



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

12 January 2026

35 Grays Lane
Hitchin
Hertfordshire
SG5 2HH

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Adam Day to undertake a daylight and sunlight assessment of the proposed development at 35 Grays Lane, Hitchin, Hertfordshire SG5 2HH.
- 1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.
- 1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring residential properties at 33 & 37 Grays Lane.
- 1.1.4 The images in Appendix 1 identify the windows we have assessed. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Overshadowing to gardens and open spaces data and contour drawings are provided in Appendix 3.
- 1.1.5 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight and sunlight tests in respect of isolated side windows at 33 Grays Lane. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Pentangle Design Group

02	Existing site plan	Rev -
03	Existing plans and elevations	Rev A
01	Location plan	Rev A
29	Proposed site diagram	Rev -
30	Existing and proposed site plan	Rev B
31	Proposed ground floor and site plan	Rev D
32	Proposed basement plan and section	Rev C
33	Proposed first floor plan and front elevation	Rev E
34	Proposed second floor plan and rear elevation	Rev C
38	Proposed elevations	Rev C
39	Proposed elevation and section	Rev C
40	Existing site plan	Rev -
41	Proposed roof and site plan	Rev C
42	Proposed planting and landscape	Rev -

Terrain Surveys

TS25-840-1	Topographical survey	Rev -
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2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

33 Grays Lane: KGL/3	Proposed plans	Rev -
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3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "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."
- 3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:
- 3.1.5 "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 National Planning Policy Framework

- 3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:
- 3.2.2 "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)."

3.3 National Planning Practice Guidance

- 3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

- 3.4.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.4.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
- 3.4.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.4.4 “The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity.”

3.4.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

3.4.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.4.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. However, the guide states that 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 Vertical Sky Component may be derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

3.4.8 The distribution of daylight within a room can be calculated by plotting the ‘no sky line’. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, 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.

3.4.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don’t endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight availability to Windows

3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected 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.

3.6 Overshadowing to Gardens and Open Spaces

3.6.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

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- 3.6.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this assessment.
- 3.6.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which 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.

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

- 4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring residential properties at 33 & 37 Grays Lane.
- 4.1.2 The images in Appendix 1 identify the windows we have assessed. Appendix 2 lists the detailed numerical daylight and sunlight test results. Overshadowing to gardens and open spaces data and contour drawings are provided in Appendix 3.

4.2 Daylight to Windows

Vertical Sky Component

- 4.2.1 All windows with a requirement for daylight meet the BRE Guidelines for Vertical Sky Component, with the exception of window 11 at 33 Grays Lane, which we understand serves a snug lounge. Whilst this window falls below the recommended VSC recommendations, there are several mitigating factors that, in our opinion, need to be taken into consideration:
- 4.2.2 Firstly, window 11 is a small side window located directly on the boundary, and its current position prejudices future development on the application site. We are of the opinion that flank elevation windows should be afforded less protection by the Local Authority in terms of the impact on their daylight availability.
- 4.2.3 Secondly, the snug lounge is also likely to benefit from indirect light from the rear kitchen extension, which is fully glazed and incorporates large rooflights. Prior to this extension, the snug may have had larger windows or doors to the rear, which have since been replaced by internal doors. As a result, the extension itself may have reduced the direct daylight available to the snug from the rear.
- 4.2.4 Furthermore, trees and hedges along the boundary between the properties have not been included in our modelling and analysis as they are constantly growing and light penetration alters across the seasons. The trees and hedges further restrict daylight to the side windows, resulting in extremely limited diffuse light and negligible direct access to the sky. Therefore, the practical impact of the proposed development on window 11 is likely to be minimal.

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- 4.2.5 Finally, the BRE guidance is intended to be applied flexibly, particularly for secondary or side-facing windows.

Daylight Distribution

- 4.2.6 The Daylight Distribution test has been undertaken for all rooms where layouts are known. All rooms with a requirement for daylight pass the daylight distribution test, with the exception of the snug lounge served by window 11. The primary reason for this shortfall is that the test assumes a solid partition between the snug and the kitchen. In practice, the snug is likely to receive good levels of borrowed natural light from the adjoining kitchen space.

4.3 Sunlight to Windows

- 4.3.1 All windows facing within 90 degrees of due south have been assessed for direct sunlight. All windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test, with the exception of windows 10 and 11 at 33 Grays Lane. These windows are both side-facing and located very close to the boundary, where existing trees and hedges further limit access to direct sunlight. Importantly, these affected windows do not serve the main living room of the property, which is the primary focus of the BRE sunlight guidance. We would also add that the same mitigating factors that apply to the VSC test are also relevant here.

4.4 Overshadowing to Gardens and Open Spaces

- 4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

- 4.5.1 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight and sunlight tests in respect of isolated side windows at 33 Grays Lane. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report. The assessment has been undertaken without access to the proposed development site or neighbouring properties.
- 5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make a reasonable assumption regarding the use based on external observations, or take the prudent approach of assuming the room is of domestic purposes.
- 5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY

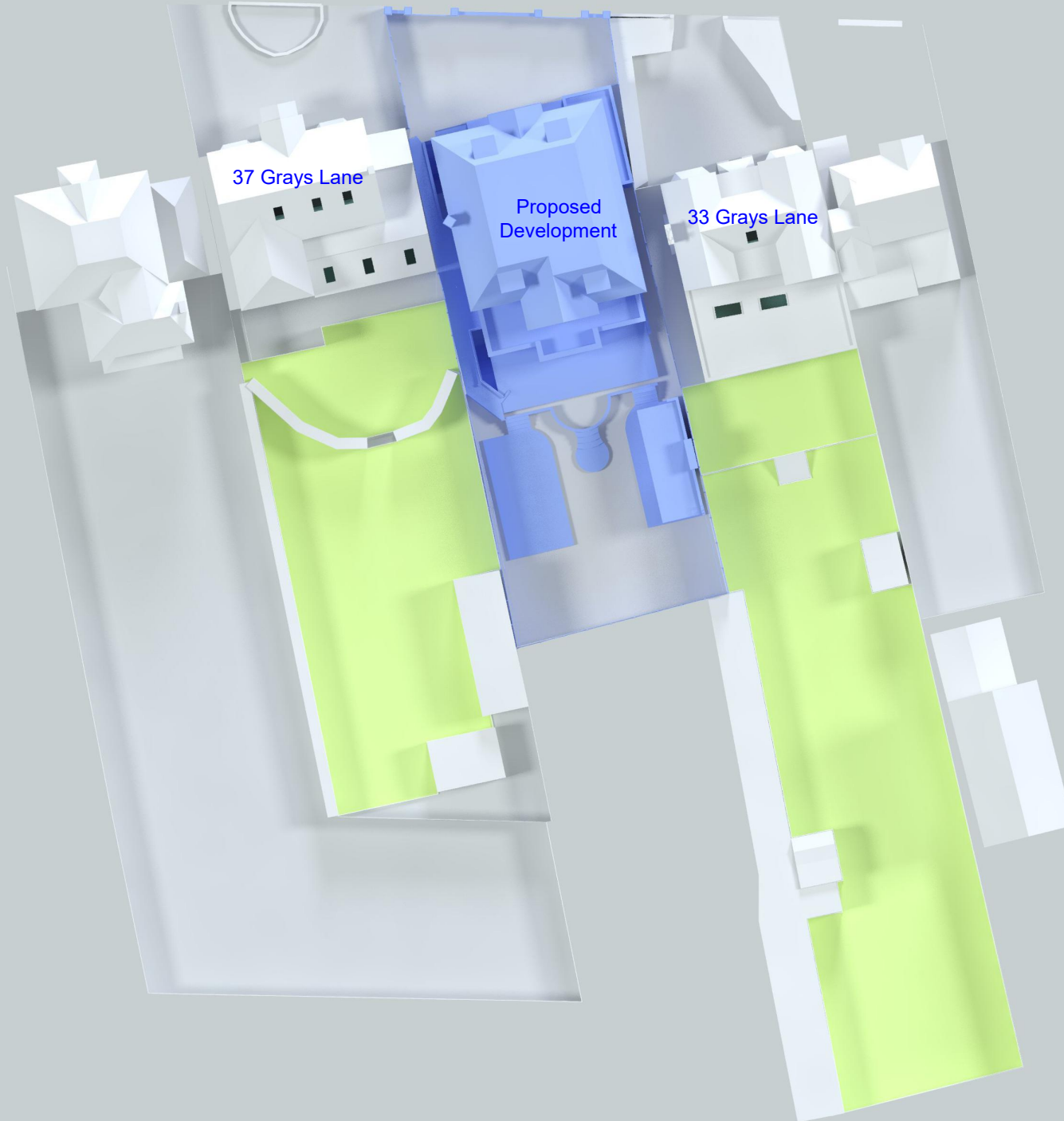
Grays Lane



37 Grays Lane

Proposed
Development

33 Grays Lane





37 Grays Lane

35 Grays Lane

33 Grays Lane



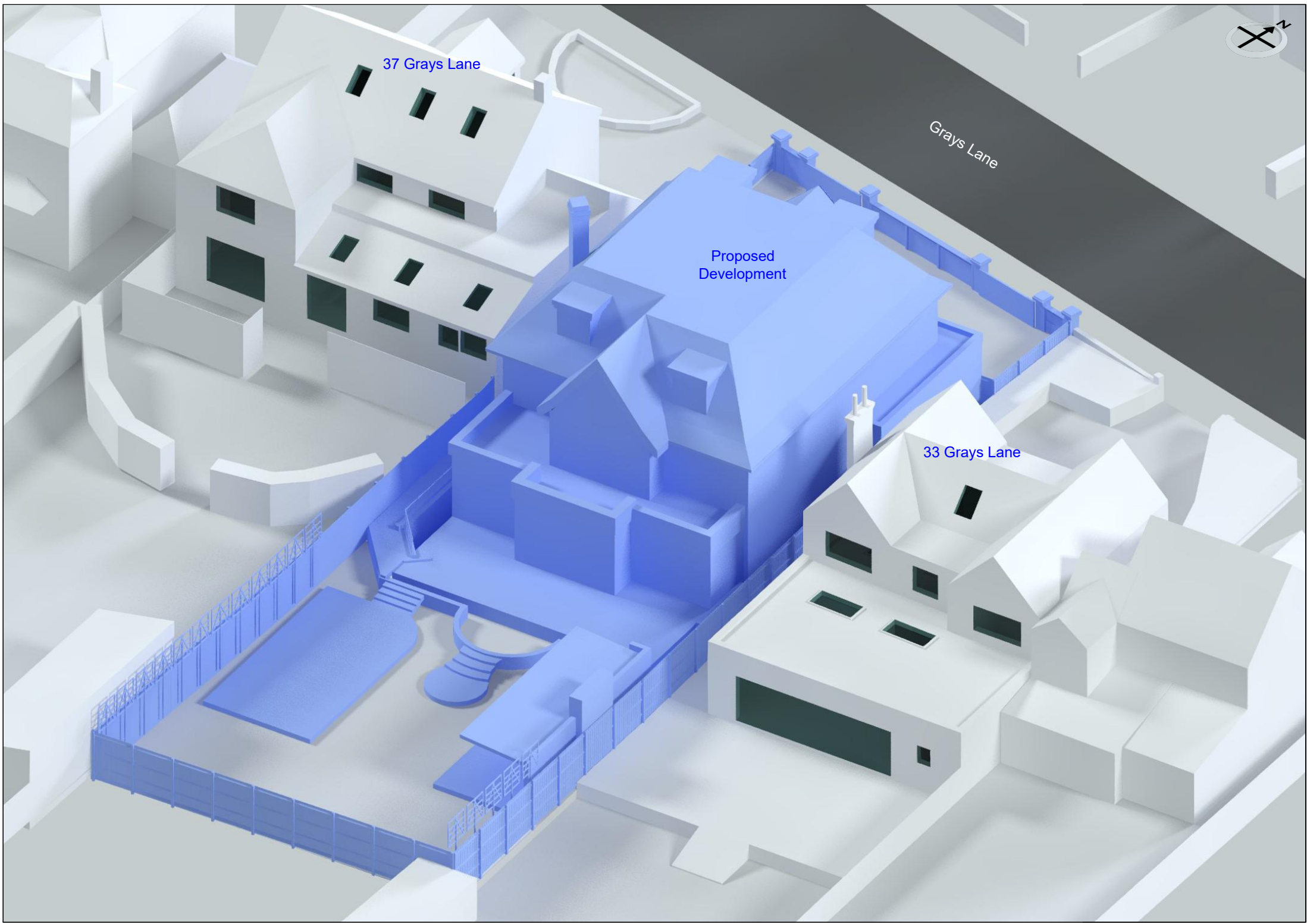


37 Grays Lane

Grays Lane

Proposed
Development

33 Grays Lane



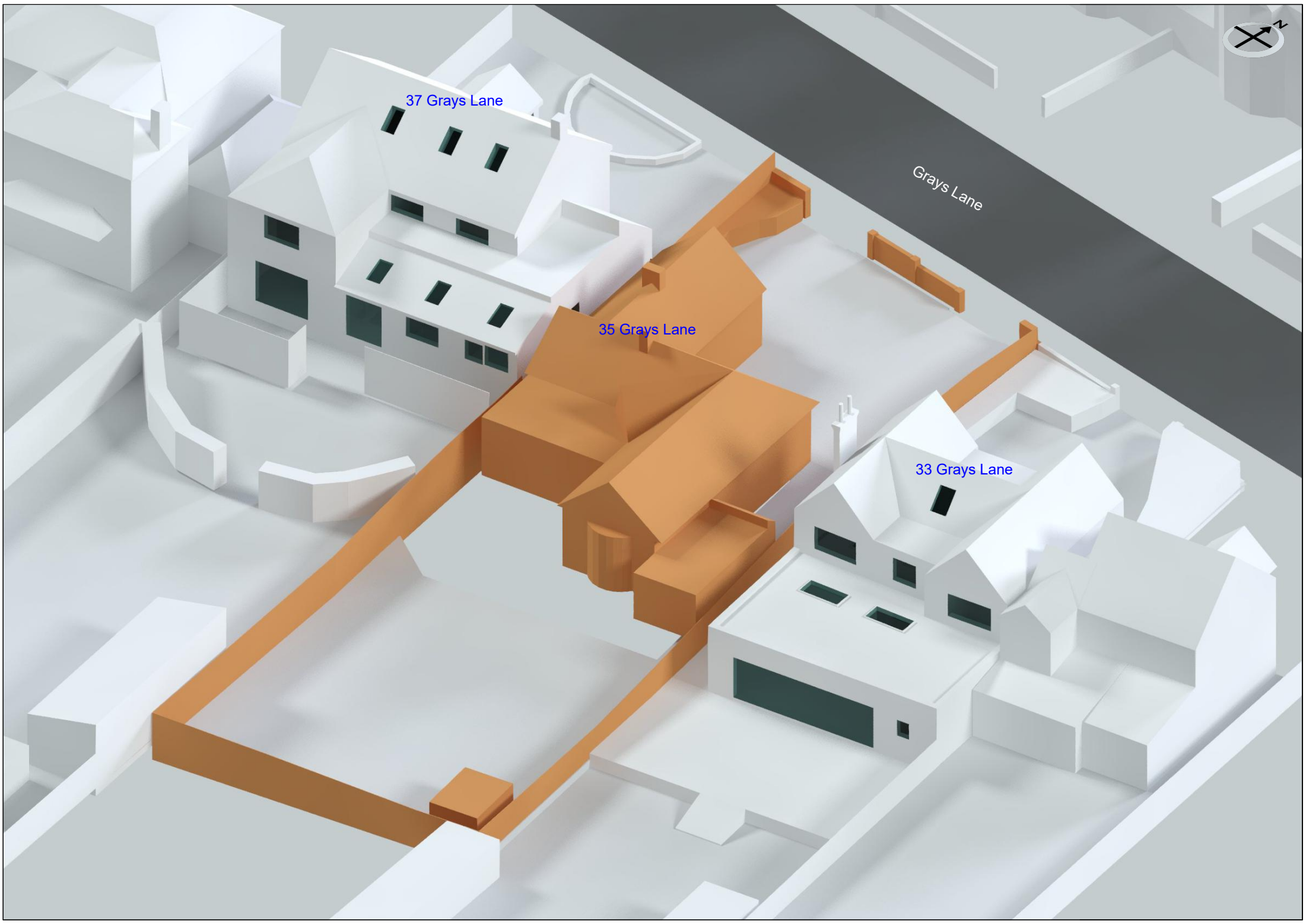


37 Grays Lane

Grays Lane

35 Grays Lane

33 Grays Lane



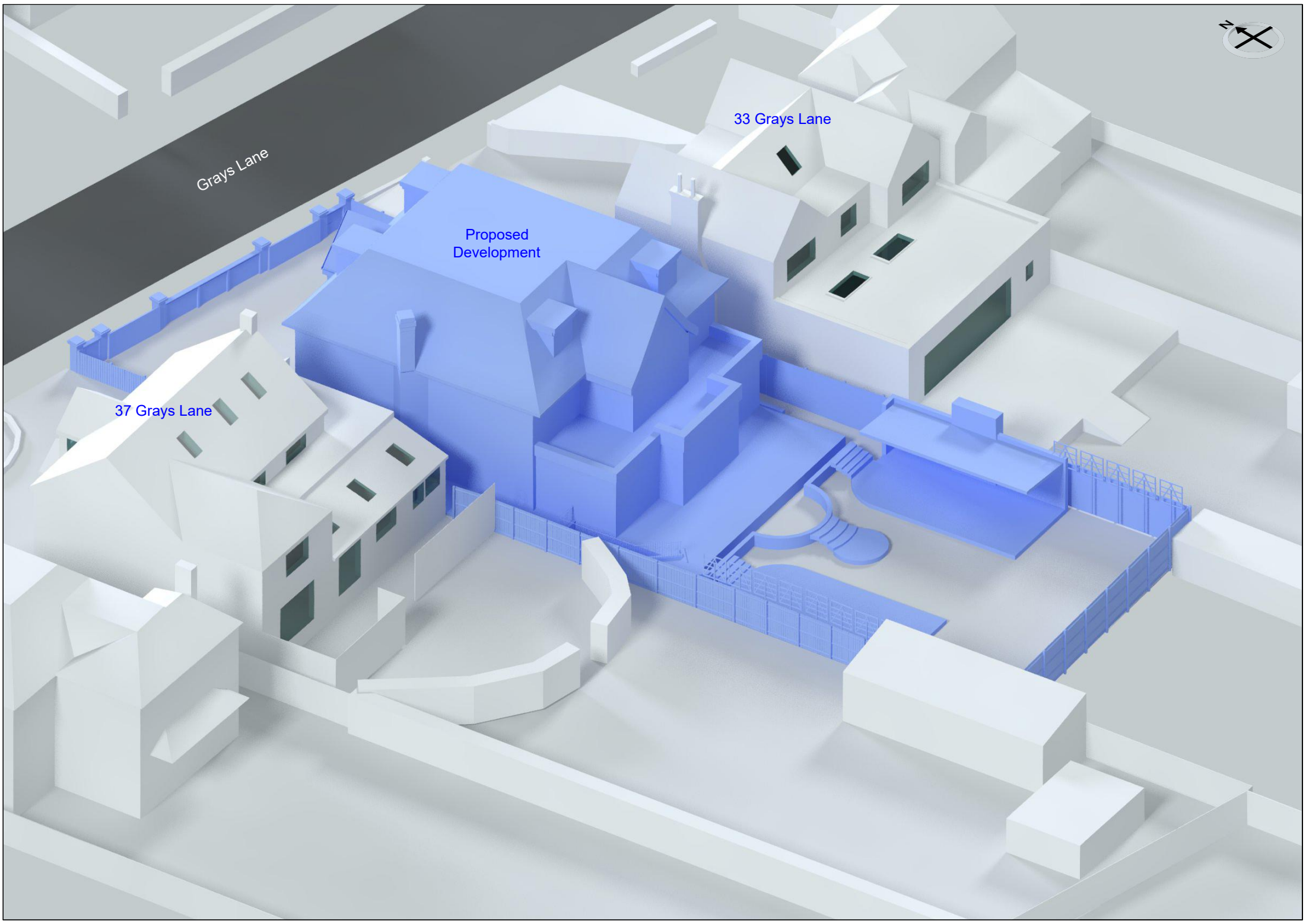


Grays Lane

33 Grays Lane

Proposed
Development

37 Grays Lane



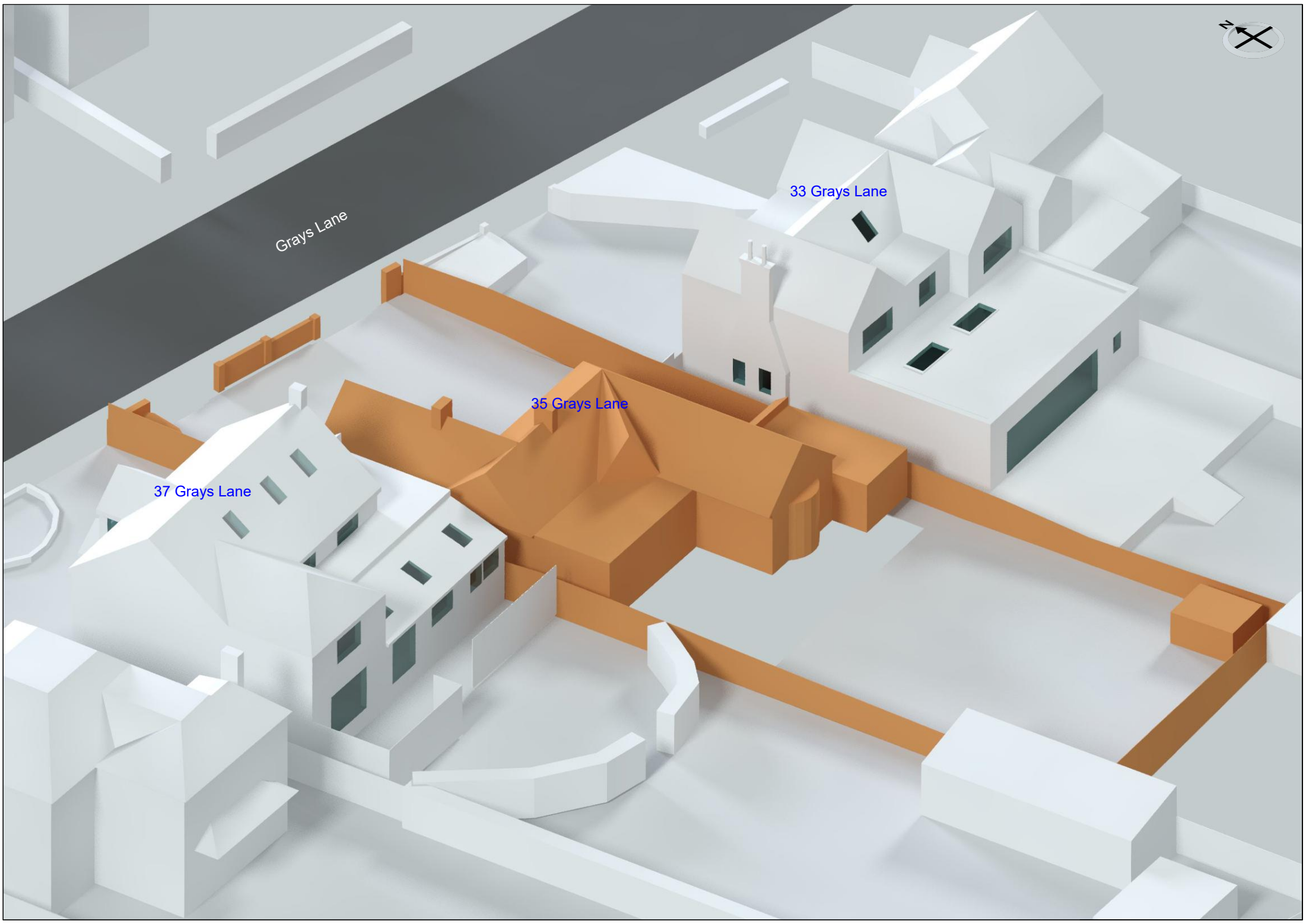


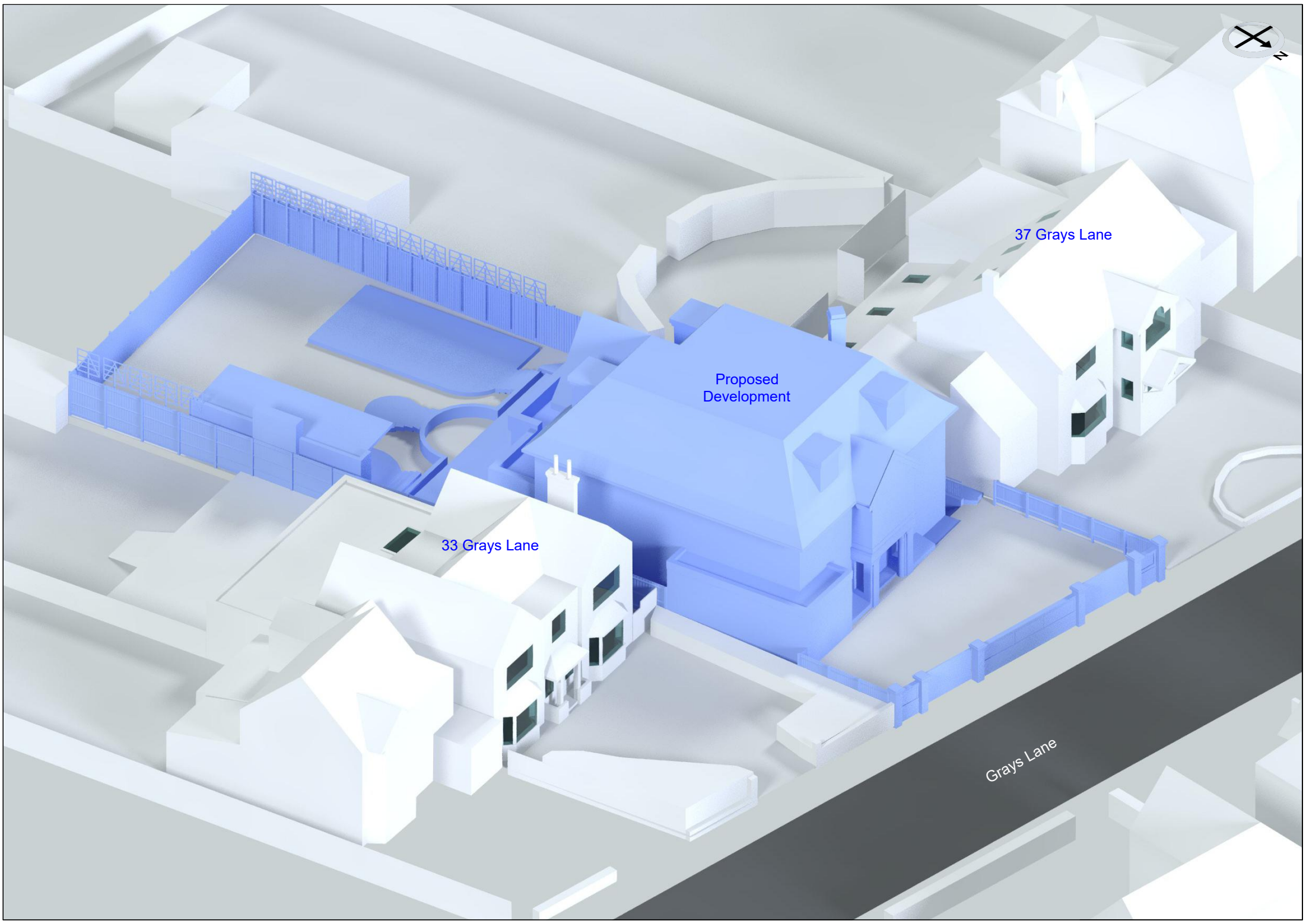
Grays Lane

33 Grays Lane

35 Grays Lane

37 Grays Lane





Proposed
Development

37 Grays Lane

33 Grays Lane

Grays Lane

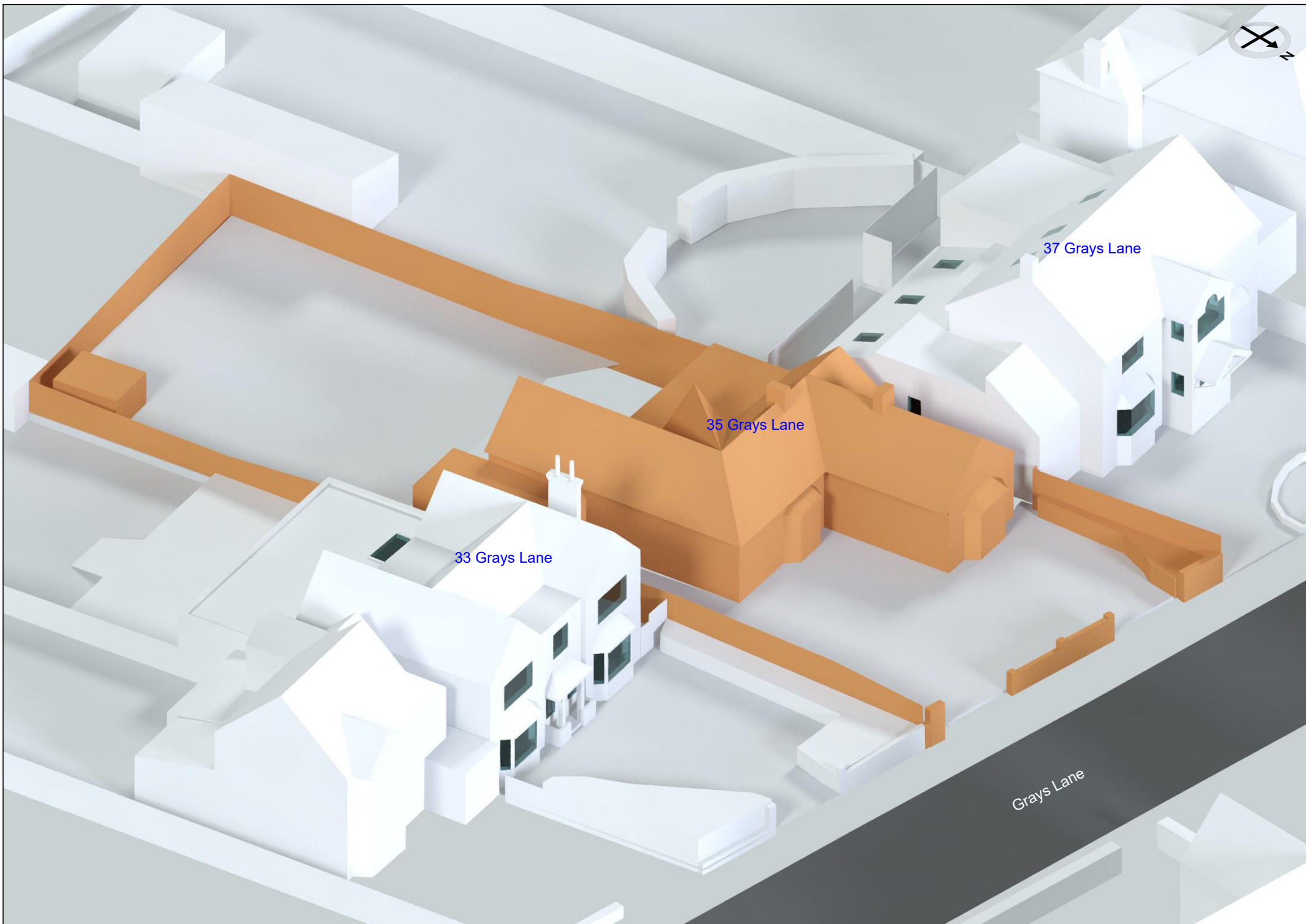


37 Grays Lane

