

# Daylight and Sunlight Report

**16 Milton Close**

**Hayes**

**UB4 0DE**

5th August 2026

Report By Daylight Surveys



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## Executive Summary

This report has been prepared in support of a planning application for the proposed first-floor rear extension at 16 Milton Close, Hayes, UB4 0DE.

The purpose of the assessment is to determine whether the proposed development would give rise to any material reduction in daylight or sunlight received by neighbouring residential properties, having regard to the recommendations contained within the Building Research Establishment (BRE) publication *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice*.

A detailed review of the surrounding properties identified 15 Milton Close as the only neighbouring dwelling with habitable room windows having the potential to experience changes in daylight or sunlight as a result of the proposed development. Accordingly, a detailed assessment has been undertaken using the recognised BRE methodologies for Vertical Sky Component (VSC), Daylight Distribution (No Sky Line) and Annual Probable Sunlight Hours (APSH).

The assessment demonstrates that both living room windows at 15 Milton Close comfortably satisfy the BRE guidance. The greatest reduction in Vertical Sky Component is only 10%, representing only half of the BRE recommended maximum reduction of 20%. The Daylight Distribution assessment identifies a reduction of 9.12%, which remains well within the BRE guideline threshold, confirming that the neighbouring living room will continue to retain a good distribution of natural daylight.

The Annual Probable Sunlight Hours assessment further demonstrates that both assessed windows continue to receive excellent levels of sunlight. Winter sunlight levels significantly exceed the BRE recommended minimum of 5%, whilst annual sunlight levels remain more than double the BRE recommended minimum of 25%.

Overall, the assessment demonstrates that the proposed first-floor extension will not give rise to any material adverse effects on the daylight or sunlight enjoyed by neighbouring occupiers. The proposal complies with the relevant BRE guidance and is therefore considered to maintain an acceptable standard of neighbouring residential amenity.

## 1. Introduction

- 1.1** This Daylight and Sunlight Report has been prepared in support of a planning application relating to the proposed development at 16 Milton Close, Hayes, UB4 0DE..
- 1.2** The application seeks planning permission for the construction of a first-floor rear extension above the existing single-storey rear extension. The proposed extension measures approximately 4.0m by 3.3m, incorporates an eaves height of approximately 2.3m, and is finished with a 1.25m half-hipped roof. The existing property also benefits from a loft conversion.
- 1.3** The assessment has been undertaken to consider the potential effects of the proposed development on the daylight and sunlight received by neighbouring residential properties, with particular regard to the recommendations contained within the Building Research Establishment (BRE) publication *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice*. The BRE document provides the nationally recognised methodology for assessing the likely effects of development proposals on neighbouring daylight and sunlight amenity and is widely accepted by local planning authorities throughout England and Wales.
- 1.4** An initial review of the relationship between the proposed development and surrounding residential properties identified 15 Milton Close as the only neighbouring property with habitable room windows that could reasonably experience measurable changes in daylight or sunlight. The assessment therefore focuses on the two ground-floor living room windows serving this property. All remaining windows facing the proposed development serve non-habitable accommodation, including bathrooms, stairwells and circulation areas, or are positioned such that no material impact would arise. Consequently, these windows fall outside the scope of the BRE assessment.
- 1.5** The assessment has been undertaken using the recognised BRE methodologies of Vertical Sky Component (VSC), Daylight Distribution (No Sky Line) and Annual Probable Sunlight Hours (APSH), where applicable. These assessment techniques provide an objective means of evaluating the likely effects of the proposed development on neighbouring daylight and sunlight amenity.
- 1.6** A three-dimensional computer model of the proposed development and surrounding properties has been prepared to undertake the assessment. The analysis has been carried out using MBS Daylight for AutoCAD, developed by MBS Survey Software Ltd, an industry-standard software package widely used by daylight and sunlight consultants, architects and planning professionals throughout the United Kingdom.

- 1.7** The purpose of this report is to provide an objective assessment of the proposed development against the recommendations contained within the BRE guidance and to assist the Local Planning Authority in determining whether the proposal would maintain an acceptable standard of neighbouring residential amenity in terms of daylight and sunlight.
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## 2. Site Context

- 2.1** The application site is located at 16 Milton Close, Hayes, UB4 0DE, within the administrative area of the London Borough of Hillingdon.
- 2.2** The application property comprises a traditional two-storey semi-detached dwelling with an existing 4.0m deep single-storey rear extension and a loft conversion. Planning permission is sought for the construction of a first-floor rear extension positioned above the existing extension. The proposed extension measures approximately 4.0m wide by 3.3m deep, has an eaves height of approximately 2.3m, and incorporates a 1.25m half-hipped roof.
- 2.3** Milton Close is a well-established residential cul-de-sac characterised predominantly by two-storey semi-detached and terraced dwellings of a similar scale, design and appearance. Many of the surrounding properties have been altered over time through single-storey rear extensions, first-floor additions and loft conversions, reflecting the established pattern of residential development within the area.
- 2.4** A review of the relationship between the proposed development and neighbouring properties has identified 15 Milton Close as the only dwelling with habitable room windows that have the potential to experience measurable changes in daylight or sunlight as a consequence of the proposal.
- 2.5** The neighbouring room requiring assessment is the **ground-floor living room**, which is served by two side-facing windows overlooking the application site. These windows represent the only habitable room windows requiring assessment under the BRE guidance.
- 2.6** All other neighbouring windows facing the proposed development serve non-habitable accommodation, including bathrooms, stairwells and circulation areas, or are positioned such that the proposed extension would not give rise to any material change in daylight or sunlight. These windows therefore fall outside the scope of the BRE assessment.
-

