elevation

02 EXISTING REAR ELEVATION
GA-0003 / 1:50/BA1



Side (West) Elevation

04 EXISTING SIDE ELEVATION
GA-0003 / 1:50/BA1

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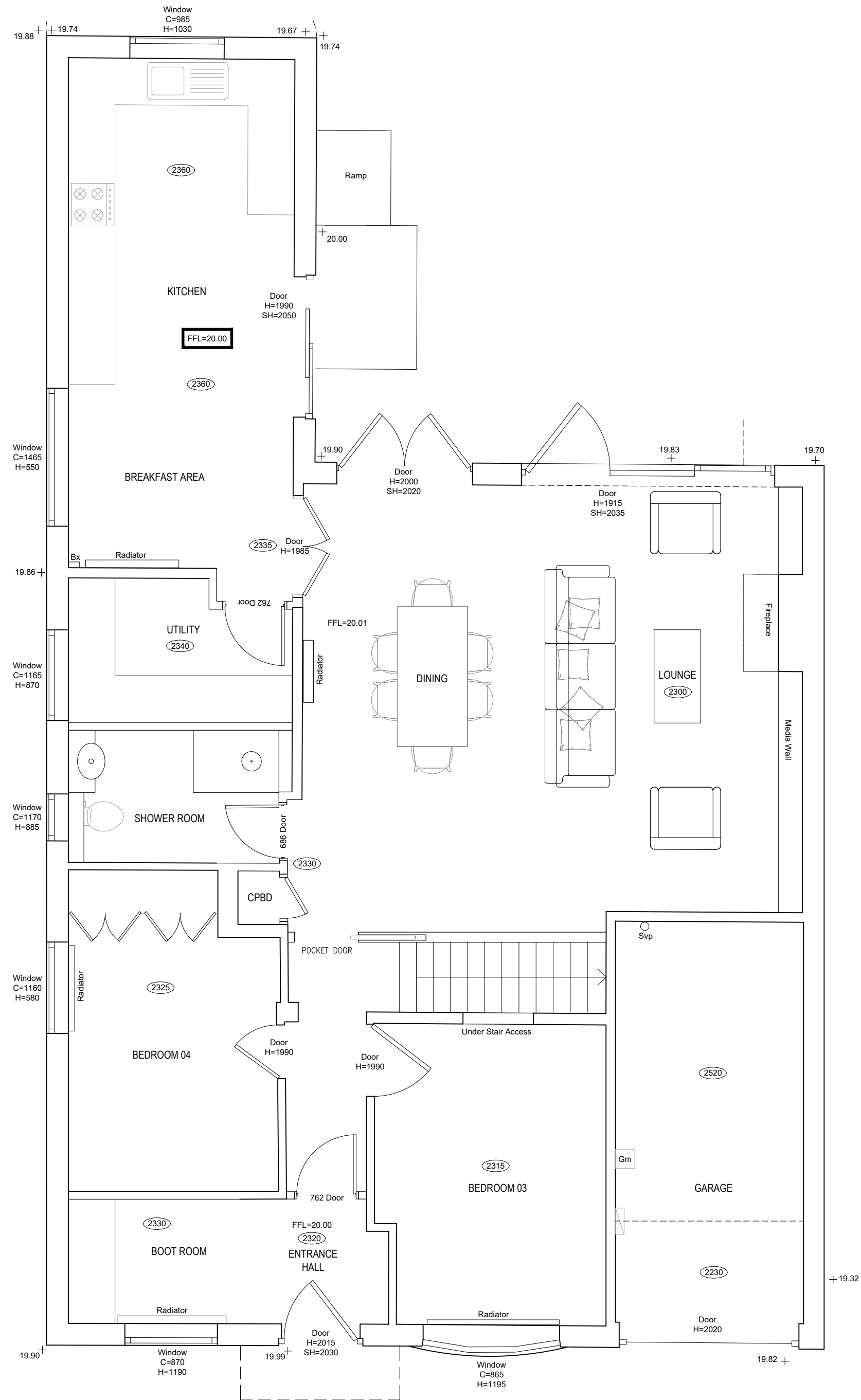
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Existing Elevations

