

Daylight and Sunlight Report

**McCormack House,
56a East Street,
Havant, PO9 1BS**

17th October 2025

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1.0 Instructions

- 1.1 CHP Surveyors Limited have been instructed by LiveLink Technology Limited to consider the level of daylight and sunlight the proposed accommodation will enjoy by undertaking an analysis using the criteria set out the Building Research Establishment's publication "*Site layout planning for daylight and sunlight. A guide to good practice*" (2022) (BRE guidelines).
- 1.2 The assessment has considered the level of daylight and sunlight of the habitable rooms within the proposed accommodation located at ground and first floor.
- 1.3 In relation to the access to daylight within the proposed accommodation, the results of the analysis demonstrate that all of the 65 rooms analysed will achieve or exceed the numerical targets referenced in BS EN 17037.
- 1.4 Concerning the levels of sunlight within the proposed accommodation, the results of the analysis demonstrate that 18 of the 19 (90%) units will achieve or exceed the numerical target within the BRE guidelines. With regards to the remaining two units as acknowledged in paragraph 3.1.6 of the BRE guidelines, this is due to the orientation of the site and therefore with reference to paragraph 3.1.16 of the BRE guidelines the proposals provide good access to sunlight.
- 1.5 The results of the analysis demonstrate that taking into account the specific site constraints such as orientation the proposed accommodation will have good access to daylight and sunlight and that therefore achieve the BRE guidelines.

2.0 Policies and Guidance

- 2.1 To ensure that this assessment has correctly considered the daylight and sunlight enjoyed by the neighbouring residential properties, consideration has also been given to national, regional, and local planning policies and guidance.
 - National Planning Policy Framework (NPPF) – December 2024
 - Havant Borough Council Borough Design Guide Supplementary Planning Document – December 2011
 - Building Research Establishment's publication "*Site layout planning for daylight and sunlight. A guide to good practice.*" (2022) (BRE guidelines)

2.2 National Planning Policy Framework – December 2024

- 2.2.1** Set out within the National Planning Policy Framework (December 2024), under paragraph 130 (c) it states with regard to daylight and sunlight, that consideration should be given as to whether efficient use of the land is being made:

“...when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide adequate living standards.”

2.3 Havant Borough Council Borough Design Guide Supplementary Planning Document – December 2011

- 2.3.1** Paragraph 5.07 states with regards to daylight that the design of new homes would maximise the amount of penetrable daylight to dwellings and recommends that they should meet the design standards set out in BS8206 Part II.

2.4 Building Research Establishment (BRE guidelines)

- 2.4.1** The Building Research Establishment published a comprehensive revision in 2022 to their guidance on daylight and sunlight within the built environment, titled *“Site layout planning for daylight and sunlight. A guide to good practice”*. The BRE guidelines which reflects the BS EN 17037 National Annex is considered as the recognised document referenced by local authorities when considering daylight and sunlight.

- 2.4.2** The BRE guidelines acknowledge that their purpose is not to provide strict criteria in which a development must adhere to, but to provide guidance. This is affirmed within the introduction of the BRE guidelines, where it states under paragraph 1.6:

The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design.

2.4.3 The guidelines contain methodology on how to calculate the level of daylight and sunlight within the proposed units of scheme.

2.4.4 The technical analysis has been undertaken using the standards and tests recommended within the BRE guidelines. A summary of the recommendations made by the BRE are set out in the Principles of Daylight and Sunlight, attached at Appendix A of this report.

3.0 Information

3.1 During the process of undertaking the analysis and producing this report, reference has been made to the following information:

James Potter Associates

Drawing Numbers 24038-PL-001/P02, 002/P01, 003/P04, 004/P01, 005/P03, 006/P01 and 007/P01

CHP Surveyors

Online research

4.0 Site and Proposals

4.1 The site is located within Havant Borough Council, and the proposals are to convert the existing building to provide residential accommodation.