35 Grays Lane

33 Grays Lane

Grays Lane



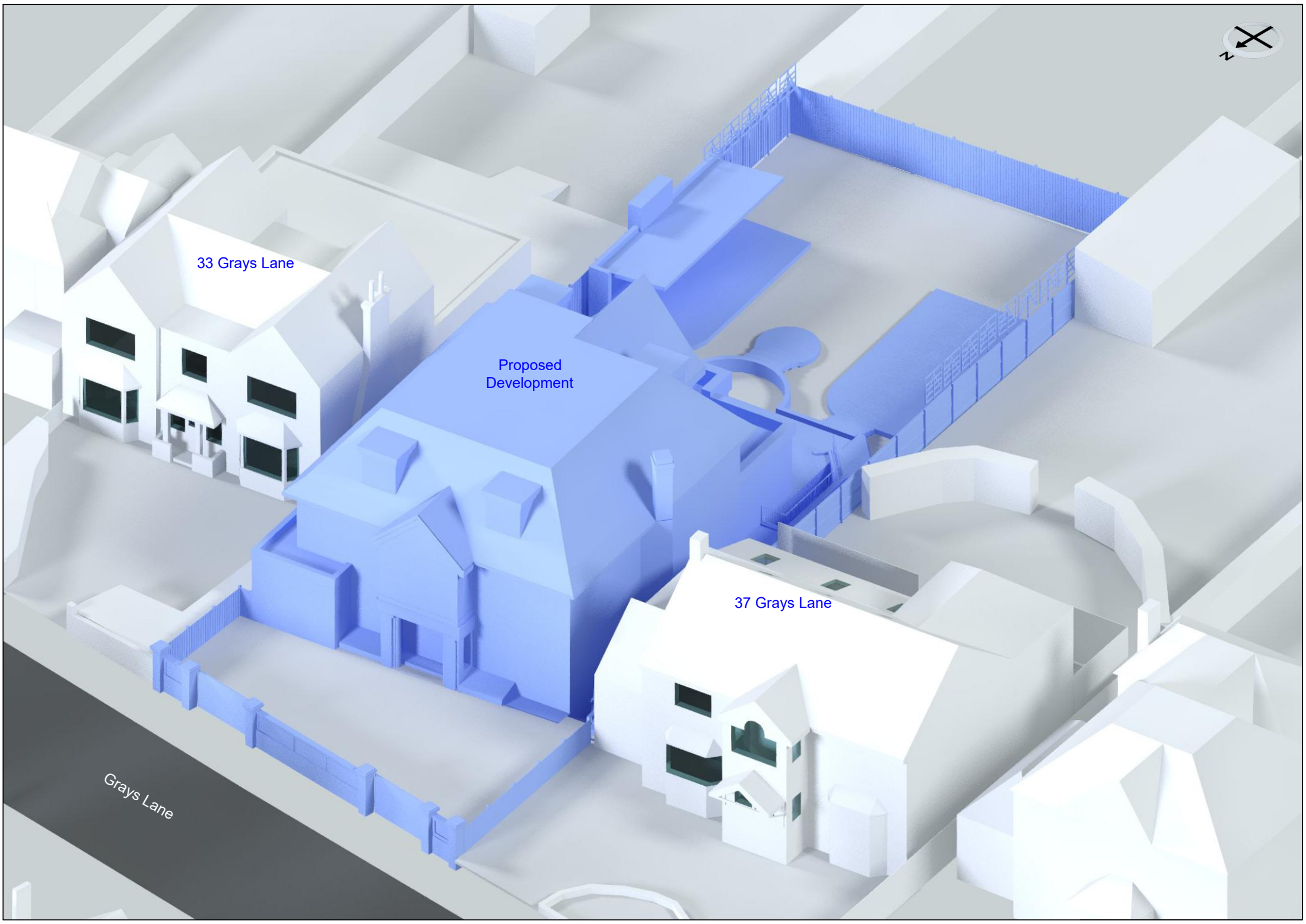


33 Grays Lane

Proposed
Development

37 Grays Lane

Grays Lane



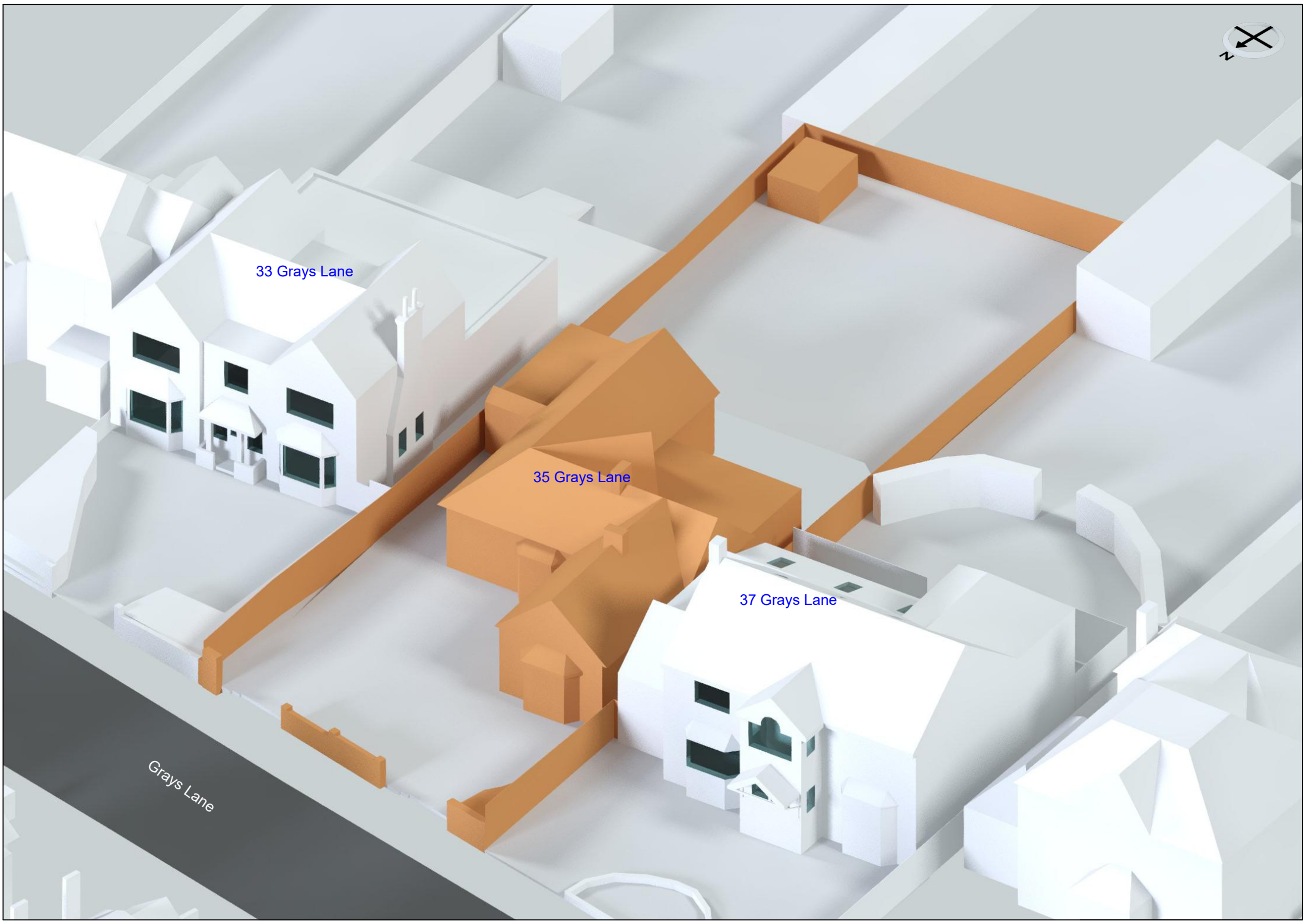


33 Grays Lane

35 Grays Lane

37 Grays Lane

Grays Lane





33 Grays Lane

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Proposed
Development

Proposed
Development



33 Grays Lane

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Proposed
Development



37 Grays Lane





37 Grays Lane

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Proposed
Development

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

35 Grays Lane, Hitchin, Hertfordshire SG5 2HH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio

<u>33 Grays Lane</u>					
<u>Ground Floor</u>					
Window 1	Lounge	26.7%	26.7%	0.0%	1.0
Window 2	Lounge	35.9%	35.3%	0.6%	0.98
Window 3	Lounge	28.5%	26.7%	1.8%	0.94
Window 4	Hallway & Staircase	15.5%	15.0%	0.5%	0.97
Window 5	Hallway & Staircase	12.4%	11.5%	0.9%	0.93
Window 6	Hallway & Staircase	15.9%	14.4%	1.5%	0.91
Window 7 (Secondary)	Study	28.7%	28.7%	0.0%	1.0
Window 8	Study	35.3%	31.4%	3.9%	0.89
Window 9 (Secondary)	Study	28.6%	17.2%	11.4%	0.6
Window 10 (Secondary)	Study	27.2%	8.5%	18.7%	0.31
Window 11	Snug	26.8%	9.5%	17.3%	0.35
Window 12	Kitchen	38.6%	37.8%	0.8%	0.98
Window 13	Kitchen	82.0%	81.0%	1.0%	0.99
Window 14	Kitchen	82.3%	82.1%	0.2%	1.0
Window 15	Utility	38.2%	38.0%	0.2%	0.99
<u>First Floor</u>					
Window 16	Bedroom	38.2%	37.7%	0.5%	0.99