SCALE 1:50/BA1 / 1:100/BA3 A1 SHEET

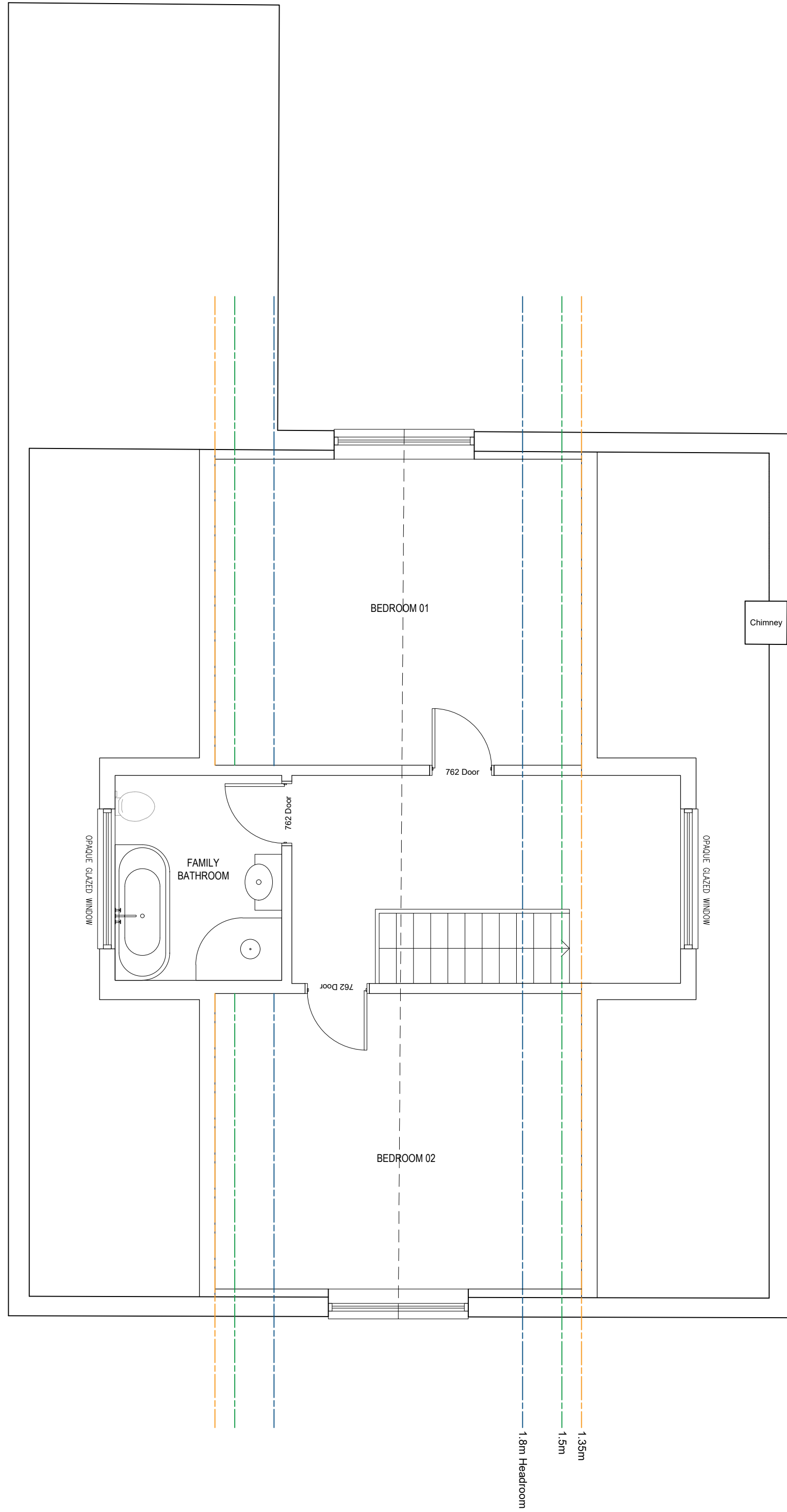
STATUS
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0236-GA-0003	P01