5.0 Limitations

5.1 To undertake the detailed daylight and sunlight analysis required to produce this report a three-dimensional computer model has been produced using the information provided and sourced by us, as set out in paragraph 3.1.

5.2 The daylight and sunlight analysis has been undertaken using a specialist software programme by MBS and from this the resultant data has been produced.

6.0 Methodology

6.1 Using the information provided and online research, a 3D computer model of the properties surrounding the site has been produced. This is to ensure that any surrounding properties that may impact on the daylight and sunlight to the proposed accommodation are factored into the assessment. We then produced a 3D computer model of the proposals for the site, including the internal configuration and associated fenestration.

6.2 Using the specialist computer programme, we have undertaken an analysis in accordance with the criteria recommended within the BRE guidelines.

6.3 As stated in paragraph 1.6 of the BRE guidelines, the intention of the guide is to provide recommendations to assist with site layout design. The criteria should be applied flexibly in line with the context of the site and its environment.

6.4 Therefore, when assessing the results of the daylight and sunlight analysis undertaken, we have considered the location of the site and its surroundings when applying the BRE criteria.

6.5 Daylight

6.6 When considering the level of daylight that will be enjoyed by the proposed accommodation, Section 2.1 and Appendix C of the BRE guidelines sets out the recommended methodology for calculating the appropriate level. This methodology is based on the criteria set out in BS EN17037 and the National Annex.

6.7 The analysis is based on Climate Based Daylight Modelling and sets out recommended minimum levels of Lux, depending on the room use, that should be exceeded for 50% of daylight hours across half of the room area. The analysis takes into account the location of the site within the country by using the relevant meteorological data. The target levels of Lux are:

- Kitchen – 200 Lux
- Living Room – 150 Lux
- Bedroom – 100 Lux

6.8 For the purposes of the analysis, we have used the following parameters, which it is considered appropriately reflect the types of finishes that will be used.

- Glazing transmittance value of 0.68
- Frame correction factor of 0.7
- Maintenance factor of 0.92
- Reflectance for the floors 0.4
- Reflectance value for the walls of 0.7
- Reflectance value for the ceilings of 0.85

6.8 It should be noted that whilst under paragraph C17 of the BRE guidelines it states that where a room has shared use, the highest target should apply. It continues to advise that the target for a Living Room can be used for a combined Living/Kitchen/Dining Room, if the kitchens are not treated as habitable spaces, to avoid small separate kitchens.

6.9 Sunlight

6.10 To assess the level of sunlight within the proposed accommodation, reference is made to Section 3.1 of the BRE guidelines, which sets out the recommendations for access to sunlight within new dwellings.

6.11 It states under paragraph 3.1.2 that:

“In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day, but especially in the afternoon.”

It continues to say; *“It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon.”*

6.12 The guidelines do however acknowledge that sites within urban locations may have significant constraints with regard to their orientation or overshadowing.

6.13 To assess sunlight within proposed accommodation, the BRE guidelines summarise that:

“In general a dwelling, or non-domestic building that has a particular requirement for sunlight, will appear reasonably sunlit provided:

- *at least one main window wall faces within 90° of due south and*
- *a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March.*

8.0 Daylight Assessment

8.1 When assessing the level of daylight the proposed accommodation will enjoy, reference has been made to the criteria set out in Appendix C of the BRE guidelines. The analysis has considered the proposed 65 habitable rooms, with the results set out in the table attached at Appendix C. These demonstrate that all rooms will achieve the numerical values set out in the BRE guidelines.

8.2 The analysis therefore demonstrates that the proposals will provide accommodation with good access to daylight.

9.0 Sunlight Assessment

9.1 An assessment has been undertaken of the proposed 19 units, to establish whether these will enjoy acceptable levels of sunlight when applying the criteria within the BRE guidelines.

