

The Curzon Club, 362 Oxford Rd, Reading RG30 1AQ

# Daylight & Sunlight Assessment

Issue 2.0

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The Keen Partnership



## Document Issue Register

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## 1 Introduction

This report details a Daylight & Sunlight Assessment for the proposed new development at The Curzon Club, 362 Oxford Rd, Reading RG30 1AQ. The existing site comprises a social club to the north of Oxford Road, and is surrounded by neighbouring residential properties, as indicated in the aerial image below.

The existing property comprises a part 1-storey, part 3-storey building on the Oxford Road frontage, with a large hall to the west occupying a significant portion of the site, and car-parking to the east of the site.

The proposed development involves demolition of the existing buildings and redevelopment of the site, to provide a 6-storey apartment block comprising 30no. residential units (1<sup>st</sup> floor – 5<sup>th</sup> floor), along with retail units at ground floor.

The purpose of this report is to perform a daylight and sunlight assessment for the habitable rooms of the surrounding properties, and to compare with guidance provided by the BRE (BR209: Site Layout Planning for Daylight and Sunlight 2022) along with The British Standard 'Daylight in buildings' (BS EN 17037) and CIBSE Guide LG10 – Daylighting and Window Design.



Figure 1: Aerial View: Existing site & surrounding properties (source: Google Earth)

## 2 Executive Summary

### 2.1 Daylight & Sunlight Analysis of Surrounding Properties

There are two components of natural light which need to be considered when assessing the impact of a proposed development on the surrounding properties, being the level of daylight and the annual sunlight hours. Both are given as a percentage/proportion of a theoretical maximum, with limits set by the BRE giving guidance on acceptable levels.

In terms of daylight levels to a window, the BRE has set a guideline for a Vertical Sky Component (VSC) of 27%, or a reduction of not worse than 0.8 times the former level. The 27% figure relates to low-density suburban housing. The BRE advises that in inner city locations lower values can be acceptable.

The results of the daylight assessment indicate that most (11 / 19) of the assessed neighbouring windows would retain a VSC of 27% or not less than 0.8 times their former level, following the proposed development. Thus the reduction in daylight levels to these neighbouring properties would not be considered to be noticeable, according to the BRE guidance.

A number of windows (7 / 19) would retain a VSC within 0.7 and 0.6 times their former level (or the alternative targets), following the proposed development. Thus the impact to these windows would be considered to be minor adverse or moderate respectively.

In terms of Annual Probable Sunlight Hours (APSH), most of the assessed windows which face within 90° of due south, have been shown to pass the APSH test according to the BRE. A single window would receive within 0.58 times its former level.

Thus on balance, the reduction in daylight and sunlight levels to neighbouring properties would be considered to be minor adverse according to the BRE guidance.

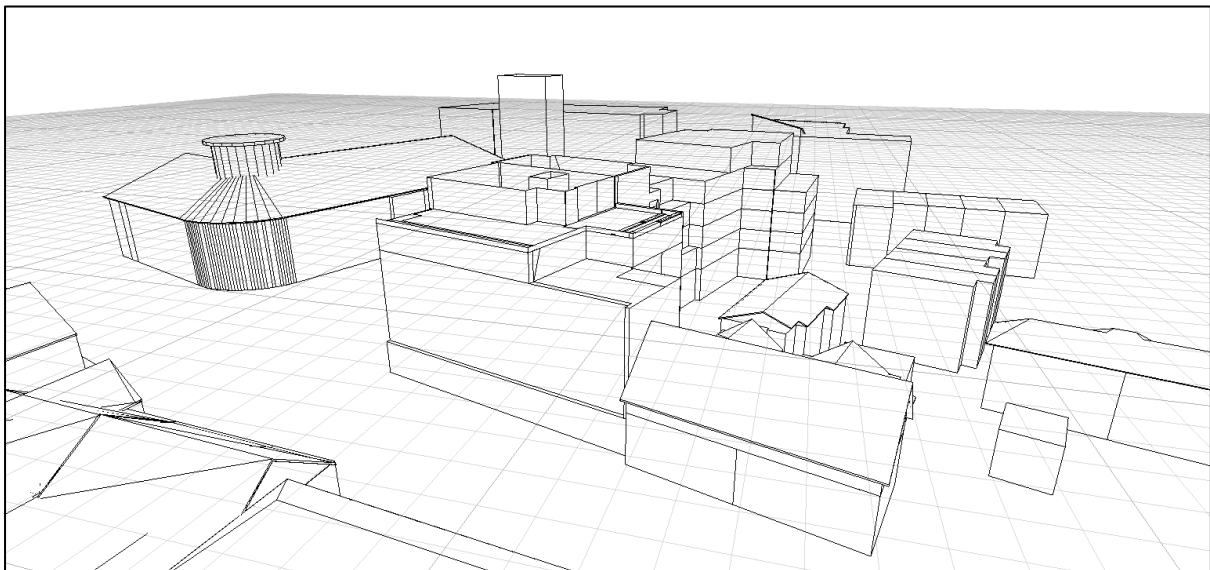


*Figure 2: 3D Daylight Model: Proposed development (centre)*

## 3 Methodology

### 3.1 Planning Policies and Guidance

#### 3.1.1 BRE Document 209 – Site Layout Planning for Daylight and Sunlight

The introduction to the BRE document 209: *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice – 3<sup>rd</sup> edition* (Paul Littlefair, 2022) states the following:

*“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.”*

#### 3.1.2 National Planning Policy Framework 2021

Furthermore, the National Planning Policy Framework 2021 states that:

*“Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, 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 acceptable living standards).”*

### 3.2 Measurement of Daylight

There are three mechanisms for determining the daylight levels to a window or room:

1. Vertical Sky Component (VSC)
2. No Sky Contours (NSC)
3. Average Daylight Factor (ADF)

If a proposed development will fall beneath a 25° angle taken from the centre of the lowest window at an existing property, then no further assessment will be required.

### 3.2.1 Vertical Sky Component (VSC)

The VSC methodology is defined as:

*“Ratio of that part of illuminance, at a point on given vertical plane, that is received directly from a CIE Standard Overcast Sky, to illuminate on a horizontal plane due to an unobstructed hemisphere of this sky.”*

The VSC for a completely unobstructed CIE Standard Overcast Sky is 39.6%. The BRE guideline VSC for an existing window in a habitable room is 27%, or not less than 0.8 times its former value. This figure has been derived from a low-density suburban housing model. The BRE advises that these values are:

*“..purely advisory and different targets may be used based on the special requirements of the proposed development or its location.”*

### 3.2.2 No Sky Contours (NSC)

The second and third methods (NSC and ADF) require knowledge of the internal layout of the property being assessed, whilst the first method (VSC) is determined solely on the external skyline obstructions.

In this instance the neighbouring properties have been assessed primarily based on the first method (VSC), whilst reasonable assumptions can be made with regards to internal geometry and surface finishes, in order to assess the NSC and ADF of neighbouring properties.

### 3.2.3 Daylight Factor (DF)

The Daylight Factor (DF) is a measure of the percentage of horizontal diffuse illumination outdoors (daylight) received within an internal environment. The British Standard ‘Daylight in buildings’ (BS EN 17037) recommends a minimum DF in London/surrounds (to be achieved over at least 50% of the assessment grid) of:

- 0.7% for bedrooms;
- 1.1% for living rooms; and
- 1.4% for kitchens.

The Daylight Factor (DF) is largely dependent on the geometry of the room and the window sizes, thus the drawings of the proposed development are analysed and modelled in a 3D environment. Analysis is performed using the ‘FlucsDL’ software module within the IES Virtual Environment.

Additional variables include:

- Diffuse transmittance of the glass (including dirt factor)
- Angle subtended by sky visible from the centre of the window
- Total area of internal surfaces
- Reflectance of internal surfaces

### 3.3 Measurement of Sunlight

The sunlight to a given window can be quantified using the Annual Probable Sunlight Hours (APSH) method. The unobstructed total in London (latitude 51.5°N) and southern England equates to 1486 hours. An indicator is provided in the BRE guide which is overlaid with 100 spots, each representing approximately 15 hours. Each spot which is uncovered by an obstruction can thus be counted to provide a single percentage of total APSH.

A more accurate estimation of the annual sunlight hours can be determined through numerical simulation, using a 3D model of the site including any surrounding obstructions. The sunlighting analysis has been performed using the 'SunCast' software module within the IES Virtual Environment.

The guideline criteria for assessing annual sunlight at a reference point (centre of living room window) of an existing building is that it should receive 25% of APSH including at least 5% of APSH in winter and not less than 0.8 times its former value.

According to the BRE guidance, it is not always necessary to do a full calculation to check sunlight potential. The guideline above is met if the following is true:

- If the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window (obstructions within 90° of due north of the existing window need not count here)
- The window wall faces within 90° of due south and no obstruction, measured in the section perpendicular to the window wall, subtends an angle of more than 25° to the horizontal (again, obstructions within 90° of due north of the existing window need not be counted).
- The window wall faces within 20° of due south and the reference point has a VSC of 27% or more.