Window 17	Bedroom	37.9%	36.8%	1.1%	0.97
Window 18	Bedroom	38.0%	35.2%	2.8%	0.93
Window 19	Bedroom	39.2%	39.2%	0.0%	1.0
Window 20	Bathroom	37.9%	37.9%	0.0%	1.0
Window 21	Bathroom	38.7%	38.7%	0.0%	1.0
Window 22	Hallway & Staircase	75.6%	75.6%	0.0%	1.0

<u>37 Grays Lane</u>					
<u>Ground Floor</u>					
Window 23	Hallway	22.8%	22.8%	0.0%	1.0
Window 24	Hallway	14.6%	14.6%	0.0%	1.0
Window 25	Hallway	14.6%	14.6%	0.0%	1.0
Window 26	Hallway	22.0%	21.9%	0.1%	1.0
Window 27	Domestic	16.8%	16.8%	0.0%	1.0
Window 28	Domestic	35.2%	35.2%	0.0%	1.0
Window 29	Domestic	31.3%	30.9%	0.4%	0.99
Window 30	Garage	16.7%	6.7%	10.0%	0.4
Window 31	Domestic	35.6%	32.4%	3.2%	0.91
Window 32	Domestic	35.7%	33.7%	2.0%	0.94
Window 33	Domestic	90.0%	83.2%	6.8%	0.92
