

TO

Mr Jeff Wilson
93 Middleton Road
Middleton-on-Sea
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FROM

Tuffin Ferraby Taylor
18 Holborn
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Email: [REDACTED]

DATE
10 May 2018

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Dear Mr Wilson

93 MIDDLETON ROAD, MIDDLETON ON SEA: DAYLIGHT, SUNLIGHT AND OVERSHADOWING REPORT

TFT Consultants have been appointed by Jeff Wilson to undertake a desk-top review of the potential daylight, sunlight and overshadowing implications that may arise to 97 Middleton Road, as a result of the proposed development at 93 Middleton Road, Middleton-on-Sea.

TFT Consultants are a multi-disciplinary nationwide Building Surveying practice specialising in all aspects of Neighbourly Matters including daylight, sunlight and overshadowing assessments as part of the planning application process.

The report considers the potential for the proposed scheme to exceed the BRE target values for daylight, sunlight and overshadowing. Our advice at this stage is based on our professional judgement and experience of similar projects.

The proposed scheme at 93 Middleton Road will consist of increasing the overall footprint of the building to the west and south and adding additional first floor accommodation. The development site is located in a residential location and is set back from the neighbouring properties.

The desk-top assessment has been based on the following information received on 3 May 2018:

- Topographical Survey: Sumo Services: SOR12653
- 93 Middleton Road: Proposed floor plans and elevations
- 93 Middleton Road: Existing floor plans and elevations
- Proposed and existing and street elevations
- 97 Middleton Road: HDA Projects: 09047-P-03

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To: Mr Jeff Wilson
Date: 10 May 2018
Page: 2

Guidance

The technical assessment has been undertaken in accordance with the methodology outlined in The Building Research Establishment Report "*Site Layout for Daylight and Sunlight 2011*" (BRE 209). The BRE document is the principle guidance when considering daylight, sunlight and overshadowing.

The aim of the guide is to ensure good conditions in the local environment. It is intended for building designers and their clients, consultants and planning officials.

Daylight, Sunlight and Overshadowing Methodology

Daylight to Neighbouring Buildings

When considering the impact on neighbouring buildings, the BRE report recommends that if for any new development, the overall massing exceeds a 25° angle from the centre point of a neighbouring window, a more detailed check is needed to find the loss of skylight to the existing building.

Where a proposed development exceeds the 25° angle, the BRE proposes two main methods for calculating daylight levels to neighbouring residential properties. These are the Vertical Sky Component (VSC) and the No Sky Line (NSL) methods.

Vertical Sky Component (VSC)

The VSC quantifies that amount of skylight available at a reference point on the external face of the window (usually the centre point), it does not account for the size and shape of the room the window serves. The Standard CIE (Commission Internationale de L'Eclairage – International Commission on Illumination) overcast sky is used, and the ratio is expressed as a percentage.

The maximum potential VSC if unobstructed is marginally under 40%. The BRE suggests that if the VSC is less than 27%, and is less than 0.8% its former value, then the neighbouring buildings will experience a noticeable reduction in the amount of skylight they receive.

No Sky Line (NSL)

The NSL calculates the daylight distribution within a room by plotting the NSL. The NSL divides points on working plane (0.85m above FFL) which can or cannot see visible sky.

If following construction of a new development, a room is likely to experience a noticeable reduction if a significant area of the room is beyond the NSL or is less than 0.8 times its former value. It should be noted that consideration will need to be given to the depths of single aspect rooms. If the room is greater than 5m deep, then an adverse infringement may be unavoidable.

Sunlight

When considering the impact on the amount of sunlight to neighbouring buildings, the BRE report recommends that all main living rooms should be considered if they have a window facing within 90° of due south. Direct sunlight to kitchens and bedrooms is considered less important.

