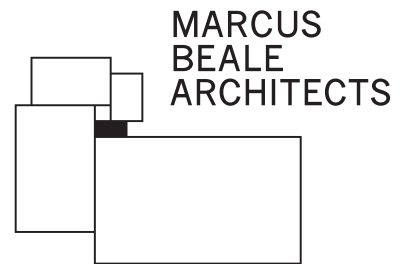


746/MB
17 January 2023



69 High Street Ruislip
Application ref 1983/APP/2022/2930
Appeal against the decision to refuse planning permission.

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1. Introduction

Application ref 1983/APP/2022/2930 included the erection of a first floor flat at the rear of 69 High Street, Ruislip. The proposed flat would adjoin the rear service road beyond which are private gardens of houses on Midcroft. The design of the new flat mitigated potential loss of privacy to adjoining owners by proposing a stepped rear elevation, each bedroom with one window looking sideways along the service road and a second, partially obscured window looking north east over the private gardens.

The application was refused for a single reason:

'The development proposal, by virtue of the proximity to the side boundaries, would not maintain an adequate outlook and source of natural light for bedrooms 1 and 2 of flat 3, resulting in substandard living accommodation for future occupiers and thereby diminishing the quality of the approved development.'

This appeal statement focusses on this single reason for refusal and in particular the issues of the:

- outlook and
 - sources of natural light
- in these two bedrooms.

2. The layout of the flat and outlook of the bedrooms

Flat 3 is the proposed new first floor flat at the rear of 69 High Street. It overlooks a service road, the other side of which are private rear gardens. The bedrooms are located at the north-east side of the flat above and adjacent to the service road.

The relationship of the windows of bedrooms 1 and 2 of flat 3 to the side boundaries is shown on diagrams 1 and 2 [below].

The bedrooms are rectangular, with a central area 3m wide x 4m deep [12 m²] and additional alcoves containing wardrobes. Including the alcoves and entrances: bedroom 1 has a floor area of 15.5m² and bedroom 2 an area of 13.5m².

Each bedroom is lit by two windows, one facing sideways into an indented corner to give diagonal views along the service road, another facing north-east directly across the service road. The latter windows are obscured to 1.7m AFFL to prevent overlooking of the adjoining gardens.

The elevation of the side widows is shown on diagram 2.

3. Outlook

The rooms are laid out so that there are direct views from the bed head through the side windows as shown by the blue dashed line and arrows on diagram 1.

The building is indented from the boundary on each side by just over 1m in width, and 1.5m in depth. At present these views are completely unobstructed.¹

If one imagines a hypothetical reciprocal development either side, [shown red on digram 1] the diagonal views from the bedhead would remain largely unobstructed and the outlook would be maintained.

¹ There is an external stair at no. 67 which is at a lower level than the window.

In addition the bedrooms have rear windows with sky views from all parts of the room through the unobscured upper part.

There are many, many bedrooms across London which have much worse outlook, for example high level windows or windows looking out onto roofs, which nevertheless are good habitable rooms.

4. Natural Light

The side window for each bedroom has a structural opening width of 0.9 x 2m high. The glazed area of the side window is 1.5m² approx.

The rear window had a structural opening width of 0.6m x 1.7m high.
The glazed area of the rear window is 1.5m² approx. 0.76 m²
So the combined glazing area is 2.26 m² for each bedroom.
This is shown as a percentage of the floor area in the table below.

Room	Floor area [m ²]	Glazing area [m ²]	Glazing as a % of floor area
Bed 1	15.5	2.26	15%
Bed 2	13.2	2.26	17%

A room of 4m depth x 2.7m high with a glazing area of 15% to 17% will have more than adequate light. The attached daylight report by Wladrams [Appendix A] demonstrates this.

It concludes that:

The rear bedrooms analysed will achieve 100 lux for 50% of the daylight hours to 100% and 97% respectively of their room area, well above the 50% recommended and will meet the BRE Guidelines for daylight.

At Paragraph 3.1.2 the BRE Guidelines state 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. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon." On this basis, in our opinion, these bedrooms will be adequately sunlit given their use.