### 3. Scope of Assessment

- 3.1** This assessment considers the potential effects of the proposed first-floor rear extension on the daylight and sunlight received by neighbouring residential properties, with particular regard to windows serving habitable rooms that may experience measurable changes as a consequence of the proposed development.
- 3.2** The assessment has been undertaken in accordance with the Building Research Establishment (BRE) publication *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice*, which provides nationally recognised guidance for assessing the effects of development proposals on neighbouring daylight and sunlight amenity.
- 3.3** In accordance with the BRE guidance, the following assessment methodologies have been undertaken where applicable:
- Vertical Sky Component (VSC)
  - Daylight Distribution (No Sky Line)
  - Annual Probable Sunlight Hours (APSH)
- 3.4** The neighbouring property assessed is:
- 15 Milton Close
- This property has been selected as it is the only neighbouring dwelling with habitable room windows positioned such that they could potentially be affected by the proposed extension.
- 3.5** The assessment has considered all neighbouring windows serving habitable rooms where there is potential for impacts arising from the proposed development. The only windows requiring detailed assessment are the two rear-facing windows serving the ground-floor living room at 15 Milton Close.
- 3.6** No assessment has been undertaken for windows serving non-habitable accommodation, including bathrooms, stairwells and circulation spaces, as these rooms are not considered sensitive receptors under the BRE guidance. Similarly, neighbouring windows that, by virtue of their orientation or separation distance, would not experience a material change in daylight or sunlight have been excluded from the assessment.
- 3.7** The scope of this assessment is therefore considered to be robust, proportionate and fully consistent with the recommendations contained within the BRE guidance, ensuring that the assessment focuses on those neighbouring receptors with the greatest potential to be affected by the proposed development.

## 4. Methodology

### 4.1 General

- 4.1.1** The assessment has been undertaken in accordance with the Building Research Establishment (BRE) publication *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice*. The BRE guidance provides the nationally recognised methodology for assessing the effects of development proposals on neighbouring daylight and sunlight amenity and is widely accepted by local planning authorities throughout England and Wales.
- 4.1.2** The assessment considers the potential effects of the proposed development on neighbouring residential properties using the recognised BRE assessment methodologies of Vertical Sky Component (VSC), Daylight Distribution (No Sky Line) and Annual Probable Sunlight Hours (APSH), where applicable.

#### 4.1.3 Computer Modelling

A three-dimensional computer model of the proposed development at 16 Milton Close, Hayes, UB4 0DE, together with the neighbouring property at 15 Milton Close, was created to undertake the daylight and sunlight assessment. The model incorporated the proposed extension, surrounding buildings and all neighbouring windows serving habitable rooms necessary to accurately simulate the effects of the proposed development on daylight and sunlight availability.

#### 4.1.4 Assessment Software

The three-dimensional computer model was constructed from the applicant's architectural drawings together with site observations and dimensional information. The model accurately represents the existing and proposed relationship between the application property and neighbouring buildings and has been prepared to a level of detail appropriate for carrying out BRE daylight and sunlight assessments.

#### 4.1.5 Assessment Software

The assessment was undertaken using MBS Daylight for AutoCAD, developed by MBS Survey Software Ltd. This industry-standard daylight and sunlight analysis software is widely used by planning consultants, architects and daylight specialists throughout the United Kingdom. The software implements the methodologies contained within the BRE publication *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice* and is recognised for undertaking Vertical Sky Component (VSC), Daylight Distribution (No Sky Line) and Annual Probable Sunlight Hours (APSH) assessments.

## **4.2 Daylight Assessment**

### **4.2.1 Vertical Sky Component (VSC)**

**4.2.2** Vertical Sky Component (VSC) measures the amount of visible sky available at the centre of an existing window before and after development and provides an indication of the amount of skylight that can reach the window.

**4.2.3** BRE guidance advises that a window is unlikely to experience a noticeable reduction in daylight where:

- the retained Vertical Sky Component is 27% or greater; or
- where the retained Vertical Sky Component is less than 27%, the reduction is no greater than 20% compared with the existing condition.

**4.2.4** The Vertical Sky Component assessment therefore considers both the retained VSC value and the percentage reduction from the existing condition in determining compliance with the BRE guidance.

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### **4.3 Daylight Distribution (No Sky Line)**

**4.3.1** The Daylight Distribution assessment considers the proportion of a room receiving direct skylight and is used to determine how effectively daylight penetrates into neighbouring habitable rooms.

**4.3.2** BRE guidance advises that a room will generally retain an acceptable distribution of daylight where the area receiving direct skylight is reduced by no more than 20% compared with the existing condition.

**4.3.3** The assessment therefore compares the existing and proposed daylight distribution within each assessed room to determine whether the proposed development would give rise to any material reduction in daylight.

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## 4.4 Sunlight Assessment

### 4.4.1 Annual Probable Sunlight Hours (APSH)

Annual Probable Sunlight Hours (APSH) assesses the amount of direct sunlight received by neighbouring windows throughout the year and is used to determine the potential effects of a proposed development on neighbouring sunlight amenity.

- 4.4.2** In accordance with the BRE guidance (Paragraph 3.2.3), the assessment focuses on main living rooms and conservatories with windows facing within 90 degrees of due south, as these are considered the most sensitive to changes in sunlight availability. Bedrooms and kitchens are generally regarded as less sensitive in this context.

