



DAYLIGHT & SUNLIGHT ASSESSMENT

Land Adjacent to 1 New Road, Reading | Blue Sky Surveyors

Stevan Dillon | Director
Stevan.dillon@blueskysurveyors.co.uk



Contents

1.0 Introduction	3
2.0 BRE Assessment & Guidelines.....	4
3.0 Information for Computer Modelling	7
4.0 Results of the Assessment	8
5.0 Conclusion	9



1.0 Introduction

Blue Sky Surveyors have been appointed to undertake an assessment in order to understand the potential effect the proposed development at Land Adjacent to 1 New Road, Reading RG5 5JD would have upon the daylight and sunlight enjoyed by the neighbouring property 1 New Road.

Blue Sky Surveyors undertook a full technical analysis in order to understand the likely impact that the proposed development would have with respect to daylight and sunlight. This assessment was undertaken using 3D computer modelling and specialist assessment software to run a simulation. Imagery of our assessment model can be seen in Appendix A.

When considering the results of our assessment, reference has been made to the BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022). A summary of the assessment methodology and key recommendations from the BRE Report for daylight & sunlight can be found in Section 2.

A plan view of the site along with imagery of the modelling in its existing and proposed conditions can be found in Appendix A.



2.0 BRE Assessment & Guidelines

The primary tests that are advised to be undertaken in the BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022) are the Vertical Sky Component (VSC) and Daylight Distribution (DD) for daylight; and the Annual Probable Sunlight Hours (APSH) test for sunlight. It should be noted that we have only tested with respect to the neighbours daylight & sunlight amenity and not for the aesthetic impact of the proposal (a right to a view is not recognised).

It should be noted that the VSC and APSH calculations provide a more accurate assessment of potential amenity loss. According to the BRE guidelines, the results of these tests are more important for understanding potential loss of amenity compared to the 25-degree or 45-degree 'rules of thumb.'

Below we have provided a brief explanation of each test:

Vertical Sky Component Definition:

The VSC test is used to determine the amount of sky that is visible at the centre point of a window on the external plane. On a vertical plane the maximum value the VSC can take is 40%, which would represent a totally unobstructed window. The size of the window, nor the size of the room it serves, are accounted for in the VSC test. Therefore, it is necessary to look at the VSC result in conjunction with the Daylight Distribution (DD) test.

Daylight Distribution Definition:

The Daylight Distribution test is used to assess the area of a room which will have a view of sky at working plane level. This test is represented using contours drawings, which plot the 'no sky line' at working plane level.

Annual Probable Sunlight Hours Definition:

The sunlight levels which reach the centre point of a window can be looked at in percentage terms of the Annual Probable Sunlight Hours (APSH). Within its glossary, the BRE guidelines define "annual sunlight hours" as the following:

"the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account)."



Recommended Targets for Daylight:

Section 2.2 of the BRE Report states the following: *“If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:*

- the VSC [vertical sky component] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; [or]*
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.”*

Section 2.2.8 says:

“If there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall VSC may be derived by weighting each VSC element in accordance with the proportion of the total glazing area represented by its window.”

Recommended Targets for Sunlight:

Paragraph 3.2.6 of the BRE Report states the following:

“If a room can receive more than one quarter of annual probable sunlight hours (APSH), including at least 5% of APSH in the winter months between 21 September and 21 March, then it should still receive enough sunlight.”

Furthermore, Paragraph 3.2.11 of the BRE Report states the following:

“If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- receives less than 25% 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”.*



Finally Paragraph 3.2.3 says:

“Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space, for example a bed sitting room in an old people’s home.”



3.0 Information for Computer Modelling

To carry out the daylight & sunlight tests, we built a model which detailed the property in its current and proposed conditions; as well as nearby neighbouring properties and additional context massing. Imagery of the computer model can be found in Appendix A.

The modelling was based around the following information:

- OS Map.
- Trace Architects Proposed 3D Model (received 16/04/26):
 - 1140 New Road PLANNING 2026 coordination.skp.



4.0 Results of the Assessment

1 New Road

This is the existing residential property adjacent to the proposed development site.

This property has habitable rooms which face towards the development site, including a kitchen, dining room and living room at ground floor and two bedrooms at first floor.