5. Conclusion

We conclude that the bedrooms will have good levels of daylight, adequate sunlight and good outlook.

Were the adjoining properties developed with mirror-image developments either side the rooms would still have good levels of daylight and adequate outlook.

Marcus Beale

MA Dip Arch RIBA FRSA EASA
for Marcus Beale Architects Ltd

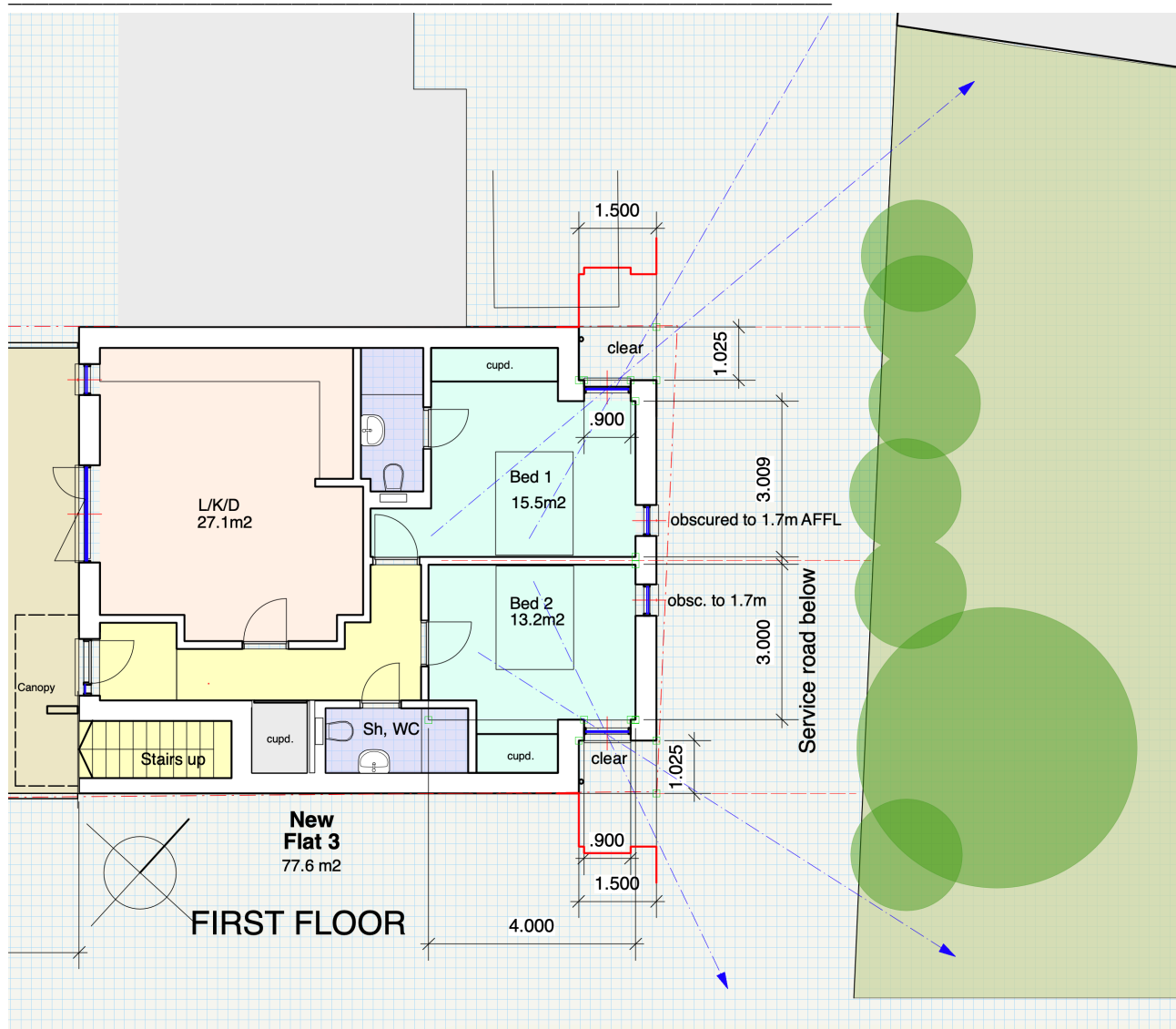


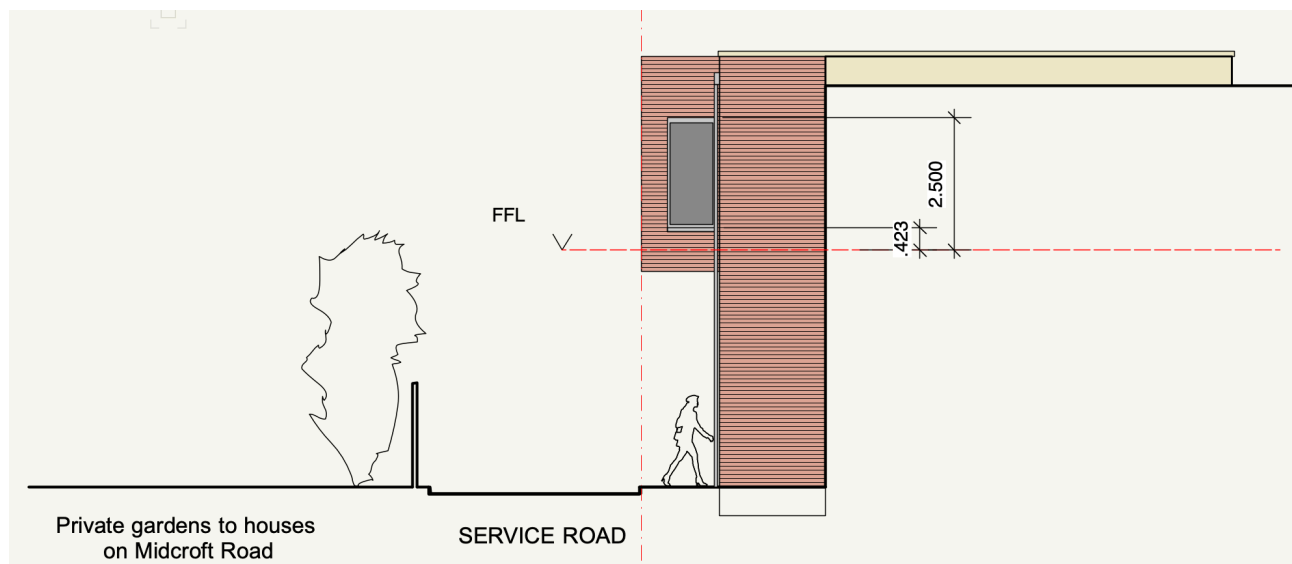
Diagram 1 [above]

Plan showing the position of the bedroom windows with key dimensions and sight lines shown.

A notional 'mirror image' development is shown in red, demonstrating that the rooms would still have good outlook

Diagram 2 [below]

showing the side window cill and head heights



Appendix A - Daylight and Sunlight Report



waldrams

Waldrams Ltd.

Suite 317

The Light Bulb

1 Filament Walk

London, SW18 4GQ

06 January 2023

Mr Richard Hennessy
Swakeleys Ltd.
2 Kingsend
Ruislip HA4 7DA

Dear Richard,

RE: 69 HIGH STREET RUISLIP

1. INTRODUCTION

We have undertaken an analysis of the daylight and sunlight internal to your proposal at 69 High Street, Ruislip to quantify the natural light for bedrooms 1 and 2 within Flat 3. This analysis is based upon scheme drawings and the context provided by Marcus Beale Architects, and site imagery. Appendix 1 contains drawings of the layouts assumed in our analysis and Appendix 2 contains the numerical results of the daylight & sunlight analysis.