- 4.4.3** The BRE guidance states:

*"To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun."*

- 4.4.4** For those windows falling within the scope of the assessment, the BRE guidance advises that a window is unlikely to experience a noticeable reduction in sunlight where it continues to receive at least 25% Annual Probable Sunlight Hours (APSH), including at least 5% Winter Probable Sunlight Hours (WPSH), or where the reduction from the existing condition does not exceed 20%.

- 4.4.5** The assessment therefore compares the existing and proposed annual and winter sunlight availability to determine whether the proposed development would give rise to any material reduction in direct sunlight to neighbouring habitable rooms.
-

## 4.5 Application of BRE Guidance

**4.5.1** The Building Research Establishment (BRE) publication *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice* provides objective assessment criteria against which planning policies relating to daylight and sunlight can be considered. However, the guidance is not intended to operate as a rigid or mandatory standard and should instead be applied flexibly, having regard to the specific circumstances of each development proposal.

**4.5.2** The Introduction to the BRE publication states:

*"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural light is only one of many factors in site layout design."*

**4.5.3** The degree of flexibility advocated within the BRE guidance should therefore be considered in the context of the specific circumstances of each individual proposal. The guidance recognises that daylight and sunlight form only one of many planning considerations and that the numerical guidelines should be applied alongside professional judgement, taking account of the character of the surrounding area, the relationship between neighbouring buildings and the overall planning merits of the development.

**4.5.4** Accordingly, this assessment considers both the numerical results and the specific relationship between the proposed development and neighbouring properties. Professional judgement has been applied throughout, having regard to the recommendations contained within the BRE guidance, the site-specific circumstances of the application and the planning context within which the proposal is considered.

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## 5. Assessment Results

## 5.1 15 Milton Close

### 5.1.1 Vertical Sky Component (VSC)

**5.1.1.1** The Vertical Sky Component assessment demonstrates that both assessed living room windows comply with the BRE guidance.

**5.1.1.2** Both windows experience a reduction of only 10%, representing only half of the BRE recommended maximum reduction of 20%. The proposed extension therefore maintains good levels of daylight to the neighbouring property.

**5.1.1.3** In professional judgement, the changes identified would not be perceptible to the occupants and would not adversely affect the level of daylight enjoyed within the neighbouring living room. Both assessed windows therefore remain fully compliant with the BRE guidance.

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### 5.1.2 Daylight Distribution (No Sky Line)

**5.1.2.1** The Daylight Distribution assessment identifies a reduction of 9.12% within the living room.

**5.1.2.2** This reduction remains comfortably within the BRE guideline threshold of 20%, demonstrating that the room will continue to retain a good distribution of natural daylight following completion of the proposed development.

**5.1.2.3** In professional judgement, the change would not materially affect the perception of daylight within the room, and the living room will continue to provide an acceptable level of daylight amenity for its occupants.

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### **5.1.3 Annual Probable Sunlight Hours (APSH)**

**5.1.3.1** The Annual Probable Sunlight Hours assessment confirms that both living room windows continue to receive excellent levels of sunlight following completion of the proposed development.

**5.1.3.2** During the winter period, Window W1 receives 12% Winter Probable Sunlight Hours and Window W2 receives 17% Winter Probable Sunlight Hours, both significantly exceeding the BRE recommended minimum of 5%.

**5.1.3.3** A Annual sunlight availability also remains substantially above the BRE recommendations, with Window W1 receiving 53% Annual Probable Sunlight Hours and Window W2 receiving 64% Annual Probable Sunlight Hours, both more than double the BRE recommended annual target of 25%.

**5.1.3.4** The retained annual and winter sunlight values demonstrate that excellent levels of direct sunlight will continue to be available throughout the year. In professional judgement, the proposed development will not give rise to any material adverse effect on sunlight amenity, and both windows remain fully compliant with the BRE guidance.

## 6. Overall Conclusion

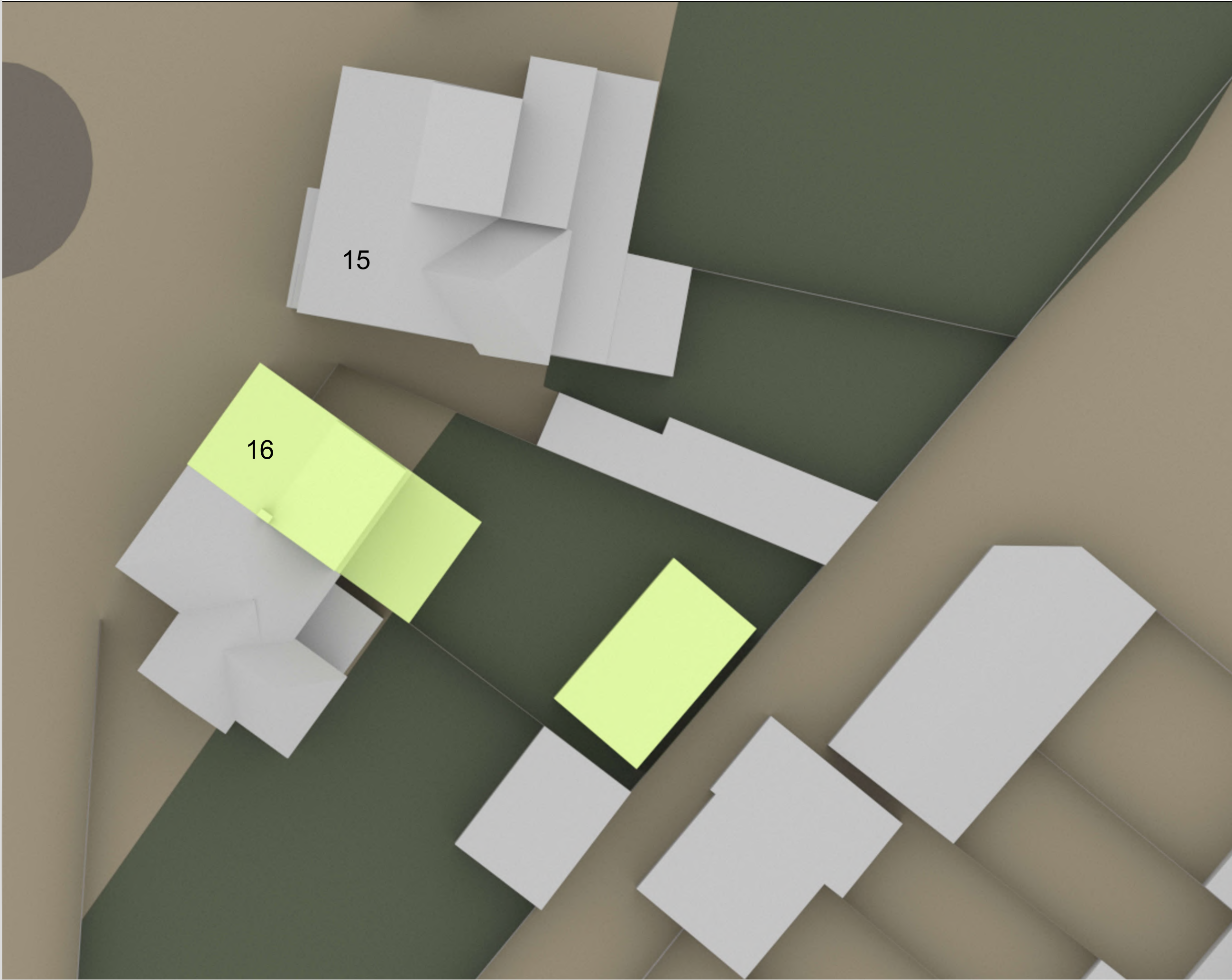
- 6.1.1** A Daylight and Sunlight Assessment has been undertaken to assess the potential effects of the proposed first-floor rear extension at 16 Milton Close, Hayes, UB4 0DE on the neighbouring residential property at 15 Milton Close.
- 6.1.2** The assessment has been carried out in accordance with the Building Research Establishment (BRE) publication *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice*, using the recognised assessment methodologies of Vertical Sky Component (VSC), Daylight Distribution (No Sky Line) and Annual Probable Sunlight Hours (APSH), where applicable.
- 6.1.3** Following a review of the relationship between the proposed development and the surrounding properties, it was determined that the only neighbouring habitable room with the potential to experience measurable changes in daylight or sunlight is the ground-floor living room at 15 Milton Close, served by two rear-facing windows. All other windows facing the proposed development serve non-habitable accommodation or would not experience a material effect and therefore fall outside the scope of the BRE assessment.
- 6.1.4** The Vertical Sky Component assessment demonstrates that both assessed living room windows comfortably satisfy the BRE guidance. Each window experiences a reduction of only 10%, representing only half of the BRE recommended maximum reduction of 20%. The assessment therefore confirms that good levels of daylight will continue to be available to the neighbouring property.
- 6.1.5** The Daylight Distribution (No Sky Line) assessment identifies a reduction of only 9.12% within the neighbouring living room. This remains comfortably within the BRE guideline threshold of a maximum 20% reduction, demonstrating that the room will continue to retain a good distribution of natural daylight. The proposed development will therefore have no material effect on the overall daylight amenity enjoyed by the occupants.
- 6.1.6** The Annual Probable Sunlight Hours assessment confirms that both living room windows continue to receive excellent levels of direct sunlight. Winter sunlight levels remain significantly above the BRE recommended minimum of 5%, whilst annual sunlight levels remain more than double the BRE recommended minimum of 25%. The assessment therefore demonstrates that the proposed extension will not give rise to any material reduction in sunlight availability.

- 6.1.7** Having regard to the numerical assessment results, the recommendations contained within the BRE guidance and the specific relationship between the proposed development and the neighbouring property, it is concluded that the proposed first-floor rear extension would not give rise to any material adverse effects on neighbouring daylight or sunlight amenity. The neighbouring living room at 15 Milton Close will continue to retain good levels of daylight and sunlight, and the proposal is therefore considered to preserve the reasonable living conditions of neighbouring occupiers.
- 6.1.8** Overall, the proposed development complies with the relevant recommendations contained within the BRE publication *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice* and is considered acceptable in daylight and sunlight terms. It is therefore concluded that there are no daylight or sunlight grounds on which planning permission should be withheld.

## APPENDIX 1

### Site Plan and 3D Views

Drawing Nos: 001, 002, 003 and 004



Daylight Surveys Tel No: 07540836611

**Project Title**

16 Milton Close  
Hayes  
UB4 0DE

**Client**

H Grover

**Drawing Title**

Existing Site Plan

| Project No | Drawing No | Rev       |
|------------|------------|-----------|
| MC2026-01  | 001        | -         |
| Date       | Drawn By   | Scale @A3 |
| 05/08/2026 | MS         | NTS       |

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conjunction with any specifications, schedules and Consultants  
drawings and details.

**Key**

- Existing Site
- Proposed Scheme
- Surrounding Buildings

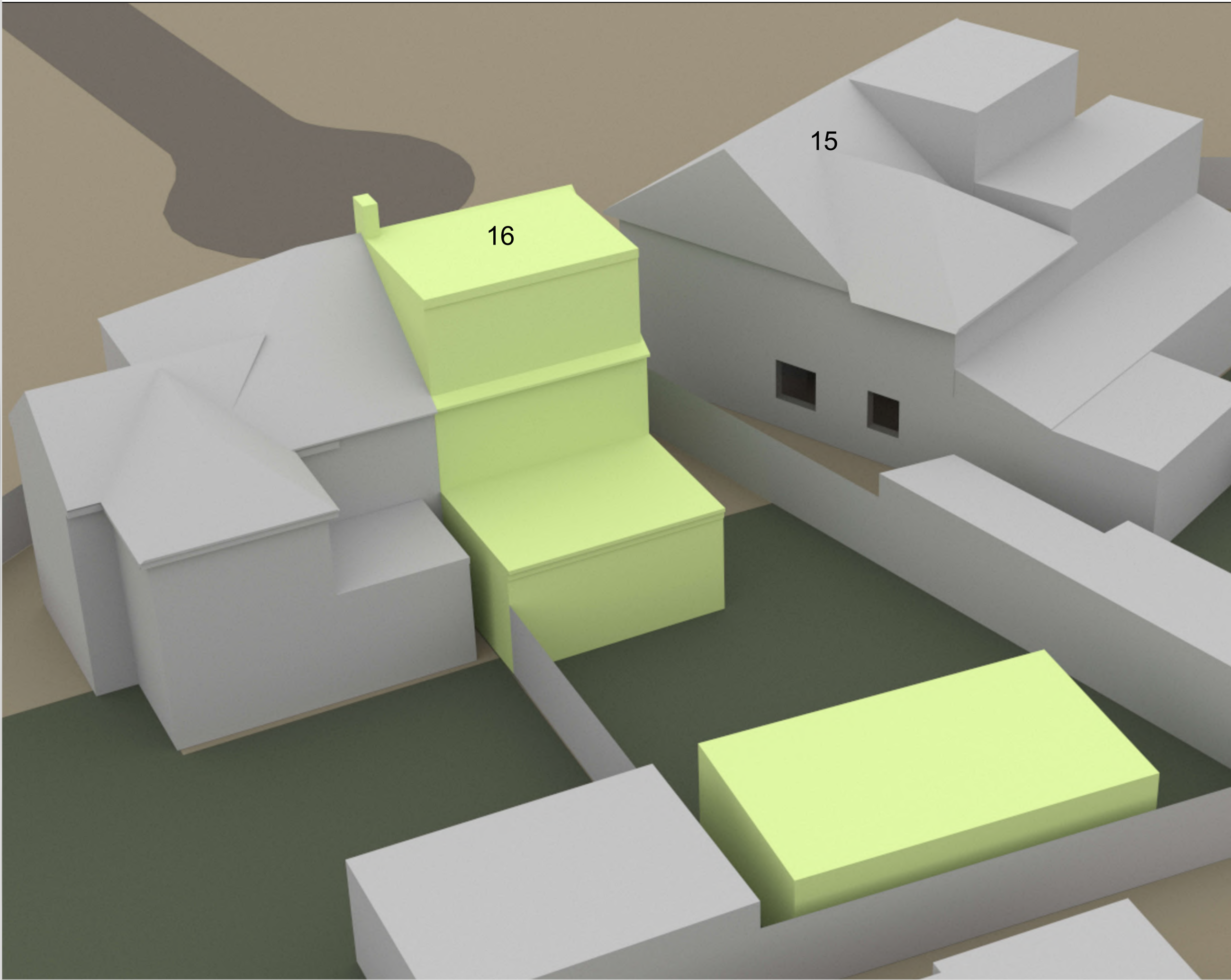
**Source of Information**

**Existing and Surrounding Buildings**  
**Amico Design Limited**  
Drawing No's:  
AD-00-00

Plans found on Hillingdon Planning Portal

Site Photo's and Google Earth Imagery

**Proposed Scheme**  
**Amico Design Limited**  
Drawing No's:  
AD-01-00



Daylight Surveys Tel No: 07540836611

**Project Title**

16 Milton Close  
Hayes  
UB4 0DE

**Client**

H Grover

**Drawing Title**

Existing 3D View

| Project No | Drawing No | Rev       |
|------------|------------|-----------|
| MC2026-01  | 002        | -         |
| Date       | Drawn By   | Scale @A3 |
| 05/08/2026 | MS         | NTS       |

