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We are also of the opinion that it would be unreasonable to grant planning permission without an assessment being undertaken. We anticipate that an assessment may show that some adjustment to the design is needed in order to reasonably safeguard the amenity of [REDACTED] Bembridge Drive. This is discussed further below, with reference to specific objective tests used to assess natural lighting.

Application of BRE Site Layout Planning for Daylight and Sunlight: A guide to good practice

When considering daylight (light from the sky) it is necessary to establish the main window in a room. The main window is generally the largest window serving a room.

The ground floor side bedroom window at No. [REDACTED] Bembridge Drive already enjoys a relatively low level of daylight and sunlight due to the close proximity to No. 2 Bembridge Drive. The photograph below indicates the approximate distance between the two properties. Additionally, you will note that there are two ground floor side windows, one serving a [REDACTED] Skylights to the first and second floors will also be impacted.

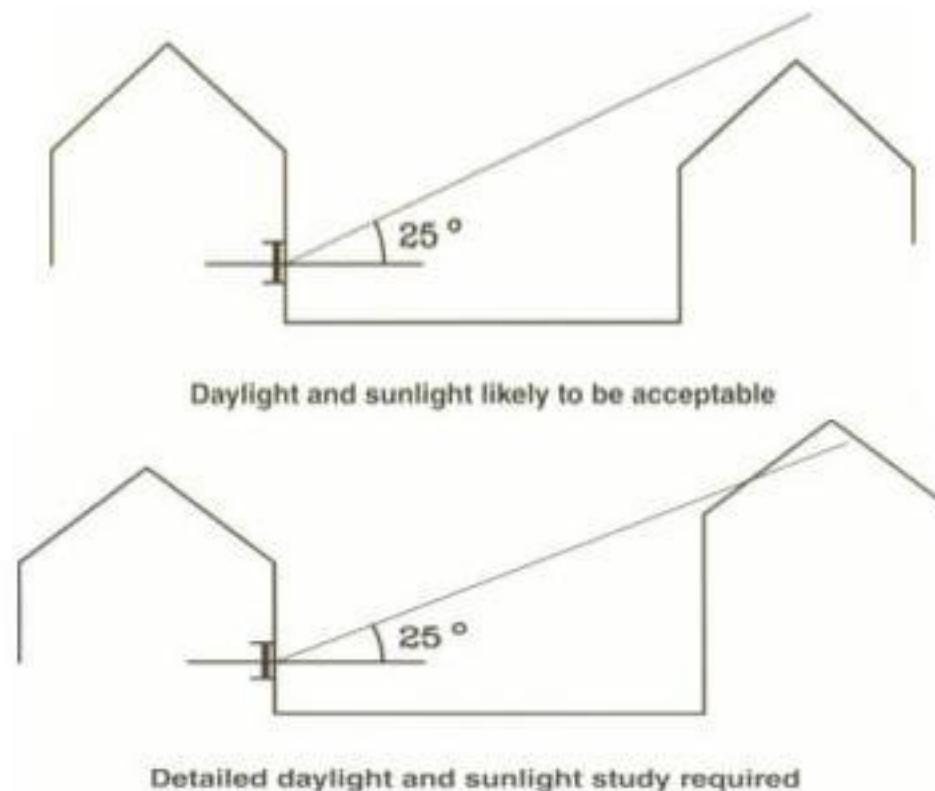


As can be seen from the ground floor layout plan below for [REDACTED] Bembridge Drive, this is the only window serving the [REDACTED] and its light will be affected by the two storey extension.



The BRE guide contains preliminary 25° and 45° tests. In this instance, the 25° test is the appropriate test, since No. 4 Bembridge Drive has a main window serving a habitable room which looks out directly onto the proposed site.

The diagrams below help to explain the application of the 25° test. The first step is to draw a section in a plane perpendicular to each affected main window of the existing building. If 'any part' of the new development crosses a line drawn at 25° from the horizontal, from the centre of the window, more detailed checks are needed. In order to pass the test, the whole development must be below the 25° line, not just the part of the development which is directly perpendicular to the centre of the window.



The application drawings for the proposed extension to No. 2 Bembridge Drive do not include drawings showing the relationship of the proposal with the ground floor window at No. 4 Bembridge Drive. However, we have been able to plot the approximate position of the centre of the bedroom window at No. 4 Bembridge Drive on the proposed front elevation drawing of No. 2 Bembridge Drive.



It is evident from the drawing below that the proposed extension does not satisfy the 25° test. The 25° angle, drawn in red, extends through the proposed extension at No. 2 Bembridge

Drive. It can also be seen from the drawing that the 25° angle already extends through the existing first floor at No. 2 Bembridge Drive. The light received by the ground floor bedroom, and cloakroom at No. 2 Bembridge Drive is already obstructed. The proposed two storey side extension will restrict the light further.

Although the proposed extension does not satisfy the preliminary 25° test in relation to the bedroom window, it does not automatically follow that daylight and sunlight will be adversely affected. Breaching the test signifies that further detailed tests are needed. We would therefore expect the council to require the applicant to carry out an assessment in accordance with the BRE guide. The assessment should include the following tests:

- Vertical Sky Component
- Daylight Distribution
- Annual Probable Sunlight Hours
- Overshadowing to Gardens and Open Spaces
- Sun path diagrams/shadow plots

For your additional reference, I have also enclosed the first floor plan at No. 2 Bembridge Drive. You will note that the bathroom is reliant on the light it receives from the skylight window serving the room.



Conclusion

On behalf of [REDACTED] we request that no decision is made in favour of the application until:

- 1) the applicant has submitted a complete and accurate daylight and sunlight assessment prepared in accordance with the BRE guide, and
- 2) the assessment shows that the proposed design; or amended design, complies with the BRE guide.

Should you have any queries, or would like to discuss the above concerns, please do not hesitate to contact me.

Yours sincerely



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