2. SUMMARY OF HOW DAYLIGHT AND SUNLIGHT WITHIN A PROPOSED DEVELOPMENT ARE CONSIDERED FOR PLANNING

The analysis has been carried out in accordance with the methodologies contained in the Building Research Establishment's *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (2022) (the "BRE Guidelines"), which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

The BRE Guidelines set out their interior daylight recommendations in Appendix C of their document. They refer to the British Standard *Daylight in Buildings* BS EN17037 and its UK National Annex which sets out two criteria for assessing interior daylight. One is based on target illuminances from daylight to be achieved over specified fractions of the reference plane (a plane at table top height covering the room) for at least half of the daylight hours in a typical year. The other, alternative, method is based on calculating the daylight factors achieved over specified fractions of the reference plane. The illuminance method has been used for the attached analysis.

Illuminance Method

This method involves using climatic data for the location of the site (via the use of an appropriate, typical or average year, weather file within the software) to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at an at least hourly interval for a typical year.

Residential Rooms in UK Dwellings

The UK National Annex gives specific minimum recommendations for habitable rooms in dwellings in the United Kingdom. The National Annex therefore provides the UK guidance on minimum daylight provision in all UK dwellings.



The UK National Annex gives illuminance recommendations of: 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens. These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours. The recommended levels over 95% of a reference plane need not apply to dwellings in the UK.

The BRE Guidelines state in paragraph C17 that:

"Where a room has a shared use, the highest target should apply. For example in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design."

Sunlight

For internal sunlight, the BRE Guidelines state in paragraph 3.1.15:

"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. This is assessed at the inside centre of the window(s); sunlight received by different windows can be added provided they occur at different times and sunlight hours are not double counted."*

3 ASSUMPTIONS USED IN THE ANALYSIS

The following reflectance, transmittance, maintenance and framing values have been used in the internal daylight calculations:

- Transmittance (T): 0.68
- Reflectance (R): 0.4 for floors, 0.8 for ceilings, and 0.7 for walls
- Maintenance Factor: 0.92 for windows exposed to rain, 0.76 for windows sheltered from the rain
- Framing Factor: 0.6 for large windows, 0.7 for patio style windows

BS EN 17037 section B.3.1 states that, "the recommended values of reflectance for the major interior surfaces would be in the following ranges: ceiling 0.7 to 0.9; interior walls 0.5 to 0.8; floor 0.2 to 0.4." Paragraph C24 of the BRE Guidelines meanwhile states, "Where surface finishes have been specified or measured on site, they can be used in the calculations with appropriate factors for maintenance and furniture. To allow for these factors, maximum reflectances for white painted surfaces in the calculations should not exceed 0.8 indoors, and 0.6 outdoors. Maximum reflectances for light pastel walls should not exceed 0.7 in the calculations, and maximum reflectances for light wood floors should not exceed 0.4."



We understand that the applicant intends to use white painted ceilings, light painted walls, and light wood floors, or similar internal finishes, and have therefore used the corresponding values.

5 INTERNAL DAYLIGHT & SUNLIGHT ANALYSIS RESULTS

Daylight

The rear bedrooms analysed will achieve 100 lux for 50% of the available daylight hours to 100% and 97% respectively of their room area, well above the 50% recommended and so will meet the BRE Guidelines for daylight.

We note that obscured glass is specified for the windows facing north east over the service road to the rear. We have used a glass transmission value of 0.68 for these windows. It is common for obscured glass to have transmission values slightly lower than clear glass, although high transmission obscured glass is available. Given the relatively high levels of illuminance achieved for these bedrooms, in our opinion, these bedrooms will be adequately daylight.

Sunlight

At Paragraph 3.1.2 the BRE Guidelines state 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. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon." On this basis, in our opinion, these bedrooms will be adequately sunlit given their use.

5. SUMMARY AND CONCLUSIONS

We have undertaken an analysis of the daylight and sunlight internal to your proposal at 69 High Street, Ruislip. This analysis is based upon scheme drawings and the context provided by Marcus Beale Architects, and site imagery.

Appendix 1 contains drawings layouts assumed in our analysis and Appendix 2 contains the numerical results of the daylight & sunlight analysis.

The rear bedrooms analysed will achieve 100 lux for 50% of the daylight hours to 100% and 97% respectively of their room area, well above the 50% recommended and will meet the BRE Guidelines for daylight.