9.2 Attached at Appendix D of this report are the results of the analysis undertaken. These demonstrate that 18 of the 19 units assessed will have at least one habitable room that achieves or exceeds at least 1.5hrs of sunlight on the 21st March. Concerning the one unit that does not achieve the above, as recognised in paragraph 3.1.6 of the BRE guidelines this is due to orientation. Therefore, whilst this unit does not achieve the target level for sunlight, in accordance with paragraph 3.1.16 of the BRE guidelines the number of units that achieve the target have been maximized.

9.3 The analysis demonstrates that taking into account the orientation the proposals will provide accommodation with good access to sunlight.

10.0 Conclusion

- 11.1** The assessment has calculated the levels of daylight and sunlight the proposed accommodation will enjoy.
- 11.2** The results of the analysis have been considered with reference to the recommendations set out in Appendix C of the Building Research Establishment's publication *"Site layout planning for daylight and sunlight. A guide to good practice."* (2022) (BRE guidelines) that references BS EN 17037.
- 11.3** The analysis demonstrates that when applying the recommended methodologies set out in the BRE guidelines, the proposed accommodation will enjoy good levels of daylight and sunlight.

Appendix A

Principles of Daylight and Sunlight

In 2022 the Building Research Establishment (BRE) published a revision to their 2011 handbook titled *"Site Layout Planning for Daylight and Sunlight. A guide to good practice."* The handbook provides advice on how to achieve good daylight and sunlight both within buildings and to open spaces during site layout planning.

The BRE guidelines are used by most local planning authorities when considering the impact on daylight and sunlight. The guidelines are purely advisory and should be applied flexibly to the individual circumstances of each site. The guidelines are more suited to low density suburban development sites where there is greater flexibility for site layout planning. Where sites are located in dense urban locations, there are often constraints from adjacent buildings and in these instances, the guidelines state that the criteria should be applied more flexibly. In paragraph 1.6 of the introduction of the BRE guidelines, it states:

The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.

Assessing Proposed Accommodation

Daylight

When considering the level of daylight that will be enjoyed by the proposed residential accommodation within a development, the BRE guidelines makes reference to the recommendations within the British Standard BS EN17037 "Daylight in Buildings" National Annex.