## 4 Daylight & Sunlight Analysis of Surrounding Properties

The surrounding residential properties which have been assessed include the following:

1. 350 Oxford Rd
2. 455-461 Oxford Rd & 1 Kensington Rd
3. 1-20 Cholsey House
4. Land at 362 Oxford Rd

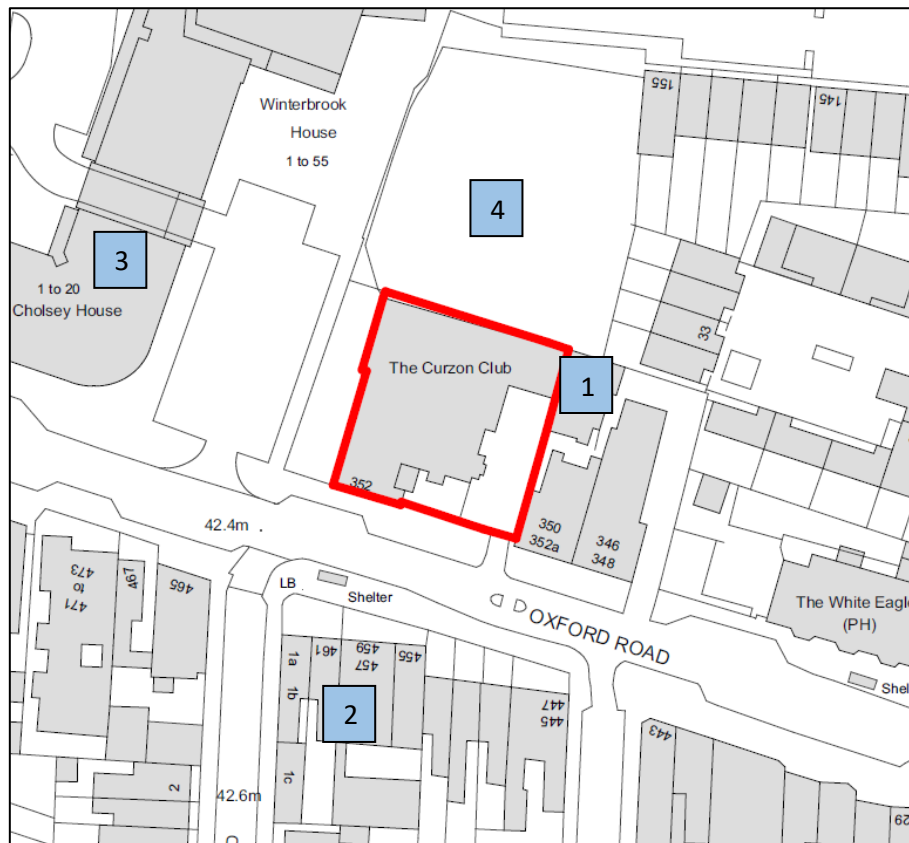


Figure 3: Location map

## 4.1 350 Oxford Rd

The 3D model of 350 Oxford Rd is shown below (W01-W04); the building is located to the east of the proposed development. The property consists of a 2-storey residential building, with the assessed ground and 1<sup>st</sup> floor windows (facing the proposed building) assumed to serve habitable spaces:

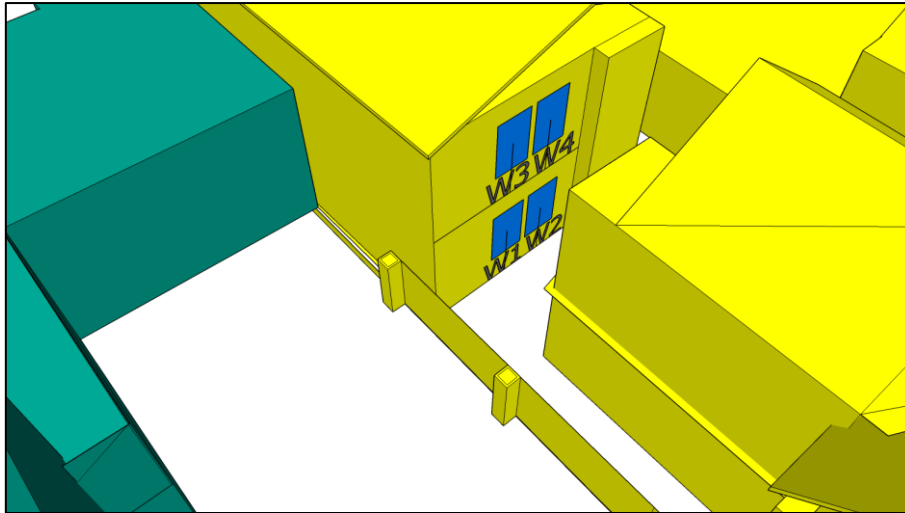


Figure 4: 3D Model – 350 Oxford Rd (W1-W4)

### 4.1.1 Results of Daylight Analysis

A Vertical Sky Component (VSC) assessment criteria of 27% is usually adopted, however the BRE advises that these values are: ‘*..purely advisory and different targets may be used based on the special requirements of the proposed development or its location.*’