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Kind Regards,

William Brook

Managing Director

William Brook

 william.brook@waldrams.com

 07583 310 310



APPENDIX 1

Drawings

SOURCES OF INFORMATION:

MARCUS BEALE ARCHITECTS
IR02 (RECEIVED 08.12.2022)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

SDA % OF HOURS

- LESS THAN 50
- MORE THAN 50



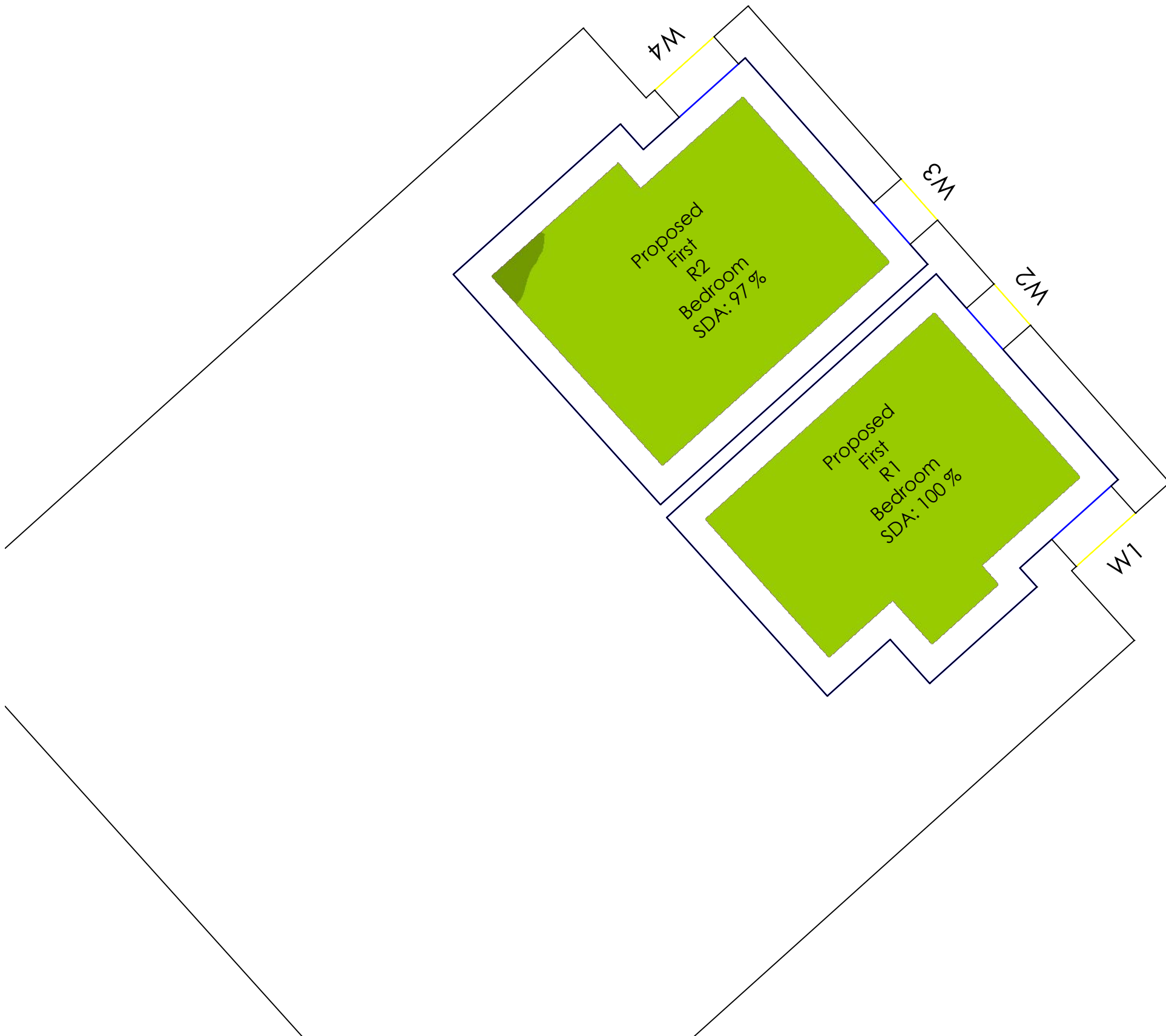
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DRAWING
SPATIAL DAYLIGHT AUTONOMY