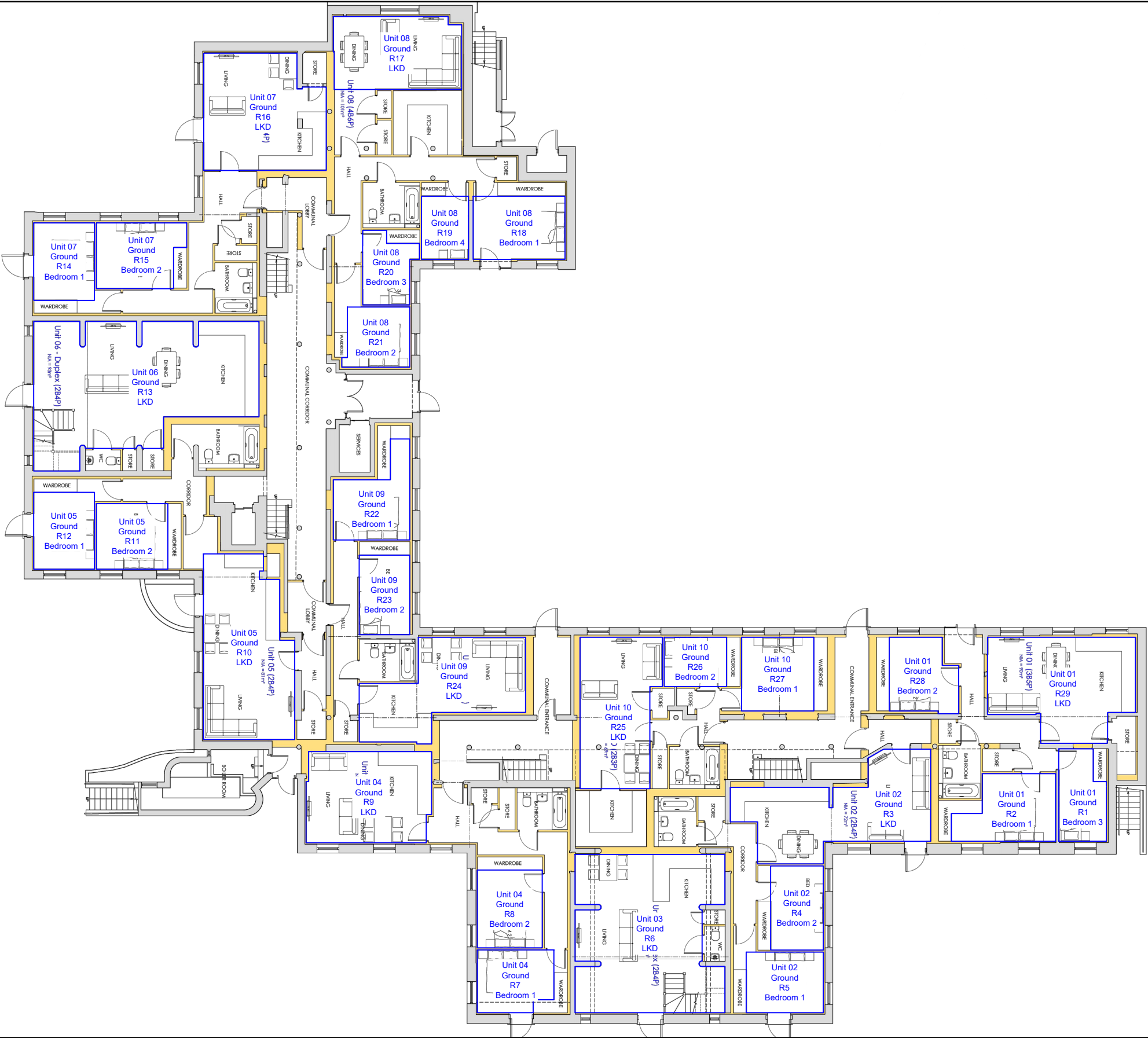
BS EN 17037 advises that a room should receive at least 50% of the recommended lux level for at least half of the annual daylight hours. Below are the ideal lux levels, depending on room use.

➤ Bedroom	100
➤ Living Room	150
➤ Kitchen	200

Sunlight

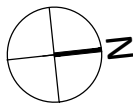
As with the daylight assessment, the BRE guidelines make reference to BS EN17037. It advises that whilst all habitable rooms although for this with windows facing more than 90° of due south access will be restricted and the guidelines difficult to achieve. The criteria advises that at least one habitable room per property should enjoy at least 1.5 hours of sunlight on the 21st March.

Appendix B



CAD SOURCES

A	Room map updated as per architect's latest drawing issue.	13.10.2025	CO	JC
REV	DESCRIPTION	DATE	INIT	CHKD

