

By Email

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DATE / REF

08/08/2016

RC/10506

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Dear Sir/Madam,

Re: Tamarisk, Ferry Road, Hayling Island - Daylight and Sunlight matters

GIA have previously provided a daylight and sunlight letter report (reference: RC/10506, dated 10/02/2016) supporting the planning application for the proposed John Pardey Architects scheme at the Tamarisk site (reference APP/15/01355), on Ferry Road, Hayling Island.

The application was refused by the Havant Planning Committee, citing various reasons including one relating to the potential loss of light to ground floor accommodation to a neighbouring property, "The Deck House". It is understood an appeal has been lodged against this decision. The letter presented here is intended to support this appeal with regards to daylight impacts.

The Original GIA Daylight and Sunlight Letter Report (ref: RC/10506)

Following our non-technical assessment, it was concluded that the proposed scheme would have no adverse impact on the daylight and sunlight to the surrounding residential properties, of which there is just one to the east, at The Deck House (see map below).



Figure 01 – The development Site (red) in relation to the surrounds

It was determined through plans attached to a planning application (reference 03/61550/004) and from on-site observation that all site-facing windows at The Deck House serve non-habitable rooms, which as per the Building Research Establishment (BRE) Guidelines on daylight and sunlight, can be discounted, as only habitable rooms should be considered for daylight and sunlight assessment.

The Planning Committee Decision and Appeal

The planning application was later refused by the Havant Planning Committee, despite having case officer support. One of the reasons for refusal was with regards to daylight, specifically the "loss of light to ground floor accommodation" at The Deck House.

Our opinion is that this argument should not be used as grounds for refusal of the planning application, due to our view that all ground floor habitable rooms would likely only experience marginal impacts to daylight, which are unlikely to be noticeable to an occupant.

The potentially affected rooms on the ground floor consist of a hall, WC and the lounge/kitchen. As previously mentioned here and in our original letter report supplied with the planning application, the hall and bathroom are considered to be non-habitable rooms by the BRE. The Supplementary Planning Document Design Guide by Havant Borough Council, which sets out to detail "*what the Council expects developers to deliver in terms of the design of new developments*", specifically cites the BRE guidelines within the sections on daylight and sunlight as a means of guidance when assessing the potential impact of a new development on an existing dwelling. As such, it is reasonable to conclude that the BRE guidelines can be applied here, and these non-habitable rooms can be discounted. These rooms are the only ground floor rooms in The Deck House with windows directly facing the proposed scheme.

The Havant SPD Design Guide also states that "*the impact of adjoining structures on the level of daylight available is particularly important in living rooms, dining rooms and kitchens*". The north-aspect living room at The Deck House will have only a very oblique view of the northernmost extent of the proposed development. We have not conducted any technical analysis to assess the impact to daylight here as we are confident that any impact would be marginal.

We would typically assess two daylight criteria, both being specified in the BRE guidelines; Vertical Sky Component (VSC), which assesses the amount of skylight reaching the centre point of each window, and the No Sky Line (NSL), which assesses the area within each room that has sky visibility. Broadly speaking, NSL is used to assess how well lit a room is. While the lounge windows closest to the proposed scheme could experience a small reduction in VSC, the room itself is large and dual-aspect with good sky visibility, and as such levels of NSL within the room will likely remain high with only a marginal reduction, which is unlikely to be noticeable by an occupant, and is certainly likely to be within the BRE guideline threshold.

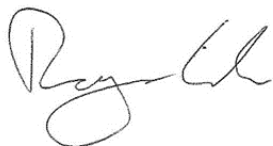
While our analysis conducted on The Deck House with regards to daylight has been non-technical, we are confident that any impacts would be marginal, unlikely to be noticed by an occupant, and well within the target values as per the BRE guidelines.

In addition, as no habitable rooms face within 90 degrees due south over the proposed scheme, The Deck House would not be relevant for the sunlight assessment (Annual Probable Sunlight Hours).

Conclusion

Based on the above, we believe the reason cited by the Planning Committee for refusal with regards to daylight, specifically "loss of light to the ground floor accommodation", should not be included as grounds for application refusal, and are not consistent with the BRE guidelines, which are specifically cited within the Havant SPD Borough Design Guide to be used as guidance.

Yours sincerely
For and on behalf of GIA



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