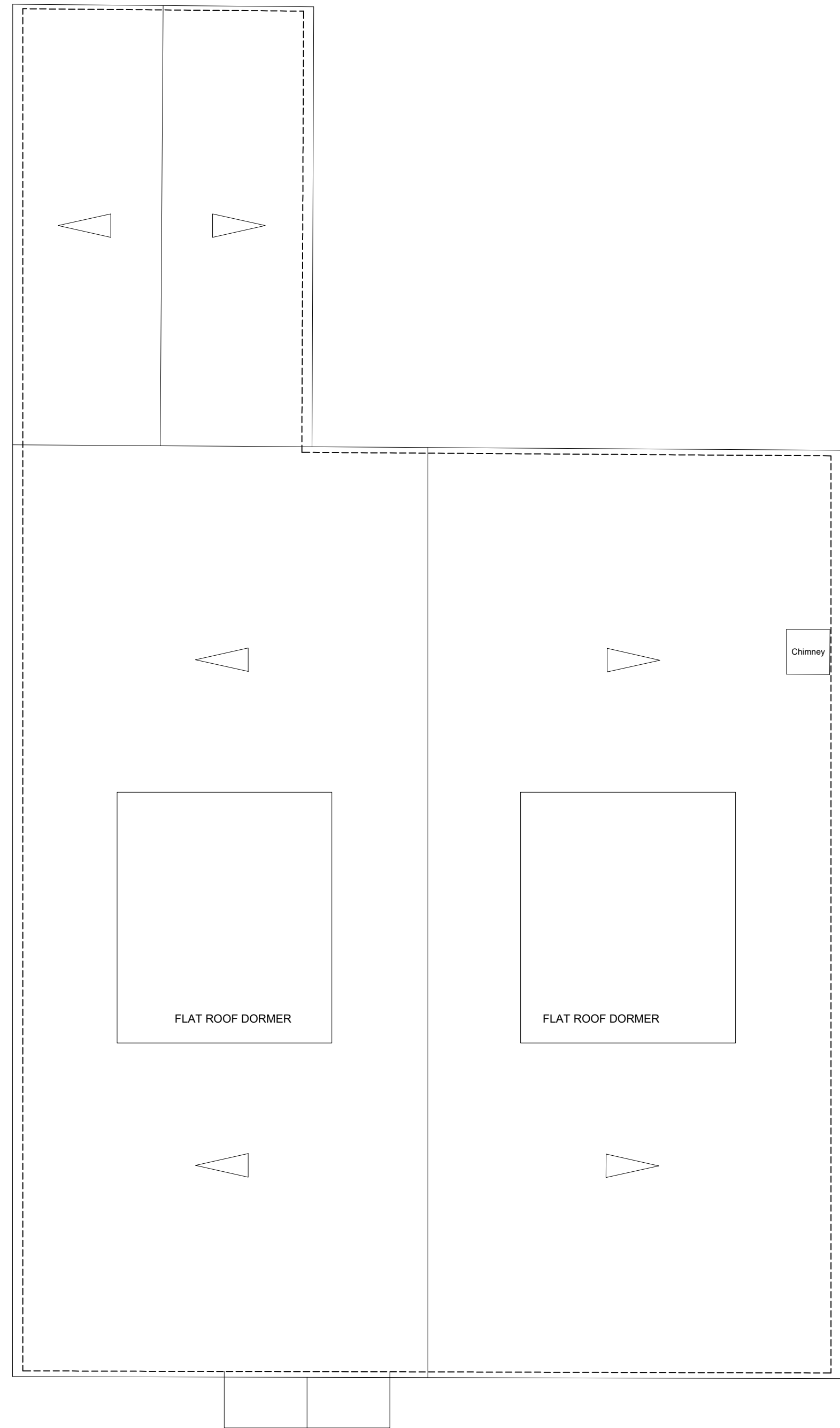
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01 PROPOSED GROUND FLOOR PLAN
GA-005 / 1:500 A1



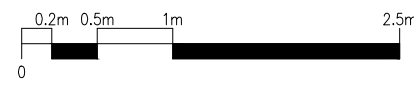
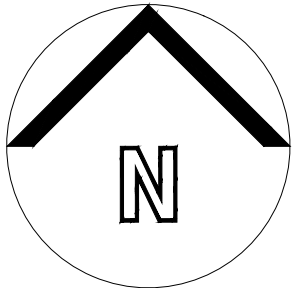
02 PROPOSED LOFT PLAN
GA-005 / 1:500 A1



03 PROPOSED ROOF PLAN
GA-005 / 1:500 A1

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PROJECT
79 Wessex Gardens
Twyford, RG10 0BA