The results of the daylight assessment indicate that 3no. assessed windows would retain a VSC within 0.7 times their former value, and 1no. assessed window would retain a VSC within 0.5 times its former value, following the proposed development. Thus on balance, the impact on daylight levels would be considered to be minor adverse according to the BRE guidance.

| Window Map ID | Address/Zone         | Existing VSC (%) | Proposed VSC (%) | Ratio | Notes:             |
|---------------|----------------------|------------------|------------------|-------|--------------------|
| <b>W1</b>     | 350 Oxford Rd (rear) | 13.28            | 7.40             | 0.56  | Reduction of 44.3% |
| <b>W2</b>     | 350 Oxford Rd (rear) | 9.86             | 7.06             | 0.72  | Reduction of 28.4% |
| <b>W3</b>     | 350 Oxford Rd (rear) | 23.85            | 17.03            | 0.71  | Reduction of 28.6% |
| <b>W4</b>     | 350 Oxford Rd (rear) | 21.42            | 16.76            | 0.78  | Reduction of 21.7% |

#### 4.1.2 Results of Sunlight Analysis

Two of the assessed windows faces within 90° of due south and serve a living room (W1 & W3), thus sunlight analysis has been undertaken based on the annual probable sunlight hours (APSH) test.

The BRE guidance states that if a room has multiple windows on the same wall or on adjacent walls, the highest value of APSH should be taken. The BRE recommends that the main window of a main living room should receive 25% of APSH including at least 5% of APSH in winter.

The sunlighting of an existing dwelling may be adversely affected if the centre of the window:

1. receives less than 25% of APSH, or less than 5% of APSH between 21 September and 21 March,  
And,
2. receives less than 0.8 times its former sunlight hours during either period,  
And,
3. has a reduction in sunlight received over the whole year greater than 4% of APSH.

The analysis has been undertaken according to the APSH methodology, for the lowest windows which may serve living rooms (windows which serve toilets, stairs, bedrooms and kitchens have been excluded from the analysis according to BRE guidance).

##### Existing APSH:

| Win ID | Room Name            | Orien-tation(°) | Annual (%) | Summer (%) | Winter (%) | Annual Result | Winter Result |
|--------|----------------------|-----------------|------------|------------|------------|---------------|---------------|
| W1     | 354 Oxford Rd (rear) | 195.86          | 23.77      | 19.85      | 3.92       | Fail          | Fail          |
| W3     | 354 Oxford Rd (rear) | 195.86          | 44.86      | 34.31      | 10.55      | Pass          | Pass          |

##### Proposed APSH:

| Win ID | Room Name            | Orien-tation(°) | Annual (%) | Summer (%) | Winter (%) | Annual Result | Winter Result |
|--------|----------------------|-----------------|------------|------------|------------|---------------|---------------|
| W1     | 354 Oxford Rd (rear) | 195.86          | 13.89      | 12.86      | 1.02       | Fail          | Fail          |
| W3     | 354 Oxford Rd (rear) | 195.86          | 28.64      | 23.06      | 5.57       | Pass          | Pass          |

##### Ratio/Loss APSH:

| Win ID | Room Name            | Orien-tation(°) | Ratio Annual | Ratio Summer | Ratio Winter | APSH Loss | Overall Result |
|--------|----------------------|-----------------|--------------|--------------|--------------|-----------|----------------|
| W1     | 354 Oxford Rd (rear) | 195.86          | 0.58         | 0.65         | 0.26         | 9.88      | Fail           |
| W3     | 354 Oxford Rd (rear) | 195.86          | 0.64         | 0.67         | 0.53         | 16.22     | Pass           |

The ground and first floor south-facing windows which serve living rooms have been tested for APSH. The BRE guidance states that the higher APSH value for windows on the same wall or adjacent walls should be considered, whilst APSH values for windows on opposite walls can be added.

The proposed APSH for the window W3 (first floor) meets the requirement of receiving 25% of APSH including at least 5% of APSH in winter.

Window W1 already receives less than 25% of APSH and less than 5% of APSH in winter, in the existing scenario. The loss of further sunlight hours therefore has an exaggerated effect on the ratio of existing to proposed APSH, resulting in window W1 receiving less than 0.8 times its former sunlight hours during both periods.

The results of the sunlight analysis indicate that the assessed first floor window (W3) has been shown to pass the APSH test. Thus, the reduction in sunlight levels to the first floor is not likely to be noticeable, according to the BRE guidance. The ground floor window (W1) may experience a noticeable loss in APSH (APSH ratio = 0.58).



*Figure 5: View from south – 350 Oxford Rd (source: Google Earth)*

## 4.2 455-461 Oxford Rd & 1 Kensington Rd

The 3D model of 455-461 Oxford Rd & 1 Kensington Rd is shown below; the building is located to the south of the proposed development. The property consists of a 2.5-storey building, with ground floor retail and first floor windows assumed to serve habitable spaces.

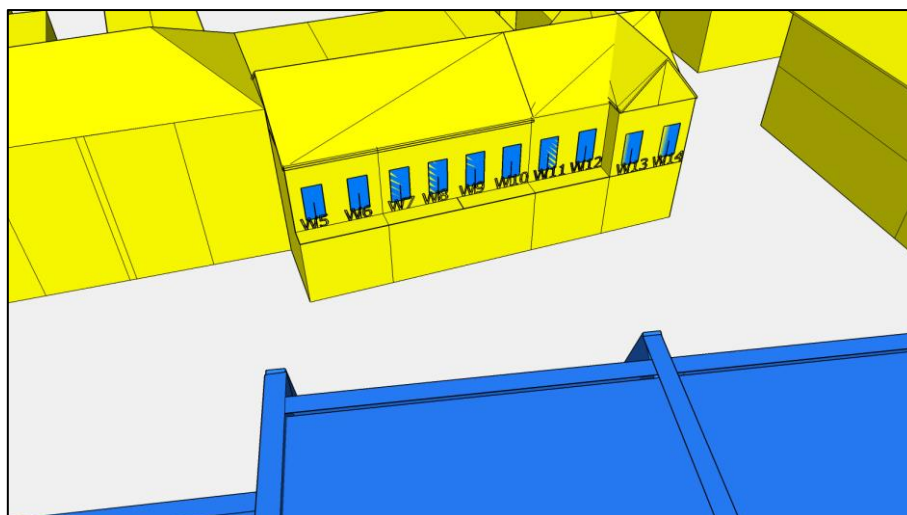


Figure 6: 3D Model – 455-461 Oxford Rd & 1 Kensington Rd

### 4.2.1 Results of Daylight Analysis

A Vertical Sky Component (VSC) assessment criteria of 27% is usually adopted, however the BRE advises that these values are: ‘..purely advisory and different targets may be used based on the special requirements of the proposed development or its location.’

The results of the daylight assessment indicate that the assessed windows would retain a VSC above 27% and within 0.8 times their former value following the proposed development, thus the reduction in daylight levels would not be noticeable according to the BRE guidance.

| Window Map ID | Address/Zone      | Existing VSC (%) | Proposed VSC (%) | Ratio | Notes:             |
|---------------|-------------------|------------------|------------------|-------|--------------------|
| <b>W5</b>     | 455-459 Oxford Rd | 35.50            | 30.65            | 0.86  | Reduction of 13.7% |
| <b>W6</b>     | 455-459 Oxford Rd | 35.56            | 30.70            | 0.86  | Reduction of 13.6% |
| <b>W7</b>     | 455-459 Oxford Rd | 35.55            | 30.82            | 0.87  | Reduction of 13.3% |
| <b>W8</b>     | 455-459 Oxford Rd | 35.52            | 30.95            | 0.87  | Reduction of 12.9% |
| <b>W9</b>     | 455-459 Oxford Rd | 35.48            | 31.10            | 0.88  | Reduction of 12.4% |
| <b>W10</b>    | 455-459 Oxford Rd | 35.39            | 31.29            | 0.88  | Reduction of 11.6% |
| <b>W11</b>    | 461 Oxford Rd     | 35.09            | 31.34            | 0.89  | Reduction of 10.7% |
| <b>W12</b>    | 461 Oxford Rd     | 31.19            | 27.81            | 0.89  | Reduction of 10.9% |
| <b>W13</b>    | 1 Kensington Rd   | 35.34            | 32.27            | 0.91  | Reduction of 8.7%  |
| <b>W14</b>    | 1 Kensington Rd   | 35.20            | 32.50            | 0.92  | Reduction of 7.7%  |

#### 4.2.2 Results of Sunlight Analysis

The assessed windows do not face within 90 degrees of due south, therefore sunlight analysis is not necessary according to the BRE.



Figure 7: View from north – 455-461 Oxford Rd & 1 Kensington Rd (source: Google Earth)

### 4.3 1-20 Cholsey House

The 3D model of 1-20 Cholsey House is shown below; the building is located to the west of the proposed development. The property consists of a 2-storey building, with ground floor retail and first floor windows assumed to serve habitable spaces.

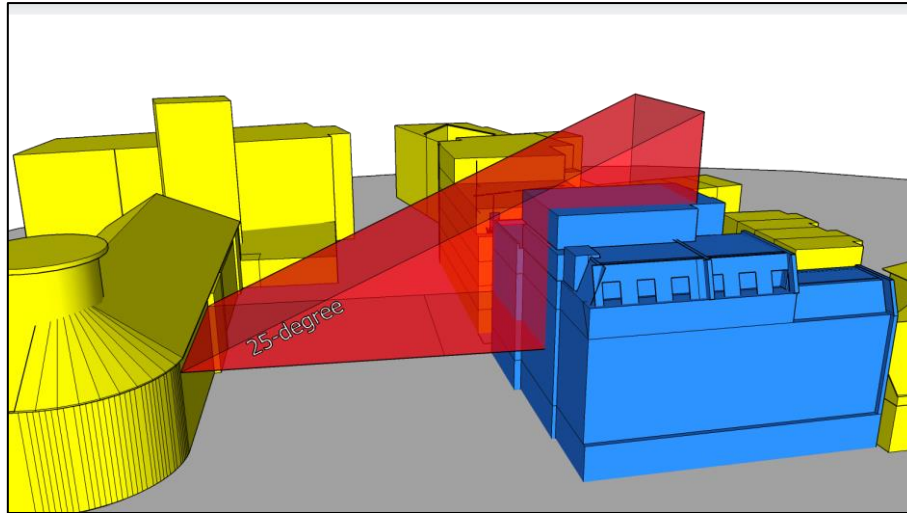


Figure 8: 3D Model – 1-20 Cholsey House

#### 4.3.1 Results of Daylight Analysis

The proposed development falls wholly beneath a 25° angle taken from the centre of the lowest residential windows at 1-20 Cholsey House (W20-25), therefore the development will not cause a significant reduction in the skylight received by the windows and no further analysis is necessary.



Figure 9: View from east – 1-20 Cholsey House (source: Google Earth)

#### 4.4 Land at 362 Oxford Rd

The 3D model of Land at 362 Oxford Rd is shown below; the consented building will be located to the north of the proposed development. The property consists of a part 5-storey, part 6-storey residential building, with ground floor retail and upper floor south-facing windows serving habitable spaces.

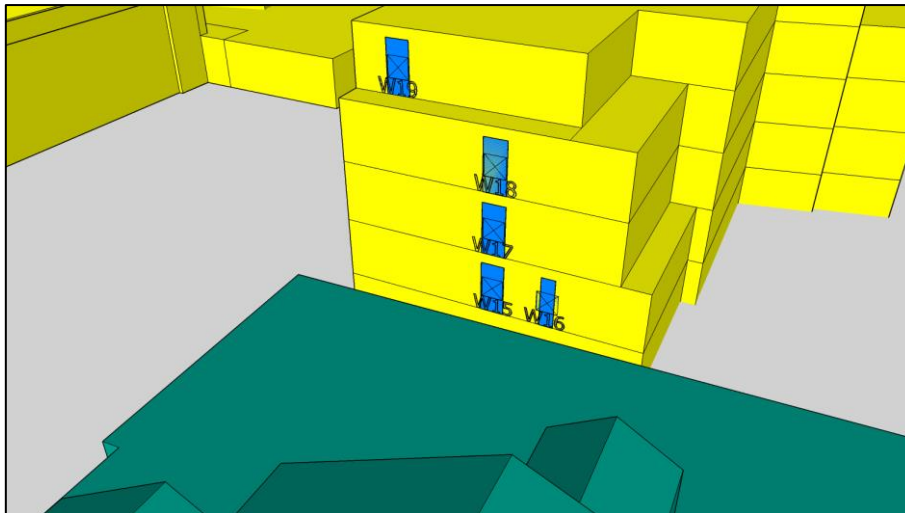


Figure 10: 3D Model – Land at 362 Oxford Rd

##### 4.4.1 Results of Daylight Analysis

A Vertical Sky Component (VSC) assessment criteria of 27% (or not less than 0.8 times its former value) is usually adopted, however the BRE advises that these values are: ‘..purely advisory and different targets may be used based on the special requirements of the proposed development or its location.’

Indeed, the BRE guidance allows alternative target values to be adopted:

*‘..in cases where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light. Figure (5) shows an example, where side windows of an existing building are close to the boundary. To ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a ‘mirror-image’ building of the same height and size, an equal distance away on the other side of the boundary.’ (source: BRE Document 209 Appendix F).*

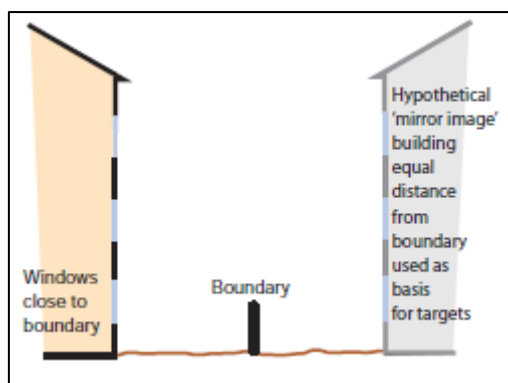


Figure 11: Use of a hypothetical mirror image building to set target daylight values