To: Mr Jeff Wilson
 Date: 10 May 2018
 Page: 3

If following the construction of a new development, a living room window facing within 90° due south will experience a noticeable reduction in direct sunlight if:

- ⌘ Receives less than 20% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March, and receives less than 0.8 times its former sunlight hours during either period,
- ⌘ And has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

Overshadowing

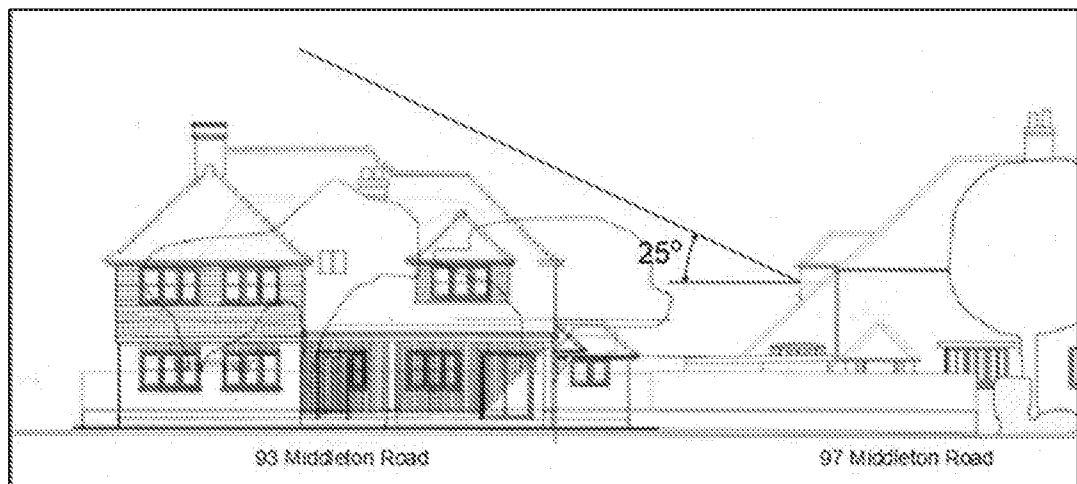
The overshadowing assessment calculates the impact the proposed development will have on neighbouring private and public amenity spaces, such as gardens, parks and play areas. The BRE recommends that at least half of any amenity area should be able to receive at least two hours of direct sunlight on 21 March. If as a result of a new development, an existing garden or amenity does not meet the above and the area that can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

Results

Daylighting

The floor plans provided indicate that there are only two windows serving a bathroom and bedroom at first floor level within 97 Middleton Road that directly face the development site. The BRE recommends that if a proposed development does not exceed a 25° angle then the neighbouring property will maintain good level of sky visibility. 93 Middleton Road sits back from 97 Middleton Road and will not obstruct the windows/rooms at first floor level. The image below shows that the development at 93 Middleton Road will not exceed the 25° angle:

25° Line taken from mid-point of 97 Middleton Road first floor window



To: Mr Jeff Wilson
Date: 10 May 2018
Page: 4

Both windows/rooms considered will fully comply with the BRE guidelines in daylight terms as the development does not exceed the 25° angle, therefore 97 Middleton Road will continue to maintain good levels of daylight in the proposed condition.

Sunlight

None of the neighbouring living rooms face within 90° of due south and based on the recommendations documented in the BRE Guide, do not need to be considered for the Sunlight method of assessment.

Overshadowing

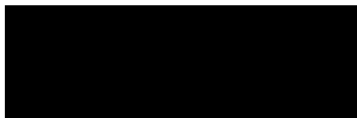
In overshadowing terms, 97 Middleton Road has a north facing garden which is relatively open to the east. As a result, the garden will continue to benefit from direct sunlight from the east through to the south west before there is the potential for any additional overshadowing to be caused by the development at 93 Middleton Road. During this time, more than half of the garden will receive at least 2 hours of direct sunlight on 21 March. Therefore, the scheme is considered to fully comply with the BRE target values in overshadowing terms and any additional overshadowing will be negligible.

Summary

It is apparent from reviewing the information available, that the increased massing will only have a negligible impact to 97 Middleton Road in daylight, sunlight and overshadowing terms. Consequently, the scheme proposals will not materially impact the neighbouring property in light terms and will conform to the intentions of the Arun District Council Planning Policy in daylight, sunlight and overshadowing terms.

We trust that this report is sufficient to demonstrate that the proposed development complies with the relevant guidelines, but please do not hesitate to contact me if you have any questions or queries.

Yours sincerely



Chris Harris
Technical Partner

For and on behalf of Tuffin Ferraby Taylor LLP

Email:

Telephone:

Mobile:

