Sunlight
Assessments UK

Draft

Sunlight & Daylight Assessment

Neighbours Impact Report

Site Address: 37 Dawley Rd, Hayes UB3 1LU, UK

Impact Address: 39 Dawley Rd, Hayes UB3 1LU, UK

Designer/Architects: R.P. Architectural Services

Client: Pankhania R

Technical analysis by: Milica Mijajlovic

1 April, 2026

Contents

1. Introduction

1.1 Sunlight Assessments UK have been instructed to assess the daylight and sunlight implications of the proposed development at 37 Dawley Rd, Hayes UB3 1LU, UK

1.2 This report relates to the proposed scheme presented by R.P. Architectural Services, and provides detailed technical support regarding the potential daylight and sunlight impact of the 39 Dawley Rd, Hayes UB3 1LU, UK.

1.3 The assessment is informed by the BRE document Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BR209, 2022). This publication is the principal national guidance in this field and defines the accepted methodology for measuring daylight and sunlight, together with recommended thresholds for unobtrusive or acceptable levels of change. In addition to the BRE guidance, the assessment has regard to the London Plan and associated guidance issued by the Greater London Authority, which recognises that daylight and sunlight assessments should be applied flexibly in urban environments. In particular, Policy D6 of the London Plan acknowledges that in higher density locations, it may not always be possible to achieve full compliance with BRE targets, and that proposals should be considered having regard to local context and the optimisation of development.

1.4 BRE guidelines are advisory rather than mandatory. Local planning authorities and planning inspectors apply the guidance in context, balancing it against site-specific circumstances, local planning policy, and the broader planning considerations relevant to each application.

In line with this approach, and consistent with guidance from the Greater London Authority, daylight and sunlight within urban and suburban London contexts should be assessed with due regard to the prevailing townscape character, including factors such as plot density, proximity to neighbouring buildings, and existing levels of light availability. Accordingly, where development occurs within established urban environments, a degree of flexibility in the interpretation of BRE results is both expected and appropriate.

Sources of Information

1.5 In the process of compiling this report, the following sources of information have been used:

Ordnance Survey Data

OS Map

Proposed drawings in Appendix 1

2. Methodology

Effect on Daylight

Vertical Sky Component (VSC) daylight distribution

BRE guidance summary on daylight:

2.2.23 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 measured at the centre of an existing main window is less than 27%, and less than 0.80 times its former value.

Effect on Sunlight

Annual Probable Sunlight Hours (APSH), to surrounding properties

BRE guidance summary on sunlight:

3.2.13 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 sun lighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

• Values less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period.

• Also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

Sun on Ground

Sunlight on Ground (SOG), to surrounding properties

BRE guidance summary on gardens and amenity spaces:

3.3.17 It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area 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 that can receive two hours of sun on 21 March is less than 0.80 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March.

3. Standard Survey Limitations

3.1 Although we have undertaken as detailed an inspection as possible, we are required by our professional indemnity insurers to notify you that our report is based upon the Standard Terms and Conditions. Our understanding of the proposed development is informed in the drawings in Appendix 1 and information supplied by R.P. Architectural Services.

3.2 In addition to our standard limitations, the following limitations and assumptions also apply:

- Best estimates were made in establishing building use (residential or commercial) and room uses; generally, these were made from external observations and recourse to planning records where available.

4. The Site

4.1 The site is located at 37 Dawley Rd, Hayes UB3 1LU, UK

5. The Proposal

5.1 The proposed development comprises a house extension.

5.2 The building is positioned within the defined site boundary and introduces a form consistent in scale and height with the urban character of the Greater London Area.

5.3 A full 3D model has been prepared to reflect the proposed footprint, height and roof form, along with the surrounding context necessary for proportionate daylight and sunlight testing.

5.4 This assessment considers whether the proposed massing would result in any material daylight or sunlight impacts in accordance with BRE 209 (2022).

5.5 Floorplans and elevations have been provided by R.P. Architectural Services

6. Impact on the Surrounding Properties

6.1 Following BRE 209 (2022), all relevant façade windows facing the proposed massing have been tested for VSC and APSH at 39 Dawley Rd, Hayes UB3 1LU, UK and the external amenity area has also been assessed for Sunlight on Ground (SOG) in accordance with BRE garden and amenity space criteria.

6.2The residential house is located adjacent to the Site.

6 .3 The location of the property is highlighted on the map.

7. Local Daylight & Sunlight Precedents

7.1 Recent decisions by the London Borough of Hillingdon demonstrate a consistent approach: within established suburban areas such as Hayes, shortfalls against BRE daylight and sunlight guidance — including VSC retained ratios below the 0.8 threshold — are regularly accepted where impacts are localised and consistent with the prevailing urban grain. The following precedents are directly relevant to the nature and scale of impacts identified in this assessment.

7.2 Keith House, North Hyde Road, Hayes – Ref: 27189/APP/2020/2181

Permission was granted by LB Hillingdon in March 2021 for comprehensive redevelopment. The officer report identified that a proportion of habitable rooms would experience VSC reductions exceeding BRE thresholds, with several windows recording retained ratios well below 0.8. Notwithstanding these impacts, the Council accepted that such outcomes were to be expected within the prevailing urban context and applied BRE guidance flexibly, having regard to site constraints and the benefits of development. The ground floor VSC shortfalls in the present scheme at 27 Dawley Road are materially less severe than those accepted at Keith House.

7.3 5 The Meads, Cowley – Ref: 27254/APP/2025/1529

At 5 The Meads, Cowley, the LB Hillingdon Planning Committee resolved to grant permission on 2 October 2025 for a residential extension. The officer report confirmed that the submitted daylight and sunlight assessment demonstrated no significant impact on neighbouring habitable rooms. This smaller-scale residential precedent is directly comparable to the present scheme, where the impact is similarly confined to a single adjacent property within a suburban setting. Both cases demonstrate that localised ground floor VSC reductions are acceptable where upper floors and amenity areas remain well served.

8. Assessment Results

Daylight Vertical Sky Component (VSC)

8.1 The VSC results show reductions below the 0.8 times former value threshold at a number of ground floor windows. In some cases, these reductions are notable; however, they arise from already constrained baseline conditions typical of the close relationship between properties along Dawley Road.

Accordingly, the percentage reductions appear pronounced but do not translate to a proportionate change in the overall daylight experience within the affected rooms. The impact is clearly localised to ground floor level, with first floor windows demonstrating strong retained ratios (0.87–0.98), confirming that daylight availability across the property as a whole remains well maintained.

In addition, several rooms are served by multiple windows. As BRE VSC is assessed per window, reductions at individual apertures do not directly equate to an equivalent reduction in daylight at room level.

Sunlight Annual Probable Sunlight Hours (APSH)

8.2 The APSH assessment confirms that annual sunlight levels — the principal BRE test — are retained above recommended thresholds for the majority of assessed principal windows, indicating that overall sunlight amenity is preserved.

Whilst some ground floor windows experience winter shortfalls, these are typical at lower levels where sunlight is naturally restricted by surrounding built form and low solar angles, and are not determinative in planning terms.

First floor windows demonstrate strong compliance, and overall the results confirm that sunlight availability across the dwelling remains at an acceptable level.

Amenity Sun on Ground (SOG)

8.3 The Sun on Ground assessment confirms that the garden comfortably exceeds the BRE guideline, with a retained ratio of 0.83 against the 0.80 target. This demonstrates that the majority of the amenity space continues to receive adequate sunlight on 21 March.

The usability and amenity value of the outdoor space are therefore clearly preserved following the proposed development.

9. Conclusion

9.1 This assessment has considered the daylight and sunlight implications of the proposed extension at 37 Dawley Road on the neighbouring residential property at 39 Dawley Road, in accordance with BRE 209 (2022) and relevant planning policy, including London Plan Policy D6.

9.2 The VSC assessment identifies localised reductions in daylight, primarily affecting ground floor windows. In some cases, these reductions are notable in percentage terms; however, they arise from already constrained baseline conditions typical of the prevailing suburban context. The impacts are limited to lower-level windows, with first floor windows demonstrating strong compliance (0.87–0.98), confirming that daylight availability across the property as a whole remains well maintained.

In addition, several rooms are served by multiple windows, meaning that reductions at individual apertures do not directly translate to a comparable reduction in daylight at room level.

9.3 The APSH assessment demonstrates that annual sunlight levels — the principal BRE metric — are retained above recommended thresholds for the majority of principal windows. Whilst some ground floor windows experience winter shortfalls, these are typical in built-up environments and are not determinative in planning terms. The results confirm that sunlight amenity across the dwelling remains acceptable.

9.4 The Sun on Ground assessment confirms that the neighbouring garden retains a high level of sunlight provision, exceeding BRE recommendations with a retained ratio of 0.83. The amenity space therefore continues to function effectively and remains suitable for its intended use.

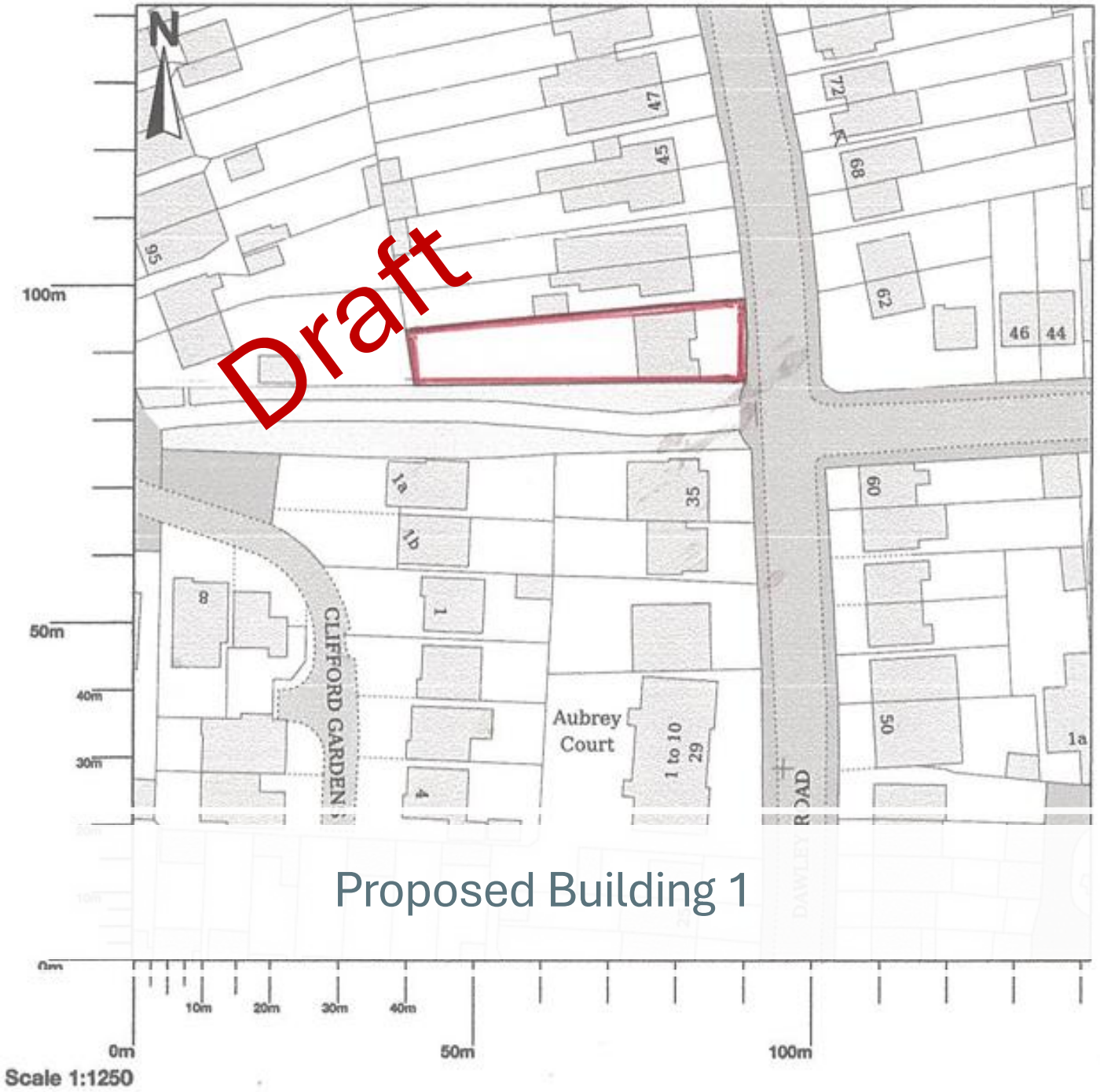
9.5 When considered collectively, the assessment identifies localised and contextually typical reductions in daylight and sunlight, primarily at ground floor level. These impacts are limited in extent and do not materially affect the overall light conditions experienced within the neighbouring property.
In accordance with BRE guidance — which is advisory rather than prescriptive — and London Plan Policy D6, it is recognised that full numerical compliance is not always achievable, particularly within established suburban environments. The identified impacts must therefore be assessed in the context of site constraints, existing relationships, and the optimisation of development.
On this basis, the proposed development is not considered to result in material planning harm in respect of daylight and sunlight and is therefore acceptable

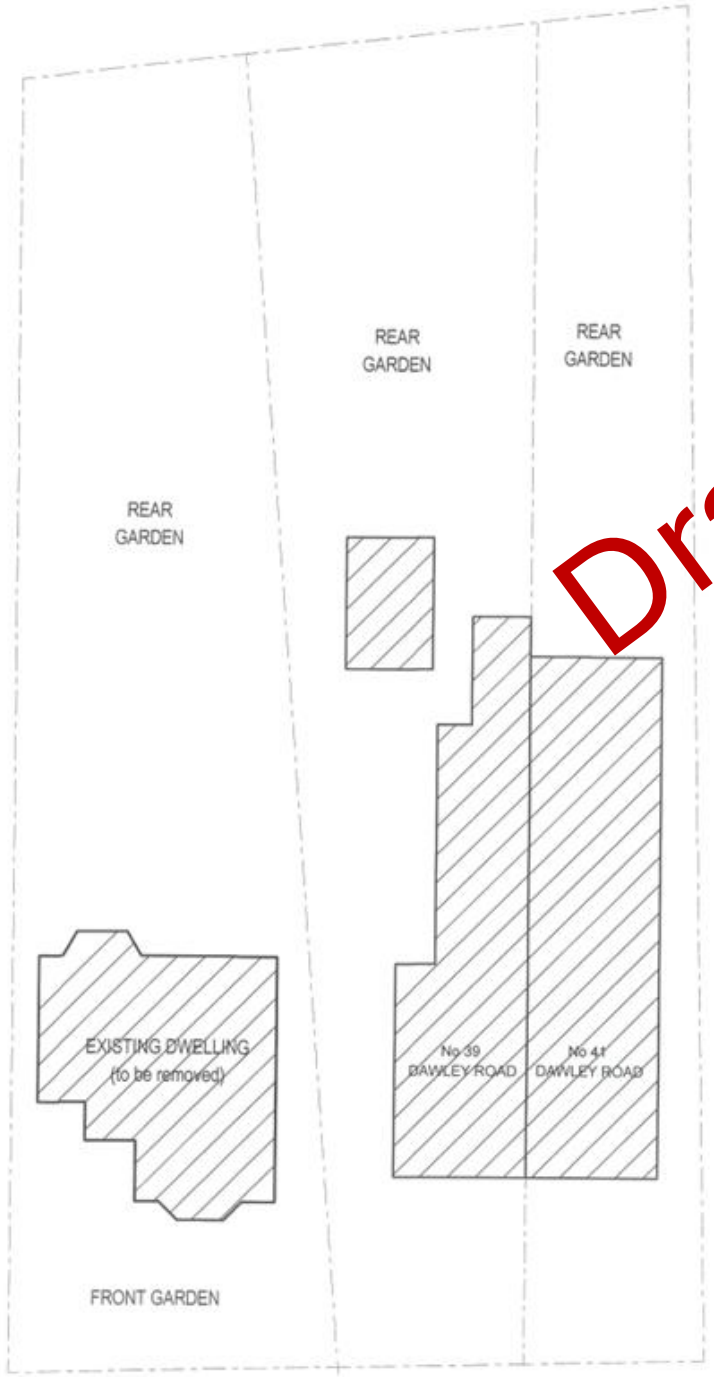
Appendix 1.