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**Key**

- Existing Site
- Proposed Scheme
- Surrounding Buildings

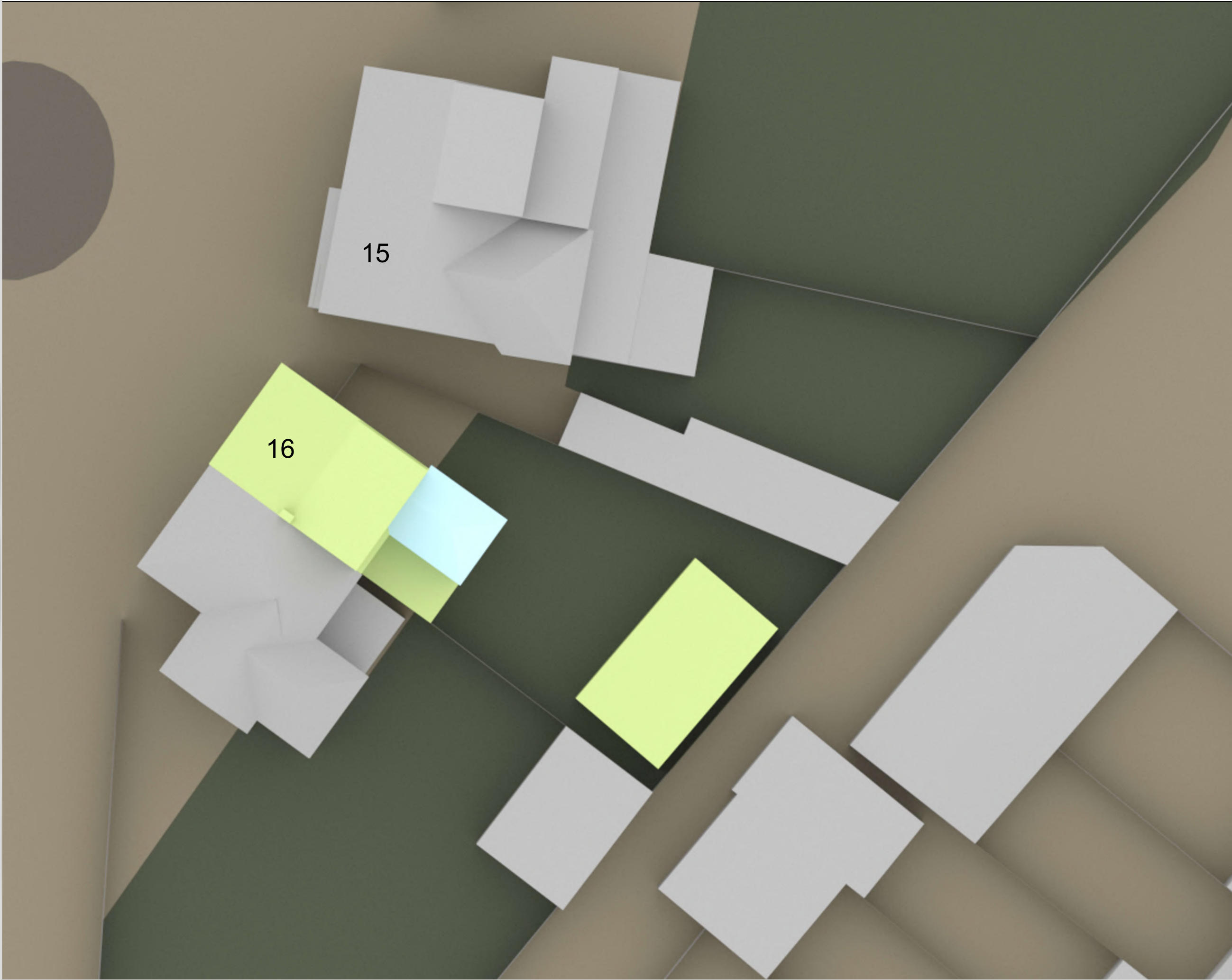
**Source of Information**

**Existing and Surrounding Buildings**  
**Amico Design Limited**  
Drawing No's:  
AD-00-00

Plans found on Hillingdon Planning Portal

Site Photo's and Google Earth Imagery

**Proposed Scheme**  
**Amico Design Limited**  
Drawing No's:  
AD-01-00



Daylight Surveys Tel No: 07540836611

**Project Title**  
16 Milton Close  
Hayes  
UB4 0DE

**Client**  
H Grover

**Drawing Title**  
Proposed Site Plan

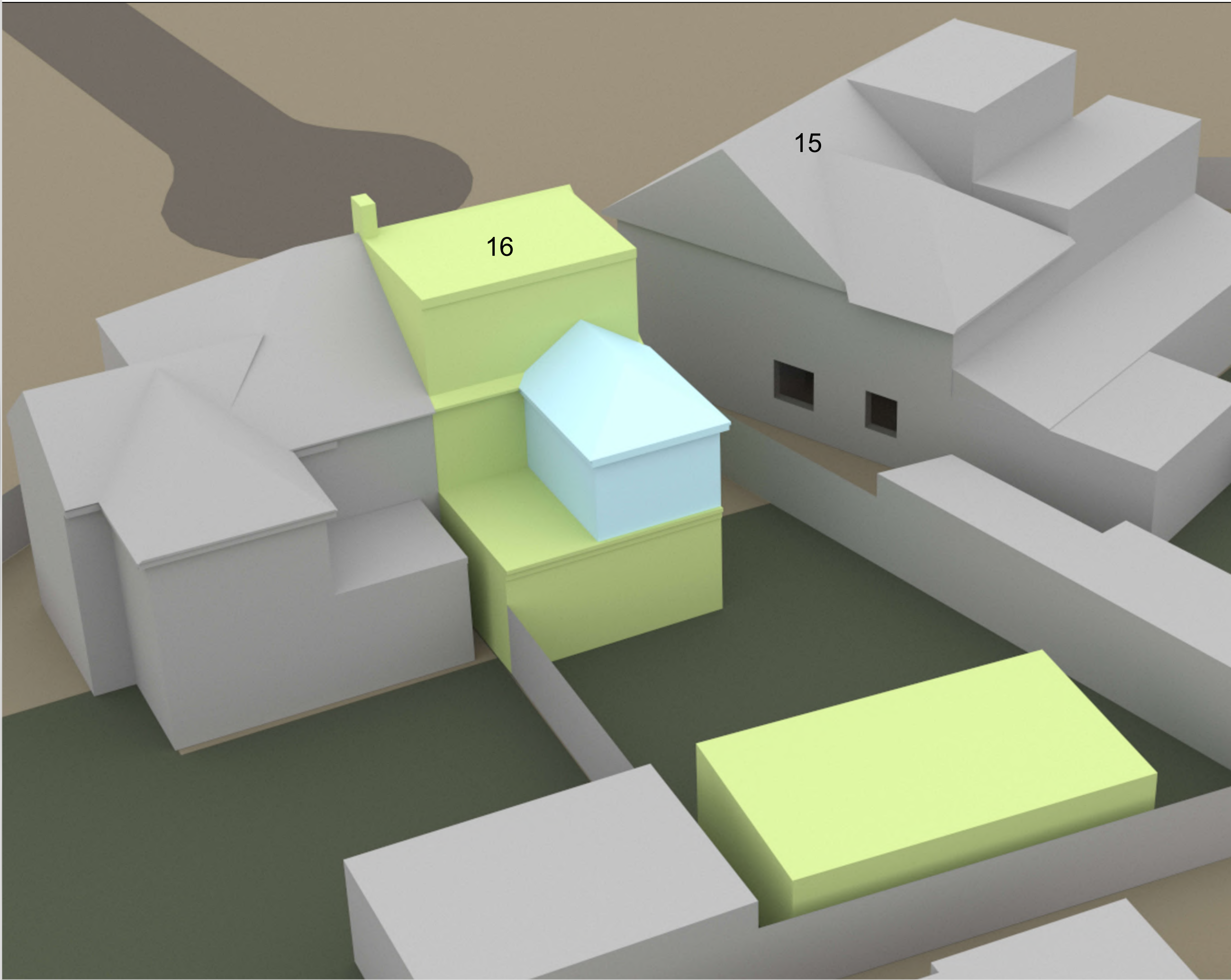
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| Date       | Drawn By   | Scale @A3 |
| 05/08/2026 | MS         | NTS       |

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**Key**

- Existing Site
- Proposed Scheme
- Surrounding Buildings

**Source of Information**  
**Existing and Surrounding Buildings**  
**Amico Design Limited**  
Drawing No's:  
AD-00-00  
  
Plans found on Hillingdon Planning Portal  
  
Site Photo's and Google Earth Imagery  
  
**Proposed Scheme**  
**Amico Design Limited**  
Drawing No's:  
AD-01-00



Daylight Surveys Tel No: 07540836611

**Project Title**

16 Milton Close  
Hayes  
UB4 0DE

**Client**

H Grover

**Drawing Title**

Proposed 3D View

| Project No | Drawing No | Rev       |
|------------|------------|-----------|
| MC2026-01  | 004        | -         |
| Date       | Drawn By   | Scale @A3 |
| 05/08/2026 | MS         | NTS       |

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drawings and details.