Our assessment shows that the property meets the BRE guidelines in respect of the Vertical Sky Component (VSC) and Daylight Distribution (DD) tests for daylight, the Annual Probable Sunlight Hours (APSH) test for sunlight and that there will be minimal overshadowing to the garden of this property.

Overall, the property will adhere to the BRE Guidelines for daylight and sunlight.



5.0 Conclusion

A comprehensive daylight and sunlight assessment has been undertaken, based on accurate 3D scan survey data, to evaluate the potential effects of the proposed development at Land Adjacent to 1 New Road, Reading RG5 5JD on the neighbouring property 1 New Road. The assessment has been carried out in accordance with BRE Report 209 Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (Third Edition, 2022).

The results demonstrate that the neighbouring habitable rooms assessed would retain adequate levels of daylight and sunlight and achieve compliance with the relevant BRE guidelines. The Vertical Sky Component (VSC) and Daylight Distribution (DD) tests for daylight, and the Annual Probable Sunlight Hours (APSH) test for sunlight, are all met. Overshadowing to the adjoining garden is also minimal.

Stevan Dillon

DIRECTOR - BLUE SKY SURVEYORS

06/05/2026

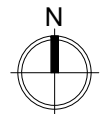
Appendix A – Plans & 3D Views



Sources:

TRACE ARCHITECTS
PROPOSED 3D MODEL
1140 New Road PLANNING 2026
coordination.skp
RECEIVED 16/04/26

KEY:



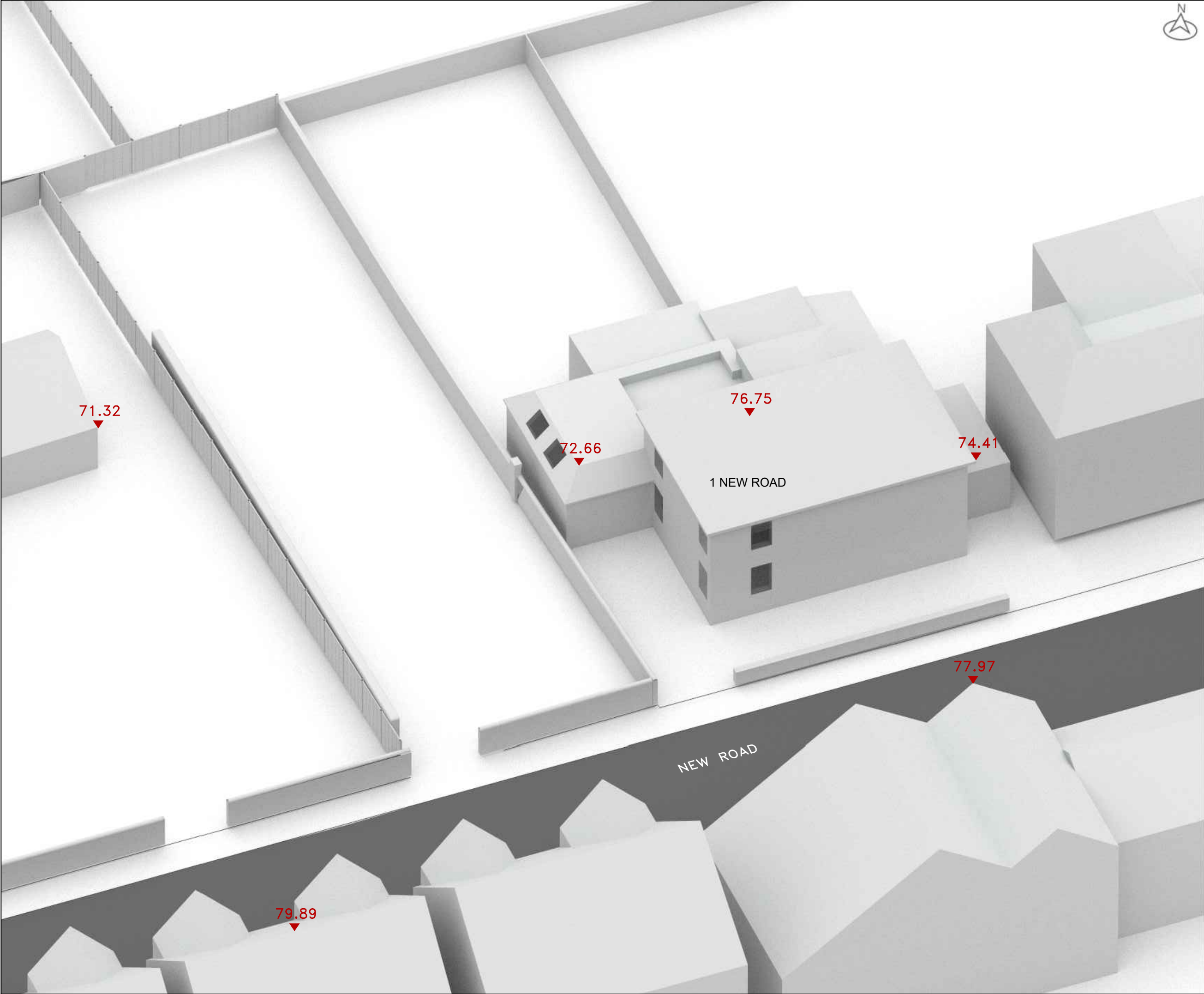
A	-	-
REV:	DETAILS:	DATE:

ADDRESS:
1 NEW ROAD
READING RG5 5JD

TITLE:
SITE PLAN
EXISTING

DRAWN: MG	DATE: 05/05/26
DRAWING NO: SDIL/369/ROL/01	SCALE: NTS





Sources:

TRACE ARCHITECTS
PROPOSED 3D MODEL
1140 New Road PLANNING 2026
coordination.skp
RECEIVED 16/04/26

KEY:

HEIGHTS IN METRES AOD

A	-	-
---	---	---

REV:	DETAILS:	DATE:
------	----------	-------

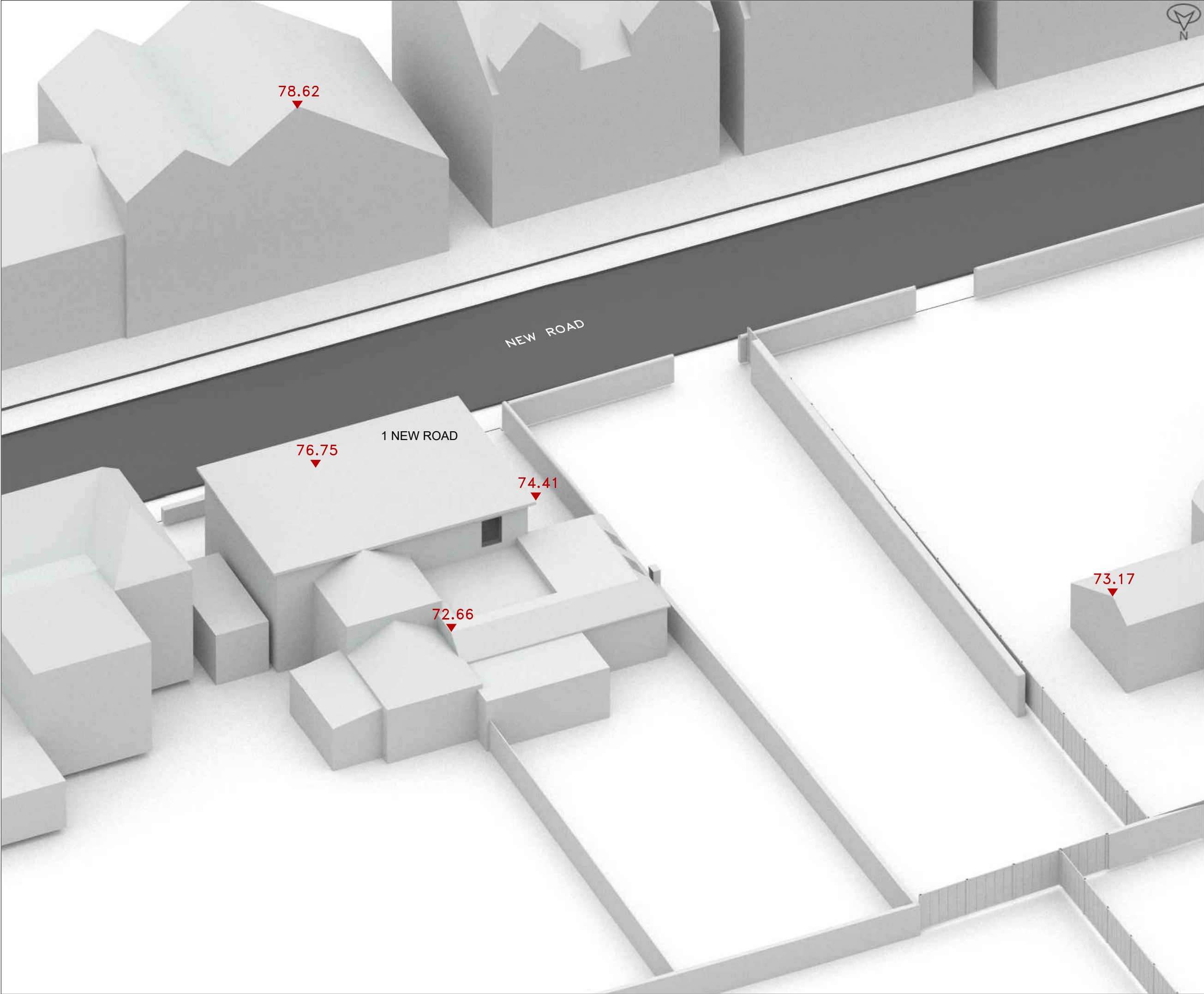
ADDRESS:
1 NEW ROAD
READING RG5 5JD

TITLE:
3D VIEW
EXISTING

DRAWN: MG	DATE: 05/05/26
--------------	-------------------

DRAWING NO: SDIL/369/ROL/02	SCALE: NTS
--------------------------------	---------------





Sources:

TRACE ARCHITECTS
PROPOSED 3D MODEL
1140 New Road PLANNING 2026
coordination.skp
RECEIVED 16/04/26

KEY:

HEIGHTS IN METRES AOD

A	-	-
REV:	DETAILS:	DATE:
ADDRESS: 1 NEW ROAD READING RG5 5JD		
TITLE: 3D VIEW EXISTING		
DRAWN: MG		DATE: 05/05/26
DRAWING NO: SDIL/369/ROL/03		SCALE: NTS

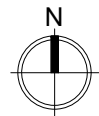
BLUE SKY SURVEYORS



Sources:

TRACE ARCHITECTS
PROPOSED 3D MODEL
1140 New Road PLANNING 2026
coordination.skp
RECEIVED 16/04/26

KEY:



PROPOSED SCHEME IN BLUE

A	-	-
---	---	---

REV:	DETAILS:	DATE:
------	----------	-------

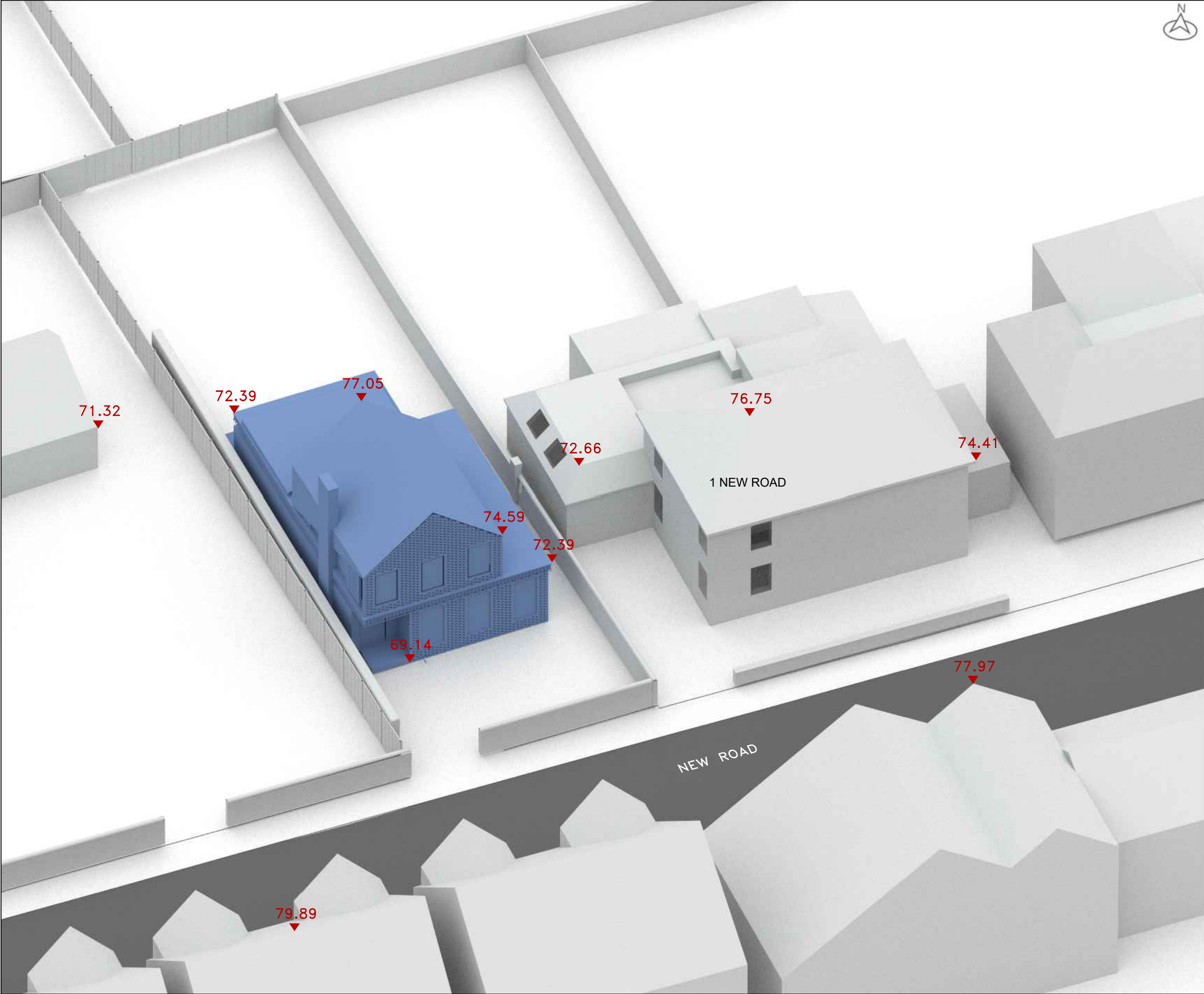
ADDRESS:
1 NEW ROAD
READING RG5 5JD

TITLE:
SITE PLAN
TRACE ARCHITECTS SCHEME
RECEIVED 16/04/26

DRAWN: MG	DATE: 05/05/26
--------------	-------------------

DRAWING NO: SDIL/369/ROL/04	SCALE: NTS
--------------------------------	---------------





Sources:

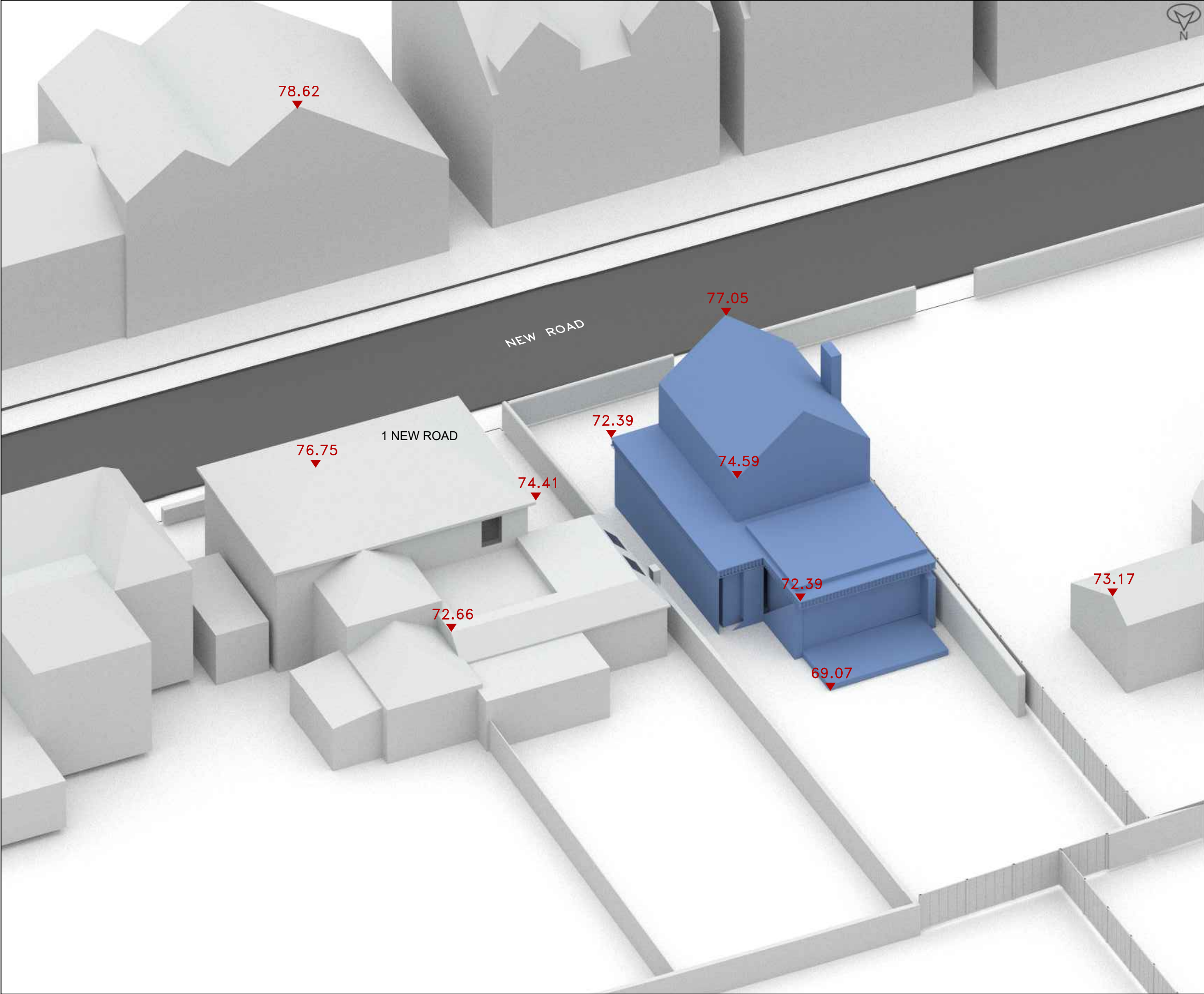
TRACE ARCHITECTS
PROPOSED 3D MODEL
1140 New Road PLANNING 2026
coordination.skp
RECEIVED 16/04/26

KEY:

HEIGHTS IN METRES AOD
PROPOSED SCHEME IN BLUE

A	-	-
REV:	DETAILS:	DATE:
ADDRESS: 1 NEW ROAD READING RG5 5JD		
TITLE: 3D VIEW TRACE ARCHITECTS SCHEME RECEIVED 16/04/26		
DRAWN: MG	DATE: 05/05/26	
DRAWING NO: SDIL/369/ROL/05	SCALE: NTS	





Sources:

TRACE ARCHITECTS
PROPOSED 3D MODEL
1140 New Road PLANNING 2026
coordination.skp
RECEIVED 16/04/26

KEY:

HEIGHTS IN METRES AOD
PROPOSED SCHEME IN BLUE

A	-	-
REV:	DETAILS:	DATE:
ADDRESS: 1 NEW ROAD READING RG5 5JD		
TITLE: 3D VIEW TRACE ARCHITECTS SCHEME RECEIVED 16/04/26		
DRAWN: MG		DATE: 05/05/26
DRAWING NO: SDIL/369/ROL/06		SCALE: NTS
		

Appendix B – Numeric Results



1 New Road
A1
Area: 198.88
Amn Ex: 90 %
Amn Pr: 89 %
P/E: 0.99

1 NEW ROAD

NEW ROAD



Sources:

TRACE ARCHITECTS
PROPOSED 3D MODEL
1140 New Road PLANNING 2026
coordination.skp
RECEIVED 16/04/26

KEY:

 EXISTING > 2HR SUN-ON-GROUND
 PROPOSED > 2HR SUN-ON-GROUND
 AREA OF LOSS / GAIN

A	-	-
REV:	DETAILS:	DATE:
ADDRESS: 1 NEW ROAD READING RG5 5JD		
TITLE: 2HR SUN-ON-GROUND STUDY MARCH 21ST		
DRAWN: MG		DATE: 05/05/26
DRAWING NO: SDIL/369/ROL/07		SCALE: NTS
		



Sources:

TRACE ARCHITECTS
PROPOSED 3D MODEL
1140 New Road PLANNING 2026
coordination.skp
RECEIVED 16/04/26

KEY:

 EXISTING NO-SKY CONTOUR
 PROPOSED NO-SKY CONTOUR
 AREA OF LOSS / GAIN

A	-	-
REV:	DETAILS:	DATE:
ADDRESS: 1 NEW ROAD READING RG5 5JD		
TITLE: NO-SKY LINE CONTOURS		
DRAWN: MG		DATE: 05/05/26
DRAWING NO: SDIL/369/ROL/08		SCALE: 1:100 @ A3



BLUE SKY SURVEYORS

Project Name: 1 New Rd, Reading RG5 5JD_M01
Project No.:
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 06/05/2026

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria			
1 New Road																												
Ground	R1	Assumed	Residential	Kitchen	W1	Existing Proposed	77.33 71.85	0.93	YES	244" Inc			YES	81.00 73.00	0.90	YES	26.00 19.00	0.73	YES			YES	26.00 19.00	0.73	YES			
Ground	R1	Assumed	Residential	Kitchen	W2	Existing Proposed	77.26 69.76	0.90	YES	244" Inc				81.00 70.00	0.86	YES	26.00 18.00	0.69	YES									
Ground	R2	Assumed	Residential	Dining Room	W3	Existing Proposed	25.77 20.85	0.81	YES	244"	77.29 70.80	0.92	YES	49.00 41.00	0.84	YES	18.00 14.00	0.78	YES				81.00 73.00	0.90	YES	26.00 19.00	0.73	YES
Ground	R3	Assumed	Residential	Living Room	W4	Existing Proposed	33.69 30.29	0.90	YES	244"	25.77 20.85	0.81	YES	56.00 51.00	0.91	YES	16.00 16.00	1.00	YES				49.00 41.00	0.84	YES	18.00 14.00	0.78	YES
Ground	R3	Assumed	Residential	Living Room	W5	Existing Proposed	29.49 29.49	1.00	YES	155"				73.00 73.00	1.00	YES	19.00 19.00	1.00	YES									
											31.59 29.89	0.95	YES										88.00 83.00	0.94	YES	21.00 21.00	1.00	YES
First	R1	Assumed	Residential	Bedroom	W1	Existing Proposed	36.11 36.05	1.00	YES	335"N			YES	13.00 12.00	*North	*North	1.00 0.00	*North	*North			YES	20.00 18.00	0.90	YES			
First	R1	Assumed	Residential	Bedroom	W2	Existing Proposed	34.78 31.58	0.91	YES	244"				56.00 54.00	0.96	YES	20.00 18.00	0.90	YES									
First	R2	Assumed	Residential	Bedroom	W3	Existing Proposed	34.50 32.70	0.95	YES	244"	35.45 33.82	0.95	YES	58.00 56.00	0.97	YES	22.00 22.00	1.00	YES				56.00 54.00	0.96	YES	20.00 18.00	0.90	YES
First	R2	Assumed	Residential	Bedroom	W4	Existing Proposed	31.64 31.64	1.00	YES	155"				75.00 75.00	1.00	YES	24.00 24.00	1.00	YES									
											33.07 32.17	0.97	YES										97.00 95.00	0.98	YES	28.00 28.00	1.00	YES

Project Name: 1 New Rd, Reading RG5 5JD_M01
Project No.:
Report Title: Two hours Sunlight to Amenity Analysis - Neighbour
Date of Analysis: 06/05/2026

Floor Ref	Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
1 New Road						
Ground	A1	Area m2 Percentage	198.88 90%	179.03 89%	177.93 89%	0.99 YES

Project Name: 1 New Rd, Reading RG5 5JD_M01
Project No.:
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 06/05/2026

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
1 New Road										
Ground	R1	Assumed	Residential	Kitchen	Area m2 % of room	20.13	20.13 100.00%	20.13 100.00%	1.00	YES
	R2	Assumed	Residential	Dining Room	Area m2 % of room	10.41	9.72 93.32%	8.87 85.20%	0.91	YES
	R3	Assumed	Residential	Living Room	Area m2 % of room	10.41	10.41 100.00%	10.41 100.00%	1.00	YES
First	R1	Assumed	Residential	Bedroom	Area m2 % of room	10.41	10.36 99.47%	10.36 99.47%	1.00	YES
	R2	Assumed	Residential	Bedroom	Area m2 % of room	10.41	10.41 100.00%	10.41 100.00%	1.00	YES