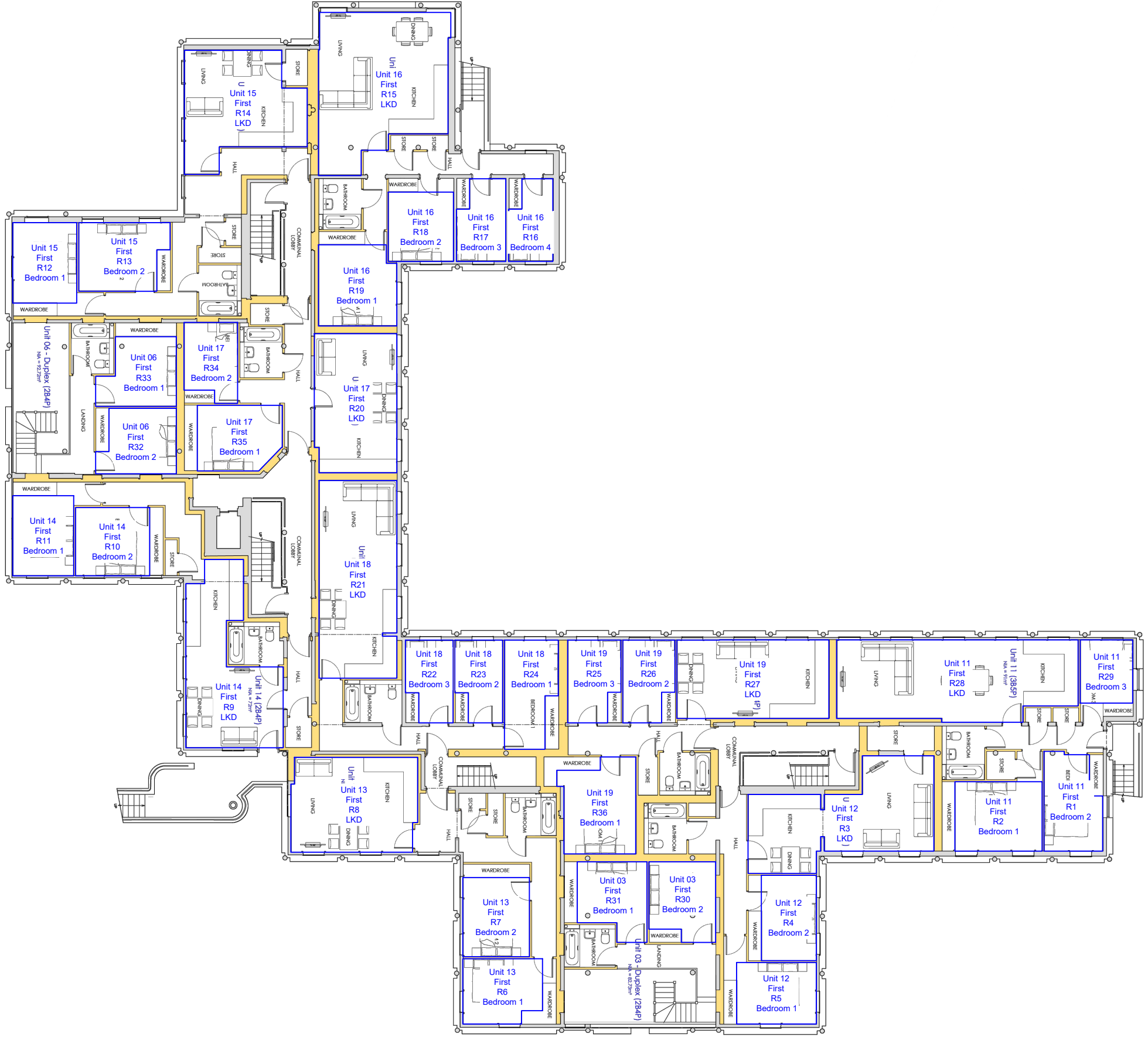


Project
56a East Street, Havant
Title
Proposed Ground Floor - Room Map
Scale
1:200
Date
07.08.2025
Drawn By
CO
Checked By
JC
Project No:
2973
Drawing No:
001
Revision
A

2-6 Boundary Row London SE1 8HP
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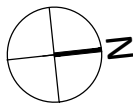
www.chpsurveyors.com





CAD SOURCES

A	Room map updated as per architect's latest drawing issue.	13.10.2025	CO	JC
REV	DESCRIPTION	DATE	INIT	CHKD



Project
56a East Street, Havant
Title
Proposed First Floor - Room Map

Scale
1:200

Date
07.08.2025

Drawn By
CO

Checked By
JC

Project No:
2973

Drawing No:
002

Revision
A

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Appendix C

Daylight Results for Proposed Accommodation

LEVEL	ROOM	ROOM USE	REQUIRED LUX	AREA OF ROOM ACHIEVING TARGET LUX
<u>Unit 1</u>				
Ground	R1	Bedroom	100	100%
	R2	Bedroom	100	100%
	R28	Bedroom	100	100%
	R29	Living/Kitchen/Dining Room	150	84%
<u>Unit 2</u>				
Ground	R3	Living/Kitchen/Dining Room	150	56%
	R4	Bedroom	100	100%
	R5	Bedroom	100	100%
<u>Unit 3</u>				
Ground	R6	Living/Kitchen/Dining Room	150	93%
First	R30	Bedroom	100	63%
	R31	Bedroom	100	77%
<u>Unit 4</u>				
Ground	R7	Bedroom	100	100%
	R8	Bedroom	100	100%
	R9	Living/Kitchen/Dining Room	150	100%
<u>Unit 5</u>				
Ground	R10	Living/Kitchen/Dining Room	150	100%
	R11	Bedroom	100	100%
	R12	Bedroom	100	100%
<u>Unit 6</u>				
Ground	R13	Living/Kitchen/Dining Room	150	65%
First	R32	Bedroom	100	70%
	R33	Bedroom	100	66%
<u>Unit 7</u>				
Ground	R14	Bedroom	100	100%
	R15	Bedroom	100	100%
	R16	Living/Kitchen/Dining Room	150	74%
<u>Unit 8</u>				
Ground	R17	Living/Dining Room	150	61%
	R18	Bedroom	100	100%
	R19	Bedroom	100	100%
	R20	Bedroom	100	89%
	R21	Bedroom	100	100%
<u>Unit 9</u>				
Ground	R22	Bedroom	100	100%
	R23	Bedroom	100	100%
	R24	Living/Kitchen/Dining Room	150	63%

Daylight Results for Proposed Accommodation

<u>Unit 10</u>				
Ground	R25	Living/Dining Room	150	50%
	R26	Bedroom	100	100%
	R27	Bedroom	100	100%
<u>Unit 11</u>				
First	R1	Bedroom	100	100%
	R2	Bedroom	100	100%
	R28	Living/Kitchen/Dining Room	150	100%
	R29	Bedroom	100	100%
<u>Unit 12</u>				
First	R3	Living/Kitchen/Dining Room	150	65%
	R4	Bedroom	100	100%
	R5	Bedroom	100	100%
<u>Unit 13</u>				
First	R6	Bedroom	100	100%
	R7	Bedroom	100	100%
	R8	Living/Kitchen/Dining Room	150	100%
<u>Unit 14</u>				
First	R9	Living/Kitchen/Dining Room	150	100%
	R10	Bedroom	100	100%
	R11	Bedroom	100	100%
<u>Unit 15</u>				
First	R12	Bedroom	100	100%
	R13	Bedrom	100	100%
	R14	Living/Kitchen/Dining Room	150	98%
<u>Unit 16</u>				
First	R15	Living/Kitchen/Dining Room	150	52%
	R16	Bedroom	100	100%
	R17	Bedroom	100	100%
	R18	Bedroom	100	100%
	R19	Bedroom	100	98%
<u>Unit 17</u>				
First	R20	Living/Kitchen/Dining Room	150	100%
	R34	Bedroom	100	54%
	R35	Bedroom	100	100%
<u>Unit 18</u>				
First	R21	Living/Kitchen/Dining Room	150	85%
	R22	Bedroom	100	100%
	R23	Bedroom	100	100%
	R24	Bedroom	100	100%

Unit 19				
First	R5	Bedroom	100	100%
	R26	Bedroom	100	100%
	R27	Living/Kitchen/Dining Room	150	100%
	R36	Bedroom	100	99%