For the sake of completeness, the results of the daylight assessment will be presented firstly using the standard assessment criteria, and secondly using the approach detailed under BRE Document 209 – Appendix F ‘Setting Alternative Target Values’ (F5: ‘mirror-image’ approach).

| Window Map ID | Address/Zone          | Existing VSC (%) | Proposed VSC (%) | Ratio | Notes:             |
|---------------|-----------------------|------------------|------------------|-------|--------------------|
| <b>W15</b>    | Land at 362 Oxford Rd | 30.24            | 10.99            | 0.36  | Reduction of 63.7% |
| <b>W16</b>    | Land at 362 Oxford Rd | 30.01            | 10.83            | 0.36  | Reduction of 63.9% |
| <b>W17</b>    | Land at 362 Oxford Rd | 35.72            | 13.86            | 0.39  | Reduction of 61.2% |
| <b>W18</b>    | Land at 362 Oxford Rd | 38.15            | 18.37            | 0.48  | Reduction of 51.8% |
| <b>W19</b>    | Land at 362 Oxford Rd | 39.33            | 30.99            | 0.79  | Reduction of 21.2% |

The results of the daylight assessment indicate that all the assessed windows would retain a VSC less than 0.8 times their former value following the proposed development. Therefore, further analysis has been undertaken on these windows, using the Appendix F alternative target values.

These results are to be expected, given the relatively unrestricted view out that the south-facing windows would currently benefit from. However, as described under the Appendix F5 methodology, when a building has windows which are unusually close to the site boundary and are taking more than their fair share of light (as is the case for the approved Land at 362 Oxford Rd), in order to ensure that new development matches the height and proportions of the approved building, the ‘mirror-image’ approach can be adopted. This safeguards Land at 362 Oxford Rd from future development which exceeds the height and proportions of itself, whilst providing a fair scale for neighbouring development based on the height and proportions of Land at 362 Oxford Rd.

The alternative target value (mirror-image) results indicate that the assessed windows would retain a VSC within 0.6-0.9 times the alternative target values, following the proposed development. Thus on balance, the reduction in daylight levels would be considered to be minor adverse according to the BRE guidance:

| Window Map ID | Address/Zone          | Mirror VSC (%) | Proposed VSC (%) | Ratio | Notes:             |
|---------------|-----------------------|----------------|------------------|-------|--------------------|
| <b>W15</b>    | Land at 362 Oxford Rd | 16.01          | 10.99            | 0.69  | Reduction of 31.4% |
| <b>W16</b>    | Land at 362 Oxford Rd | 17.82          | 10.83            | 0.61  | Reduction of 39.2% |
| <b>W17</b>    | Land at 362 Oxford Rd | 20.92          | 13.86            | 0.66  | Reduction of 33.7% |
| <b>W18</b>    | Land at 362 Oxford Rd | 28.19          | 18.37            | 0.65  | Reduction of 34.8% |
| <b>W19</b>    | Land at 362 Oxford Rd | 36.70          | 30.99            | 0.84  | Reduction of 15.6% |

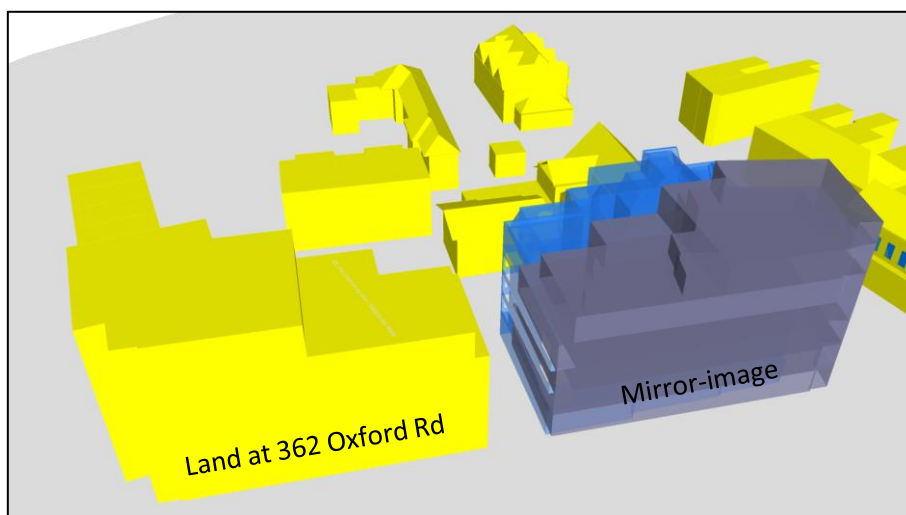


Figure 12: 3D Model – Land at 362 Oxford Rd (left) & hypothetical 'mirror-image' building (right)

#### 4.4.2 Results of Sunlight Analysis

One of the assessed windows faces within 90° of due south and serves a living room (W19), thus sunlight analysis has been undertaken based on the annual probable sunlight hours (APSH) test.