DRAWING TITLE
Proposed Floor Plans
Proposed Roof Plan

SCALE 1:500 A1 / 1:1000 A3 A1 SHEET

STATUS
PRELIMINARY

DRAWING NO
0236-GA-0005 P01

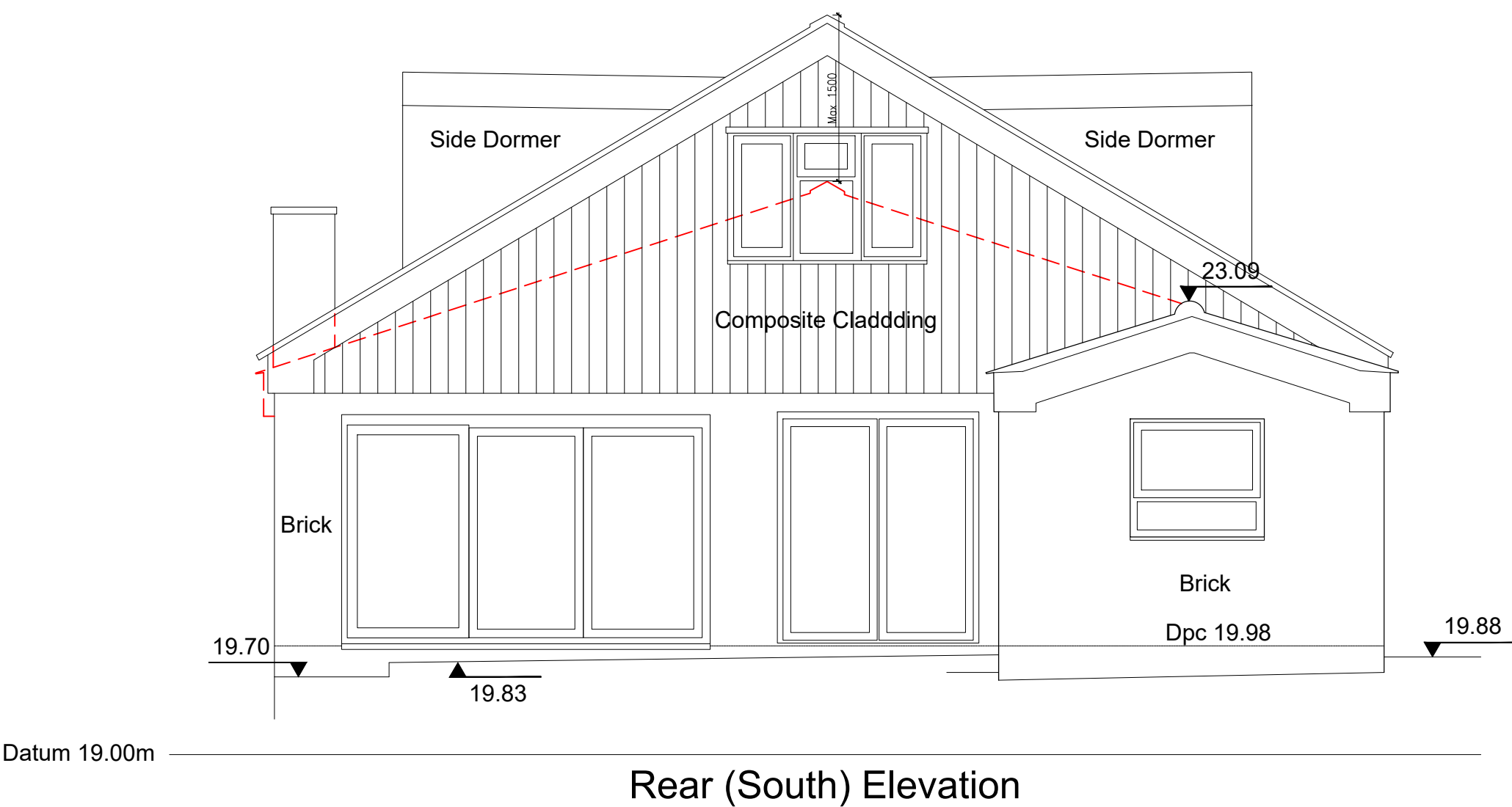
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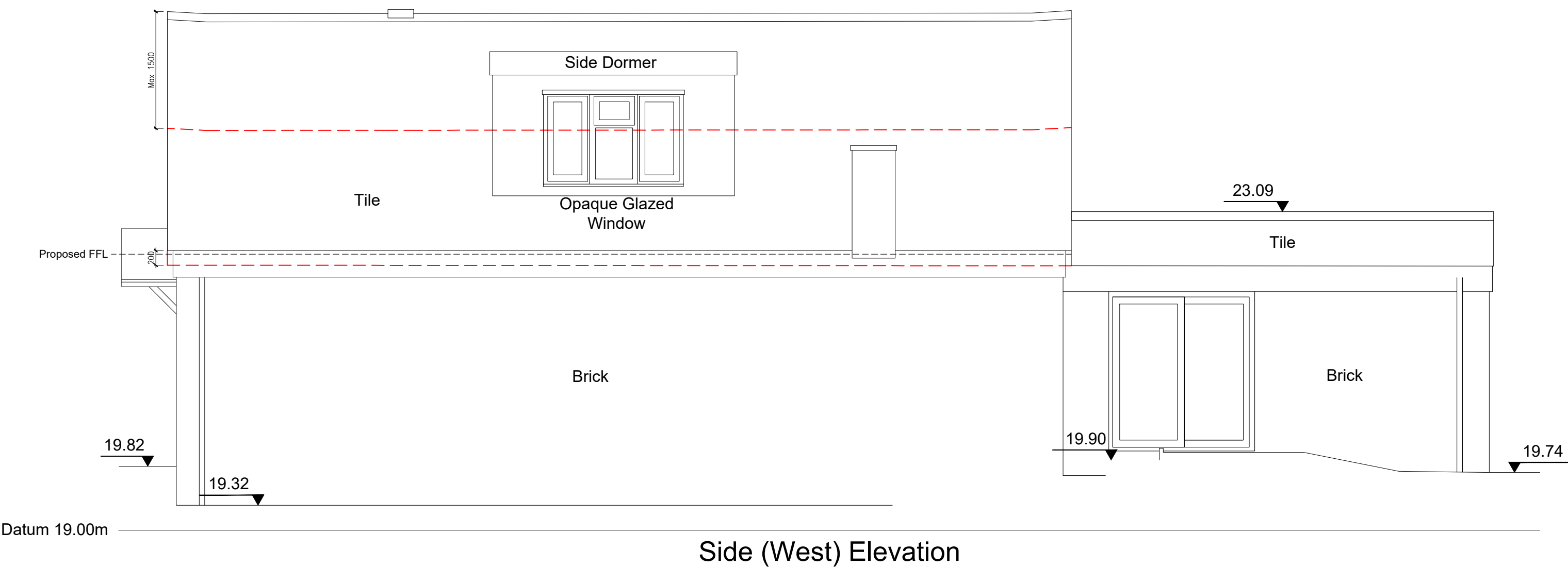
01 PROPOSED FRONT ELEVATION
GA-0006 / 1:50/BA1