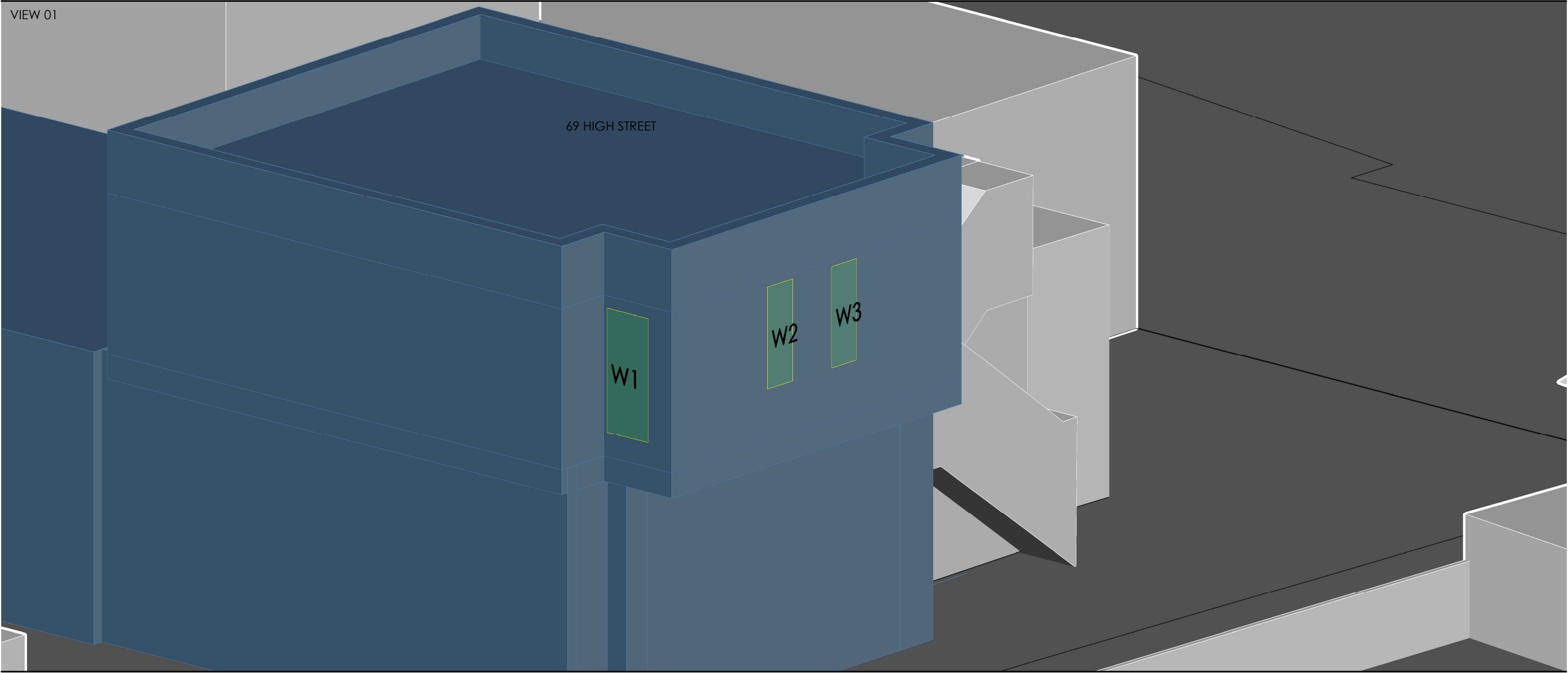
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