The BRE guidance states that if a room has multiple windows on the same wall or on adjacent walls, the highest value of APSH should be taken. The BRE recommends that the main window of a main living room should receive 25% of APSH including at least 5% of APSH in winter.

The sunlighting of an existing dwelling may be adversely affected if the centre of the window:

4. receives less than 25% of APSH, or less than 5% of APSH between 21 September and 21 March,  
And,
5. receives less than 0.8 times its former sunlight hours during either period,  
And,
6. has a reduction in sunlight received over the whole year greater than 4% of APSH.

The analysis has been undertaken according to the APSH methodology, for the lowest windows which may serve living rooms (windows which serve toilets, stairs, bedrooms and kitchens have been excluded from the analysis according to BRE guidance).

##### Existing APSH:

| Win ID | Room Name             | Orien-tation(°) | Annual (%) | Summer (%) | Winter (%) | Annual Result | Winter Result |
|--------|-----------------------|-----------------|------------|------------|------------|---------------|---------------|
| W19    | Land at 362 Oxford Rd | 197.60          | 79.85      | 42.36      | 37.49      | Pass          | Pass          |

##### Proposed APSH:

| Win ID | Room Name             | Orien-tation(°) | Annual (%) | Summer (%) | Winter (%) | Annual Result | Winter Result |
|--------|-----------------------|-----------------|------------|------------|------------|---------------|---------------|
| W19    | Land at 362 Oxford Rd | 197.60          | 62.79      | 42.36      | 20.43      | Pass          | Pass          |

##### Ratio/Loss APSH:

| Win ID | Room Name             | Orien-tation(°) | Ratio Annual | Ratio Summer | Ratio Winter | APSH Loss | Overall Result |
|--------|-----------------------|-----------------|--------------|--------------|--------------|-----------|----------------|
| W19    | Land at 362 Oxford Rd | 197.60          | 0.79         | 1.00         | 0.54         | 17.06     | Pass           |

The 4<sup>th</sup> floor south-facing living room window (W19) has been tested for APSH. The BRE guidance states that the higher APSH value for windows on the same wall or adjacent walls should be considered, whilst APSH values for windows on opposite walls can be added.

The proposed APSH for the window meets the requirement to receive 25% of APSH including at least 5% of APSH in winter. The results of the sunlight analysis indicate that the assessed window has been shown to pass the APSH test. Thus, the reduction in sunlight levels is not likely to be noticeable, according to the BRE guidance.



Figure 13: View from south – Land at 362 Oxford Rd (approved app. no. 201391)



Figure 14: 4<sup>th</sup> Floor – Land at 362 Oxford Rd (approved app. no. 201391)

## 5 Conclusion

### 5.1 Site Description

The existing site comprises a social club to the north of Oxford Road, and is surrounded by neighbouring residential properties.

The existing property comprises a part 1-storey, part 3-storey building on the Oxford Road frontage, with a large hall to the west occupying a significant portion of the site, and car-parking to the east of the site.

The proposed development involves demolition of the existing buildings and redevelopment of the site, to provide a 6-storey apartment block comprising 30no. residential units (1<sup>st</sup> floor – 5<sup>th</sup> floor), along with retail units at ground floor.

### 5.2 Daylight & Sunlight Analysis of Surrounding Properties

There are two components of natural light which need to be considered when assessing the impact of a proposed development on the surrounding properties, being the level of daylight and the annual sunlight hours. Both are given as a percentage/proportion of a theoretical maximum, with limits set by the BRE giving guidance on acceptable levels.

In terms of daylight levels to a window, the BRE has set a guideline for a Vertical Sky Component (VSC) of 27%, or a reduction of not worse than 0.8 times the former level. The 27% figure relates to low-density suburban housing. The BRE advises that in inner city locations lower values can be acceptable.

The results of the daylight assessment indicate that most (11 / 19) of the assessed neighbouring windows would retain a VSC of 27% or not less than 0.8 times their former level, following the proposed development. Thus the reduction in daylight levels to these neighbouring properties would not be considered to be noticeable, according to the BRE guidance.

A number of windows (7 / 19) would retain a VSC within 0.7 and 0.6 times their former level (or the alternative targets), following the proposed development. Thus the impact to these windows would be considered to be minor adverse or moderate respectively.

In terms of Annual Probable Sunlight Hours (APSH), most of the assessed windows which face within 90° of due south, have been shown to pass the APSH test according to the BRE. A single window would receive within 0.58 times its former level.

Thus on balance, the reduction in daylight and sunlight levels to neighbouring properties would be considered to be minor adverse according to the BRE guidance.