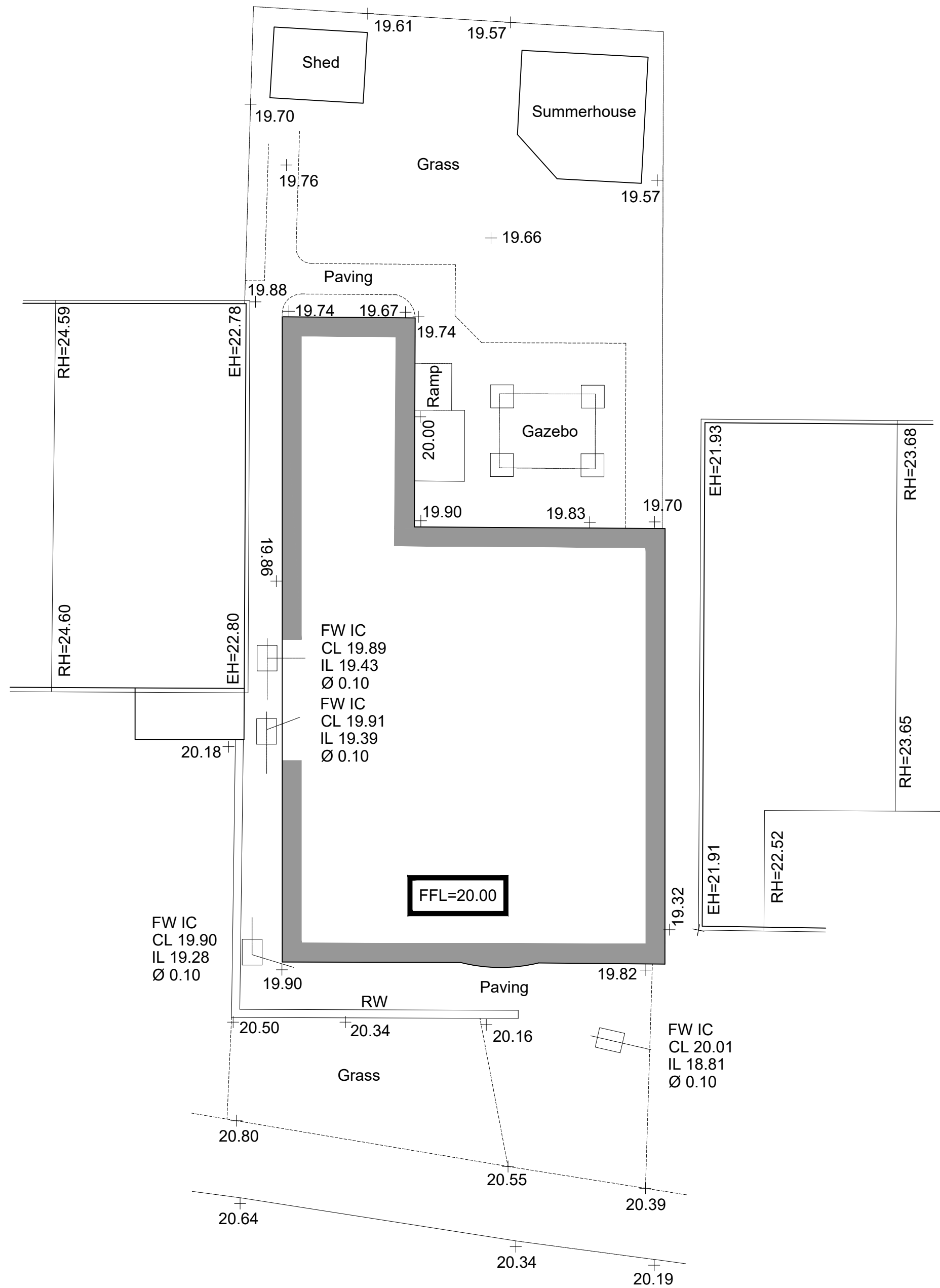
02 PROPOSED SIDE ELEVATION
GA-0006 / 1:50/BA1