**Key**

- Existing Site
- Proposed Scheme
- Surrounding Buildings

**Source of Information**

**Existing and Surrounding Buildings**  
**Amico Design Limited**  
Drawing No's:  
AD-00-00

Plans found on Hillingdon Planning Portal

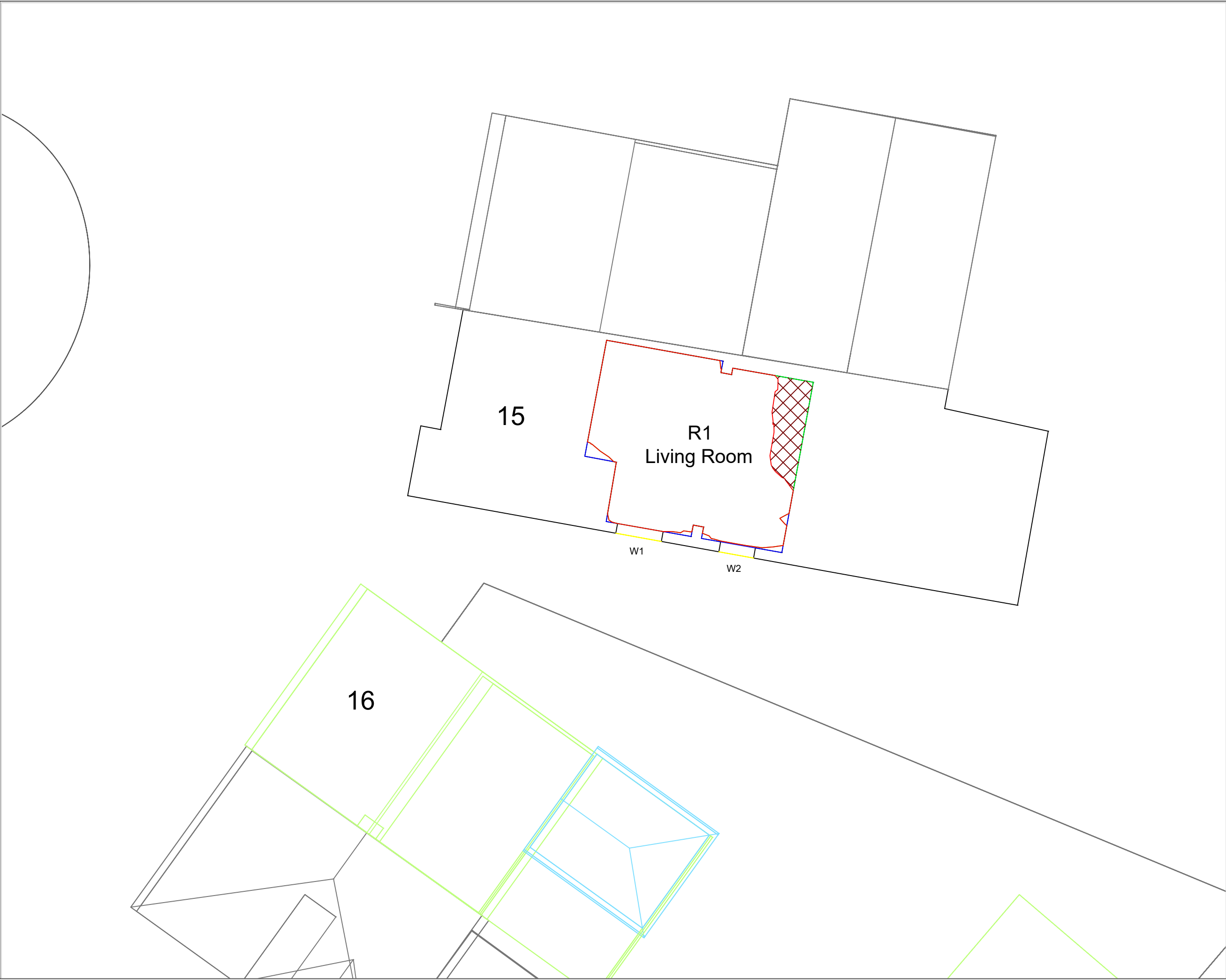
Site Photo's and Google Earth Imagery

**Proposed Scheme**  
**Amico Design Limited**  
Drawing No's:  
AD-01-00

## APPENDIX 2

### Contour Plots

Drawing Nos: 005



Daylight Surveys Tel No: 07540836611

**Project Title**  
16 Milton Close  
Hayes  
UB4 0DE

**Client**  
H Grover

**Drawing Title**  
No-Sky Line Contours  
15 Milton Close

| Project No | Drawing No | Rev       |
|------------|------------|-----------|
| MC2026-01  | 005        | -         |
| Date       | Drawn By   | Scale @A3 |
| 05/08/2026 | MS         | 1/100     |

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**Key**

Existing Site

Proposed Scheme

Surrounding Buildings

Proposed Contour  
Room Layout  
Existing Contour  
1ft Grid Loss Hatching

**Source of Information**  
**Existing and Surrounding Buildings**  
**Amico Design Limited**  
Drawing No's:  
AD-00-00

Plans found on Hillingdon Planning Portal

Site Photo's and Google Earth Imagery

**Proposed Scheme**  
**Amico Design Limited**  
Drawing No's:  
AD-01-00

## APPENDIX 3

### VSC Table

Proj: MC2026-01  
Rel: 01  
Date: 05/08/2026

**VSC Analysis**  
**16 Milton Close**

|                 |        |             | EXISTING | PROPOSED | LOSS | %LOSS  |
|-----------------|--------|-------------|----------|----------|------|--------|
| ROOM            | Window | Room Use    | VSC      | VSC      | VSC  | VSC    |
|                 |        |             |          |          |      |        |
| 15 Milton Close |        |             |          |          |      |        |
|                 |        |             |          |          |      |        |
| Ground          |        |             |          |          |      |        |
| R1              | W1     | Living Room | 23.31    | 20.83    | 2.48 | 10.64% |
| R1              | W2     | Living Room | 28.07    | 25.19    | 2.88 | 10.26% |

## APPENDIX 4

### Daylight Distribution Table

Proj: MC2026-01  
Rel: 01  
Date: 05/08/2026

Daylight Analysis  
16 Milton Close

| Room/<br>Floor  | Room Use    | Whole<br>Room | Existing<br>sq ft | Proposed<br>sq ft | Loss<br>sq ft | %Loss |
|-----------------|-------------|---------------|-------------------|-------------------|---------------|-------|
|                 |             |               |                   |                   |               |       |
| 15 Milton Close |             |               |                   |                   |               |       |
|                 |             |               |                   |                   |               |       |
| Ground          |             |               |                   |                   |               |       |
| R1              | Living Room | 314.17        | 309.19            | 280.99            | 28.19         | 9.12% |

## APPENDIX 5

### APSH Table

Proj: MC2026-01  
Rel: 01  
Date: 05/08/2026

**APSH Analysis**  
**16 Milton Close**

| Position        | Room Use    | Existing |        |       | Proposed |        |       | % Loss |       |
|-----------------|-------------|----------|--------|-------|----------|--------|-------|--------|-------|
|                 |             | Summer   | Winter | Total | Summer   | Winter | Total | Winter | Total |
| 15 Milton Close |             |          |        |       |          |        |       |        |       |
|                 |             |          |        |       |          |        |       |        |       |
| Ground          |             |          |        |       |          |        |       |        |       |
| W1              | Living Room | 41       | 17     | 58    | 41       | 12     | 53    | 29.41% | 8.62% |
| W2              | Living Room | 47       | 22     | 69    | 47       | 17     | 64    | 22.73% | 7.25% |