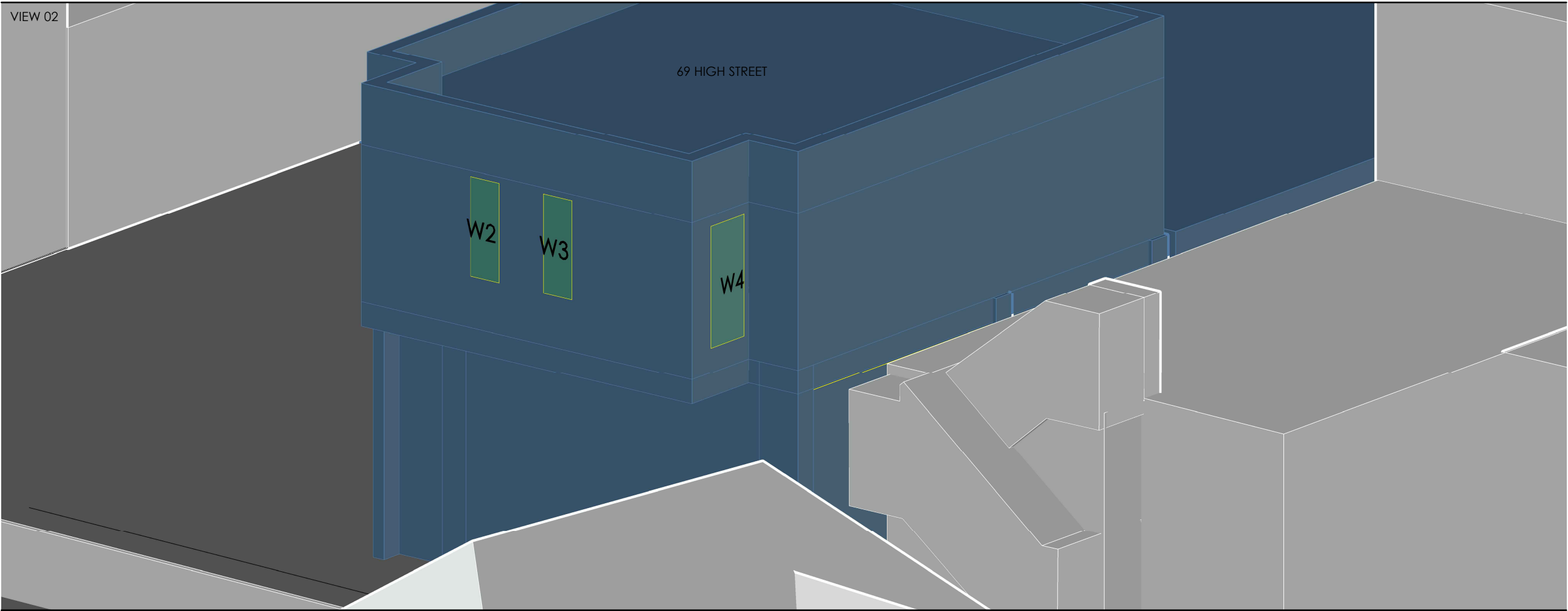
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VIEW 01