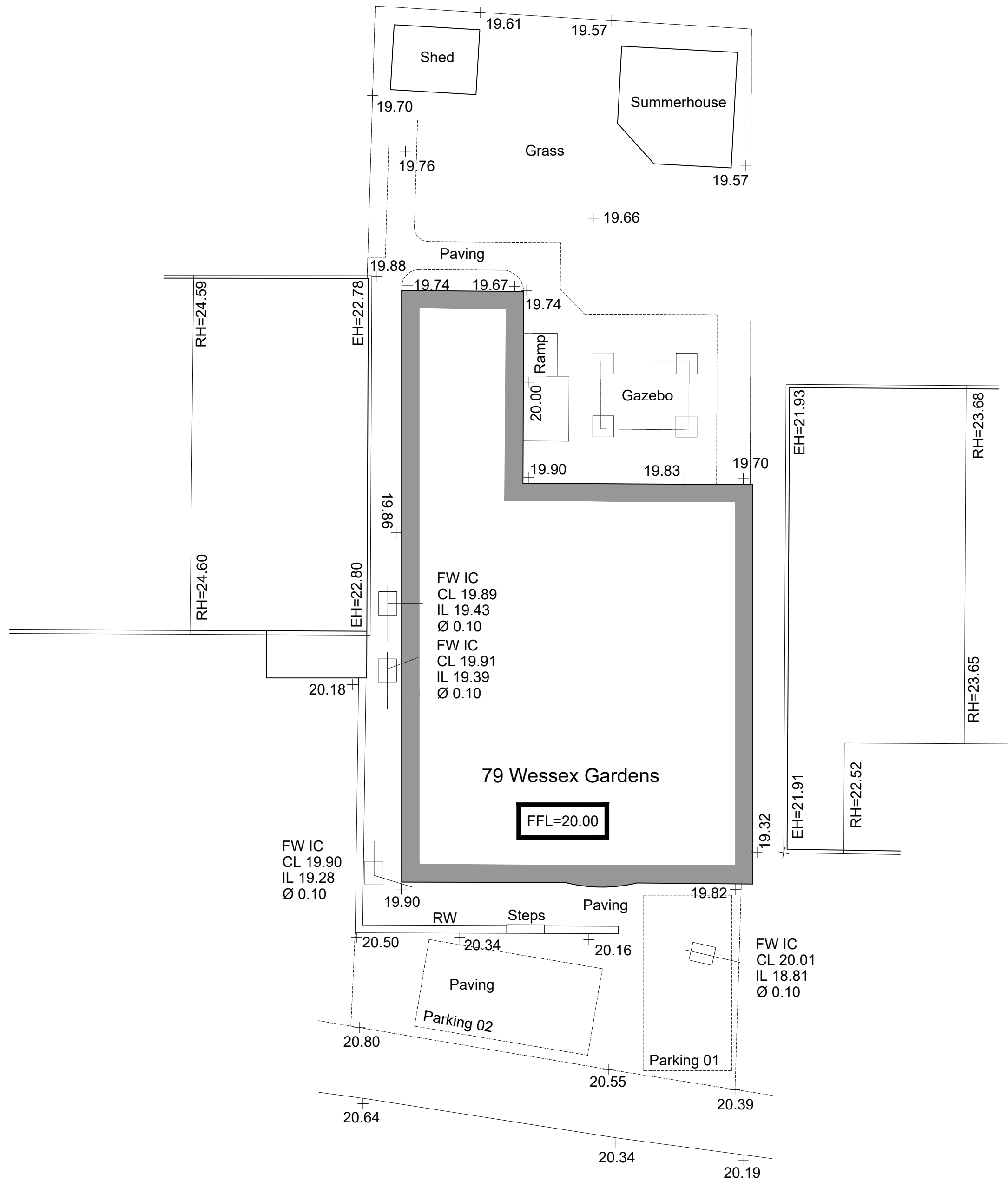
02 PROPOSED REAR ELEVATION
GA-0006 / 1:50/BA1