Window 34	Domestic	36.5%	35.7%	0.8%	0.98
Window 35	Domestic	88.3%	85.7%	2.6%	0.97
Window 36	Domestic	37.3%	36.9%	0.4%	0.99
Window 37	Domestic	77.1%	75.9%	1.2%	0.98

Appendix 2 - Vertical Sky Component
35 Grays Lane, Hitchin, Hertfordshire SG5 2HH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 38	Domestic	38.3%	38.2%	0.1%	1.0
<u>First Floor</u>					
Window 39	Domestic	25.5%	25.5%	0.0%	1.0
Window 40	Domestic	39.0%	39.0%	0.0%	1.0
Window 41	Domestic	25.5%	25.4%	0.1%	1.0
Window 42	Domestic	34.0%	34.0%	0.0%	1.0
Window 43	Domestic	33.9%	32.5%	1.4%	0.96
Window 44	Domestic	84.6%	84.3%	0.3%	1.0
Window 45	Domestic	28.3%	27.6%	0.7%	0.98
Window 46	Domestic	85.2%	85.0%	0.2%	1.0
Window 47	Domestic	85.1%	85.0%	0.1%	1.0
Window 48	Domestic	39.4%	39.3%	0.1%	1.0

Appendix 2 - Daylight Distribution
35 Grays Lane, Hitchin, Hertfordshire SG5 2HH

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>33 Grays Lane</u>					
<u>Ground Floor</u>					
Windows 1 to 3	Lounge	100%	99%	1%	0.99
Windows 4 to 6	Hallway	97%	97%	0%	1.0
Windows 7 to 10	Study	99%	99%	0%	1.0
Window 11	Snug	57%	4%	53%	0.07
Windows 12 to 14	Kitchen	100%	100%	0%	1.0
Window 15	Utility	88%	88%	0%	1.0
Window 4 to 6 & 22	Staircase	85%	85%	0%	1.0
<u>First Floor</u>					
Window 16	Bedroom	99%	99%	0%	1.0
Window 17	Bedroom	97%	97%	0%	1.0
Window 18	Bedroom	99%	99%	0%	1.0
Window 19	Bedroom	99%	99%	0%	1.0
Window 20	Bathroom	95%	95%	0%	1.0
Window 21	Bathroom	99%	99%	0%	1.0
Window 22	Hallway	100%	100%	0%	1.0