Appendix D

Sunlight Results for Proposed Accommodation

LEVEL	ROOM	ROOM USE	RECOMMENDED HOURS OF SUNLIGHT ON 21/03	HOURS OF SUNLIGHT ACHIEVED ON 21/03
<u>Unit 1</u>				
Ground	R1	Bedroom	1.5	3.5
	R2	Bedroom	1.5	3.4
	R28	Bedroom	1.5	2.3
	R29	Living/Kitchen/Dining Room	1.5	2.3
<u>Unit 2</u>				
Ground	R3	Living/Kitchen/Dining Room	1.5	1.4
	R4	Bedroom	1.5	0.0
	R5	Bedroom	1.5	3.5
<u>Unit 3</u>				
Ground	R6	Living/Kitchen/Dining Room	1.5	4.0
First	R30	Bedroom	1.5	0.0
	R31	Bedroom	1.5	9.5
<u>Unit 4</u>				
Ground	R7	Bedroom	1.5	7.6
	R8	Bedroom	1.5	5.2
	R9	Living/Kitchen/Dining Room	1.5	3.5
<u>Unit 5</u>				
Ground	R10	Living/Kitchen/Dining Room	1.5	6.0
	R11	Bedroom	1.5	3.5
	R12	Bedroom	1.5	8.8
<u>Unit 6</u>				
Ground	R13	Living/Kitchen/Dining Room	1.5	9.2
First	R32	Bedroom	1.5	2.5
	R33	Bedroom	1.5	2.2
<u>Unit 7</u>				
Ground	R14	Bedroom	1.5	6.5
	R15	Bedroom	1.5	1.8
	R16	Living/Kitchen/Dining Room	1.5	6.2
<u>Unit 8</u>				
Ground	R17	Living/Dining Room	1.5	3.2
	R18	Bedroom	1.5	2.8
	R19	Bedroom	1.5	0.0
	R20	Bedroom	1.5	0.0
	R21	Bedroom	1.5	0.0

Sunlight Results for Proposed Accommodation

<u>Unit 9</u>				
Ground	R22	Bedroom	1.5	0.0
	R23	Bedroom	1.5	0.0
	R24	Living/Kitchen/Dining Room	1.5	0.0
<u>Unit 10</u>				
Ground	R25	Living/Dining Room	1.5	2.3
	R26	Bedroom	1.5	2.3
	R27	Bedroom	1.5	2.5
<u>Unit 11</u>				
First	R1	Bedroom	1.5	3.4
	R2	Bedroom	1.5	3.4
	R28	Living/Kitchen/Dining Room	1.5	2.7
	R29	Bedroom	1.5	1.9
<u>Unit 12</u>				
First	R3	Living/Kitchen/Dining Room	1.5	3.4
	R4	Bedroom	1.5	0.0
	R5	Bedroom	1.5	3.4
<u>Unit 13</u>				
First	R6	Bedroom	1.5	8.6
	R7	Bedroom	1.5	6.3
	R8	Living/Kitchen/Dining Room	1.5	3.4
<u>Unit 14</u>				
First	R9	Living/Kitchen/Dining Room	1.5	8.4
	R10	Bedroom	1.5	3.3
	R11	Bedroom	1.5	8.5
<u>Unit 15</u>				
First	R12	Bedroom	1.5	7.6
	R13	Bedrom	1.5	2.7
	R14	Living/Kitchen/Dining Room	1.5	6.9
<u>Unit 16</u>				
First	R15	Living/Kitchen/Dining Room	1.5	2.6
	R16	Bedroom	1.5	3.4
	R17	Bedroom	1.5	3.4
	R18	Bedroom	1.5	0.0
	R19	Bedroom	1.5	0.0
<u>Unit 17</u>				
First	R20	Living/Kitchen/Dining Room	1.5	0.0
	R34	Bedroom	1.5	2.2
	R35	Bedroom	1.5	2.5

Unit 18				
First	R21	Living/Kitchen/Dining Room	1.5	0.0
	R22	Bedroom	1.5	0.0
	R23	Bedroom	1.5	2.7
	R24	Bedroom	1.5	2.7
Unit 19				
First	R5	Bedroom	1.5	2.7
	R26	Bedroom	1.5	2.7
	R27	Living/Kitchen/Dining Room	1.5	2.7
	R36	Bedroom	1.5	9.5