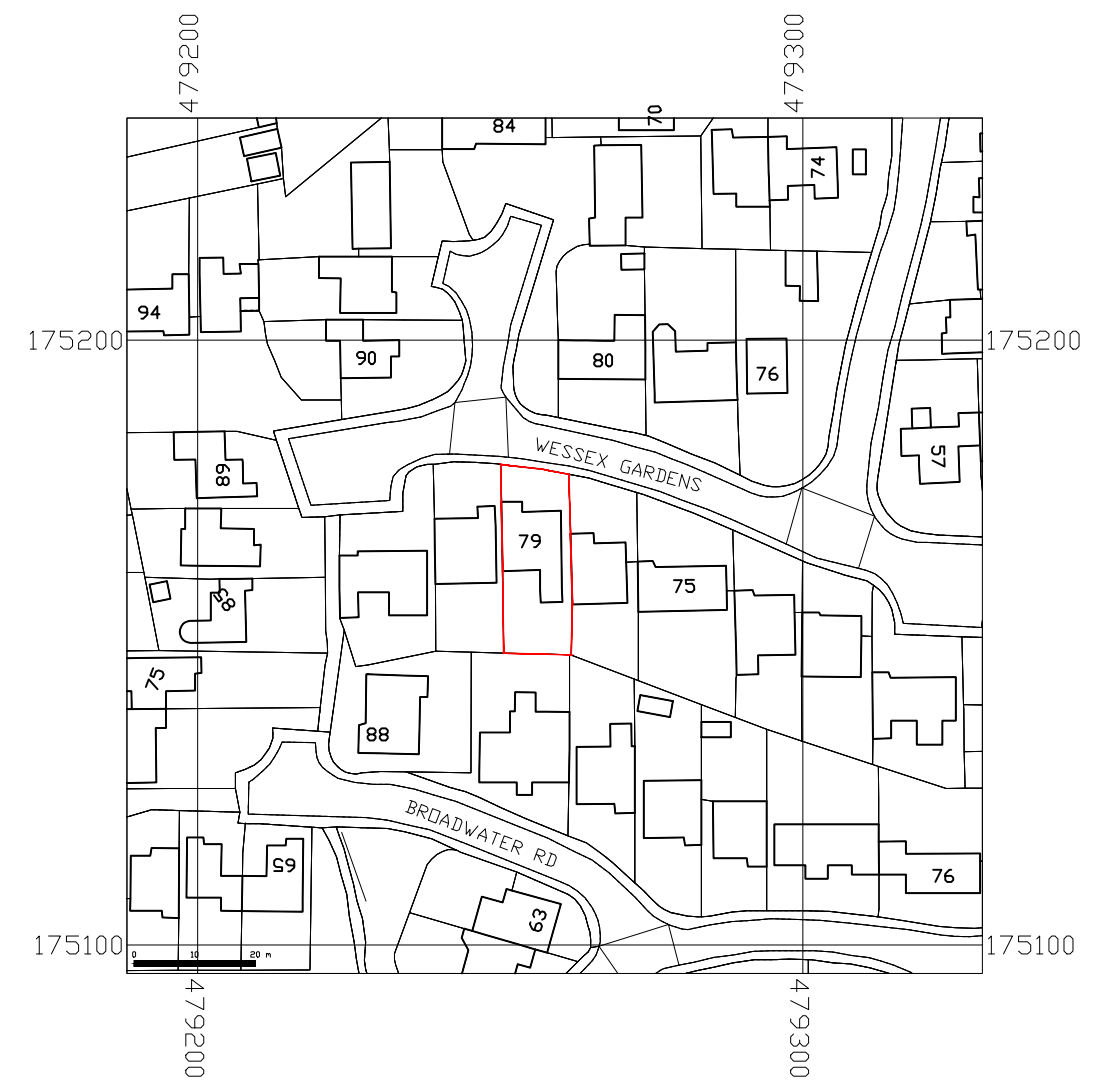
04 PROPOSED SIDE ELEVATION
GA-0006 / 1:50/BA1