Appendix 2 - Sunlight to Windows

35 Grays Lane, Hitchin, Hertfordshire SG5 2HH

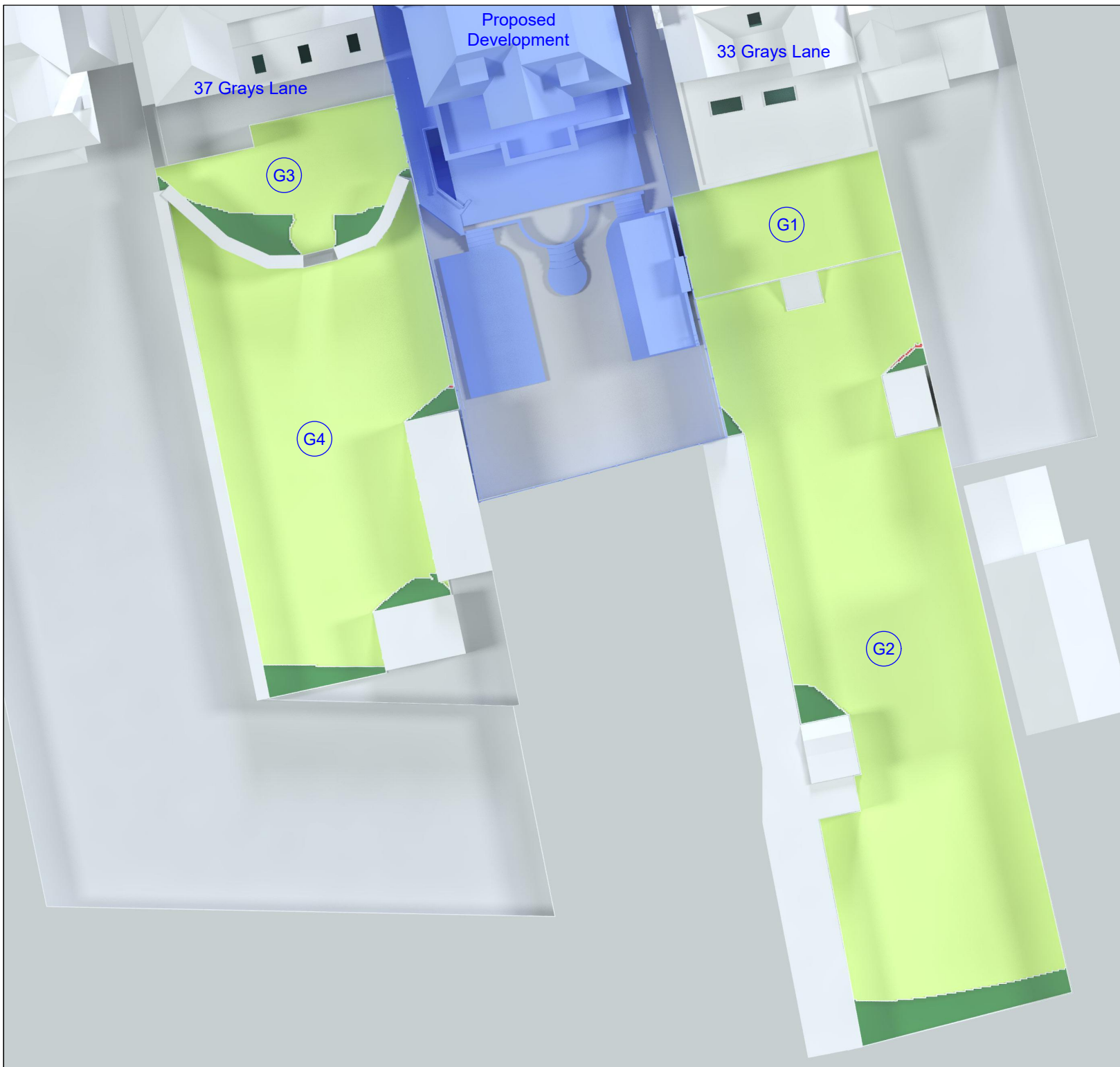
Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
33 Grays Lane									
Ground Floor									
Window 10	Study	40%	18%	22%	0.45	13%	8%	5%	0.62
Window 11	Snug	40%	22%	18%	0.55	13%	11%	2%	0.85
Window 12	Kitchen	87%	84%	3%	0.97	30%	27%	3%	0.9
Window 13	Kitchen	96%	92%	4%	0.96	30%	30%	0%	1.0
Window 14	Kitchen	96%	93%	3%	0.97	30%	30%	0%	1.0
Window 15	Utility	87%	86%	1%	0.99	30%	29%	1%	0.97
First Floor									
Window 19	Bedroom	85%	86%	-1%	1.01	29%	30%	-1%	1.03
Window 20	Bathroom	79%	79%	0%	1.0	30%	30%	0%	1.0
Window 21	Bathroom	84%	84%	0%	1.0	30%	30%	0%	1.0
Window 22	Hallway & Staircase	83%	83%	0%	1.0	23%	23%	0%	1.0
37 Grays Lane									
Ground Floor									
Window 23	Hallway	13%	13%	0%	1.0	0%	0%	0%	1.0
Window 31	Domestic	81%	68%	13%	0.84	28%	27%	1%	0.96
Window 32	Domestic	82%	71%	11%	0.87	29%	28%	1%	0.97
Window 33	Domestic	89%	78%	11%	0.88	28%	25%	3%	0.89
Window 34	Domestic	84%	77%	7%	0.92	29%	29%	0%	1.0
Window 35	Domestic	88%	81%	7%	0.92	28%	28%	0%	1.0
Window 36	Domestic	84%	82%	2%	0.98	29%	29%	0%	1.0
Window 37	Domestic	69%	65%	4%	0.94	23%	23%	0%	1.0
Window 38	Domestic	82%	81%	1%	0.99	28%	28%	0%	1.0
First Floor									
Window 39	Domestic	26%	26%	0%	1.0	0%	0%	0%	1.0
Window 43	Domestic	71%	67%	4%	0.94	26%	24%	2%	0.92
Window 44	Domestic	96%	96%	0%	1.0	30%	30%	0%	1.0
Window 45	Domestic	61%	61%	0%	1.0	19%	19%	0%	1.0
Window 46	Domestic	96%	96%	0%	1.0	30%	30%	0%	1.0
Window 47	Domestic	96%	96%	0%	1.0	30%	30%	0%	1.0
Window 48	Domestic	86%	85%	1%	0.99	29%	29%	0%	1.0

Appendix 3 - Overshadowing to Gardens and Open Spaces
35 Grays Lane, Hitchin, Hertfordshire SG5 2HH

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before			After			Loss			Ratio
<u>33 Grays Lane</u>												
<u>Ground Floor</u>												
Garden 1	87.4	m2	87.4	m2	100%	87.38	m2	100%	0.02	m2	0%	1.0
Garden 2	593.13	m2	558.64	m2	94%	558.1	m2	94%	0.54	m2	0%	1.0
<u>37 Grays Lane</u>												
<u>Ground Floor</u>												
Garden 3	100.97	m2	83.97	m2	83%	83.99	m2	83%	-0.02	m2	0%	1.0
Garden 4	354.71	m2	336.7	m2	95%	336.61	m2	95%	0.08	m2	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES



Key

-  Receives under two hours sunlight on 21st March before and after the development.
-  Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
-  Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
-  Receives at least two hours sunlight on 21st March before and after the development.
-  Neighbouring Gardens and Amenity Areas

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



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