

Niall Tutton
Robert Tutton Town Planning Consultants Ltd
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Date: 10 August 2022
Planning Ref: APP/22/00540
Our Ref : am/3403/14619

Dear Niall

Daylight and Sunlight Assessment – 62 Ferndale, Waterloo, PO7 7PB
Response to Planning Objection

An objection relating to daylight and sunlight matters has been submitted in response to the proposed development at 62 Ferndale (Ref: APP/22/00540 [REDACTED])

[REDACTED] The aim of this letter is to respond to this query and should be read alongside the daylight and sunlight assessment report issued 31st March 2022.

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Concerns have been raised by the neighbour that the daylight and sunlight to the side windows of 64 Ferndale have not been included in the analysis and that these windows will be overshadowed by the proposed development.

In response to this query, the three windows on the side elevation of No. 64 Ferndale have been modelled as part of the daylight and sunlight assessment, as shown on page 37 of the report. One of these windows (W3) serving the ground floor kitchen has been assessed and the results are included in Appendix A.3 of the report. The results show that this ground floor kitchen will not experience a reduction beyond the acceptable values set out within the BRE Guidelines as a result of the proposed development.

The remaining two windows on this elevation (W1 and W2) serve a utility room. According to the BRE Guidelines only habitable rooms are to be tested. Living rooms, kitchens, dining rooms and bedrooms are all classed as habitable rooms and therefore. In accordance with BRE guidance, the daylight assessment report does not include any results for any non-habitable neighbouring rooms.

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In relation to the sunlight availability, all neighbouring windows tested meet the requirements set out by the BRE Guidelines.

Yours sincerely,

Anna McIntyre BSc.(Hons) AMIEnvSc
Senior Daylight and Sunlight Analyst

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