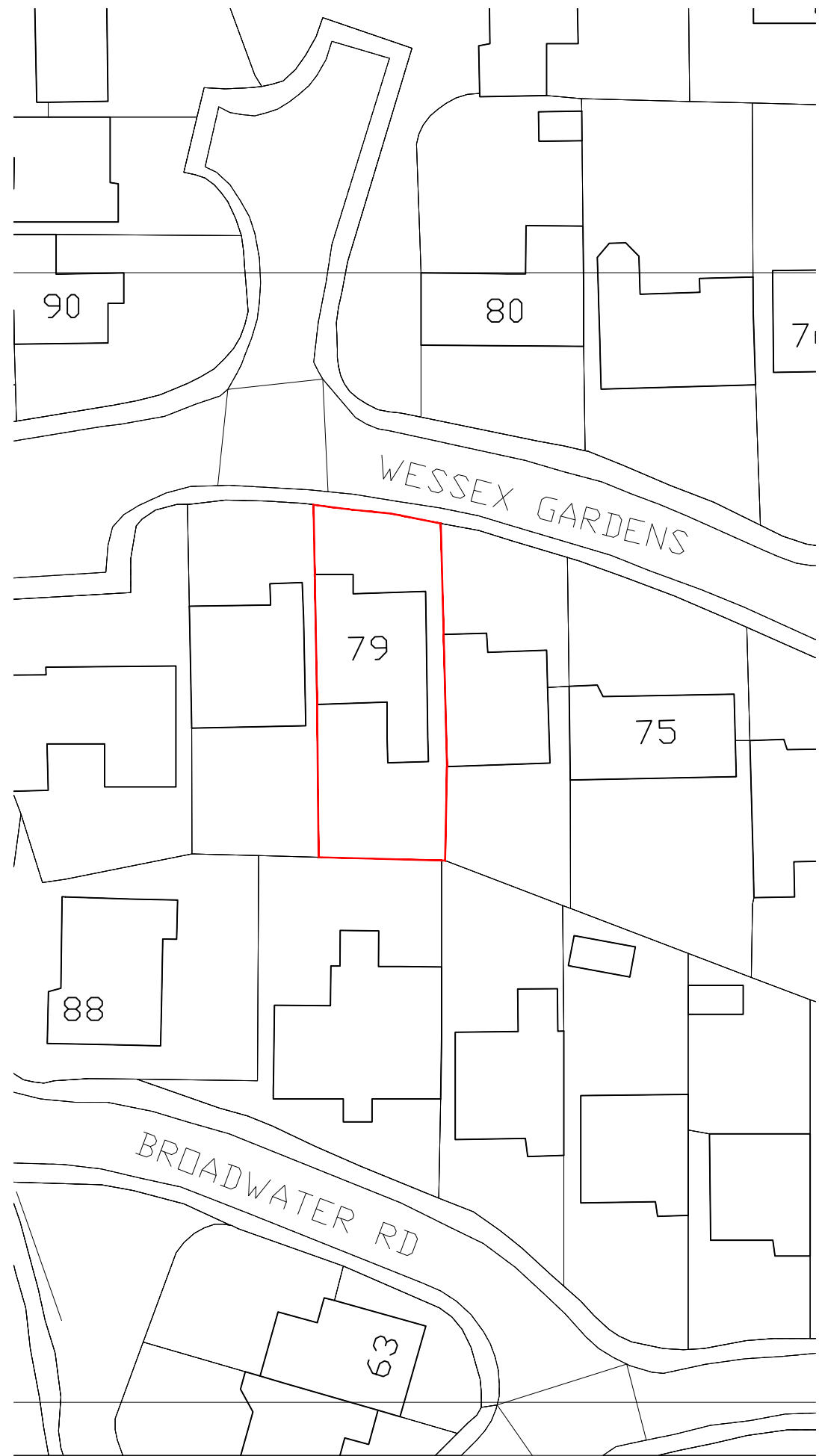
03 EXISTING SITE PLAN
GA-000 1:1000BA1



04 PROPOSED SITE PLAN
GA-000 1:1000BA1



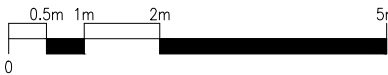
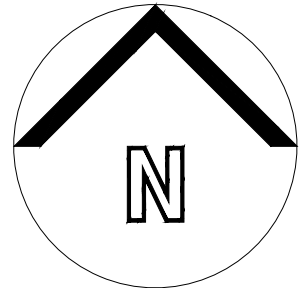
06 SITE LOCATION PLAN
GA-000 1:12500BA1



02 PROPOSED BLOCK PLAN
GA-000 1:5000BA1

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PROJECT
79 Wessex Gardens
Twyford, RG10 0BA

DRAWING TITLE
Existing Location and Block Plans
Existing Site Plan

SCALE 1:1000BA1 / 1:2000BA3 A1 SHEET

STATUS

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DRAWING NO REV

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