VIEW 02

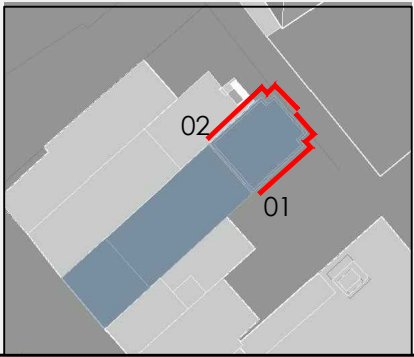


SOURCES OF INFORMATION:

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IR02 (RECEIVED 08.12.2022)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION



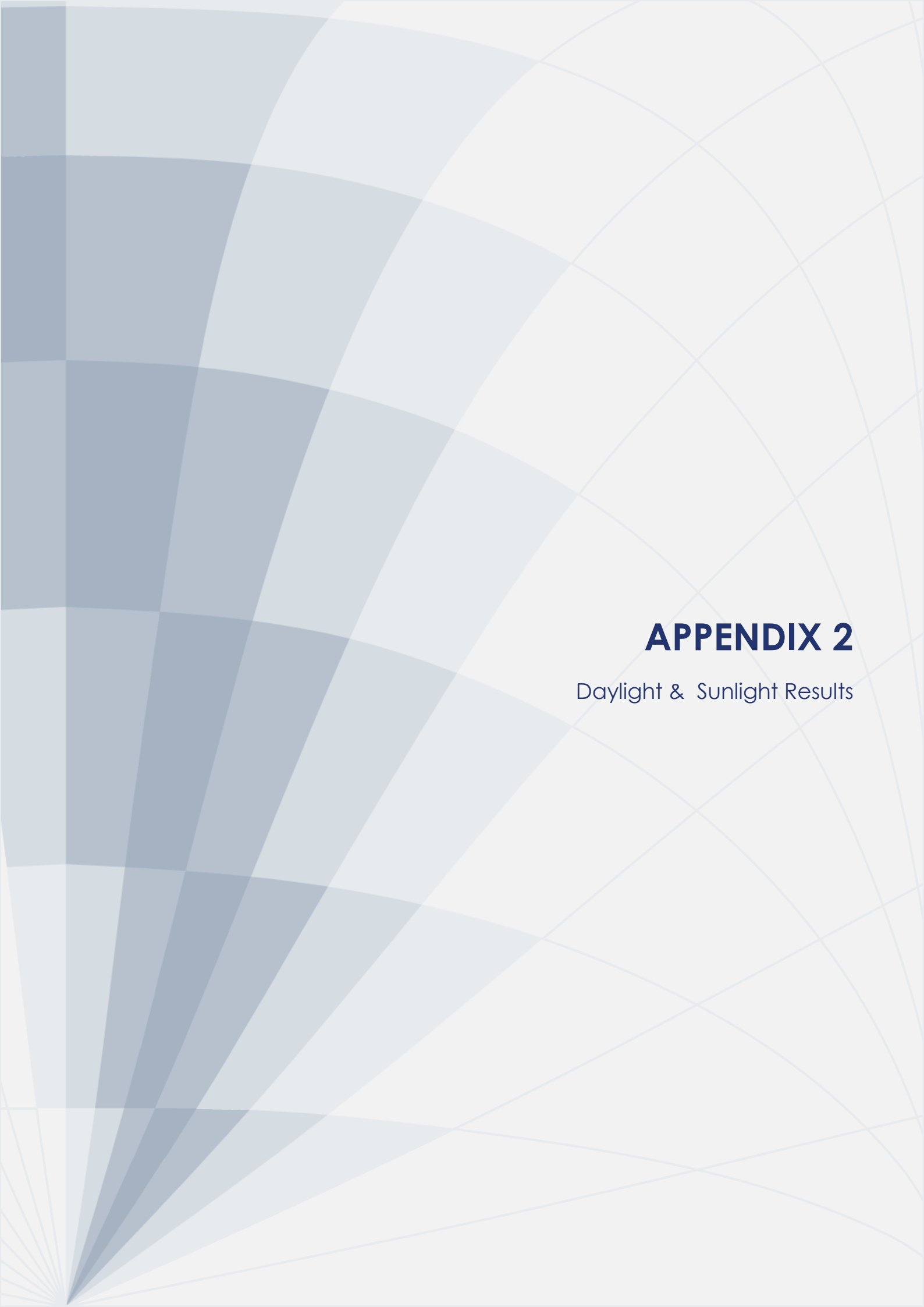
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DRAWING
WINDOW MAPS

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APPENDIX 2

Daylight & Sunlight Results

Floor Ref	Room Ref	Property Type	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
Proposed daylight												
First	R1	Residential	Bedroom	11.95	7.97	7.97	100%	100	50%	50%	4380	YES
	R2	Residential	Bedroom	12.78	8.74	8.45	97%	100	50%	50%	4380	YES

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
Proposed Sunlight						
First	R1		Residential	Bedroom	W1	3.6
					W2	0
						3.6
First	R2		Residential	Bedroom	W3	0
					W4	0
						0

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