Draft

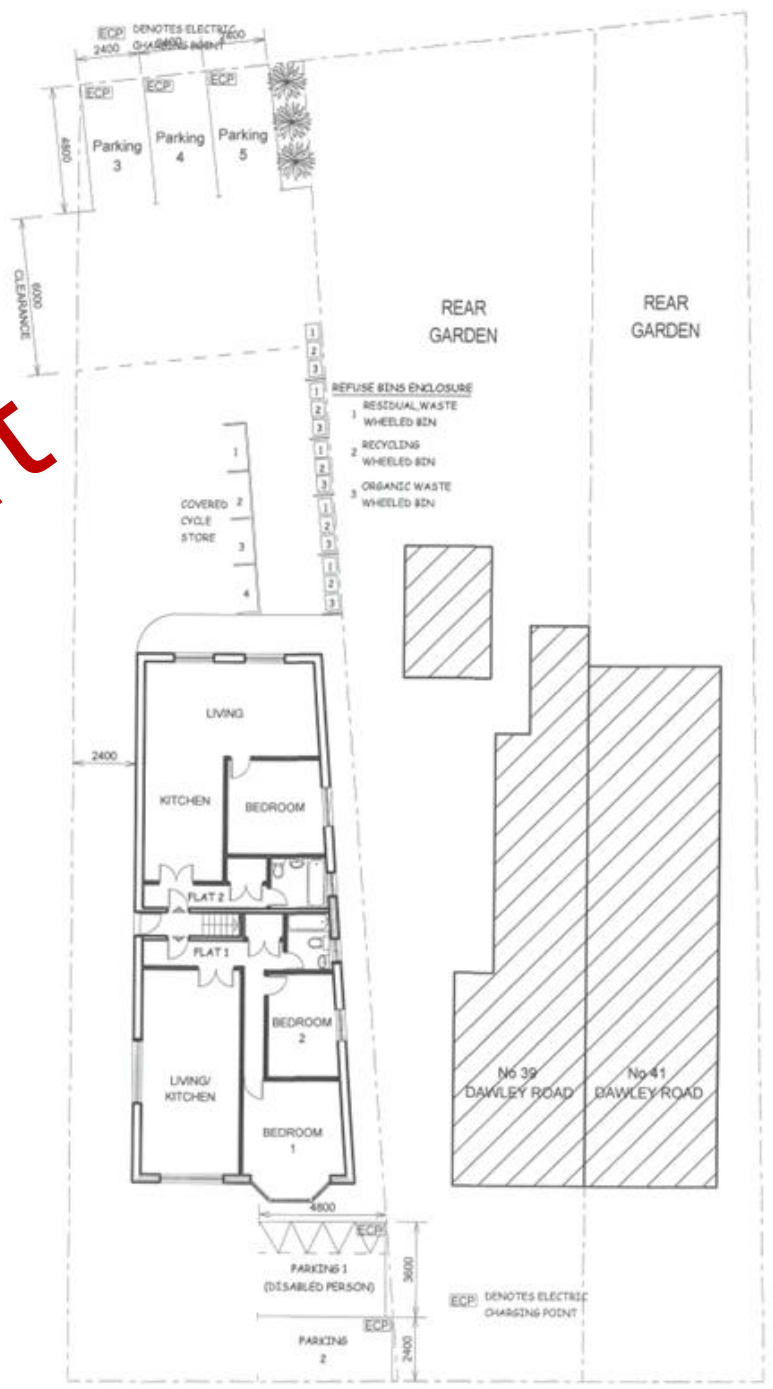
Drawings

37 Dawley Road, Hayes, UB3 1LU





EXISTING SITE PLAN



PROPOSED SITE PLAN

EXISTING & PROPOSED SITE PLANS

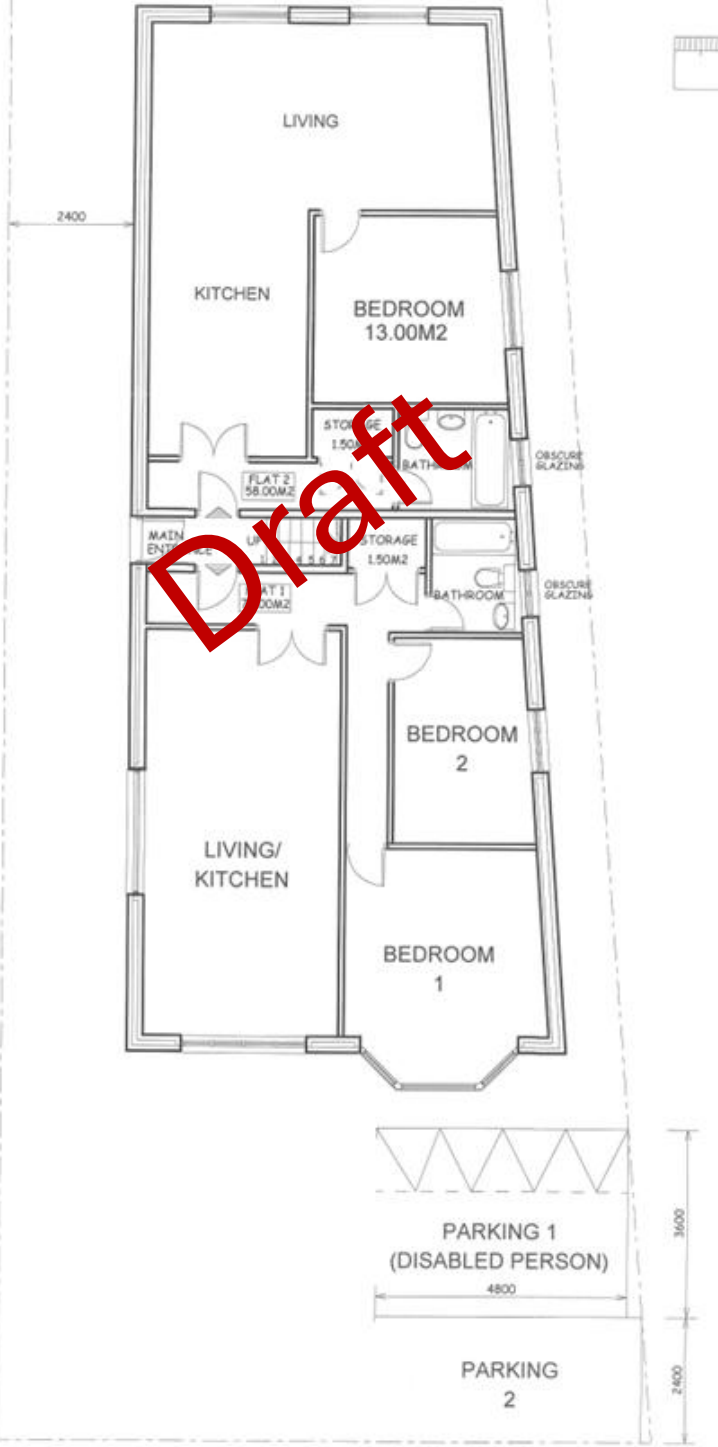
SCALE 1:200

37 DAWLEY ROAD
HAYES
UB3 1LU

DRAWING No RPA/37/DR/200

DATE:JANUARY 2026

SCALE BAR



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DATE REVISION

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R.P.ARCHITECTURAL SERVICES
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NORTHWOOD
MIDDLESEX
HA6 1ND

Tel: 07753 659794

CLIENT:

JOB TITLE:

37 DAWLEY ROAD
HAYES
UB3 1LU

DRAWING TITLE:

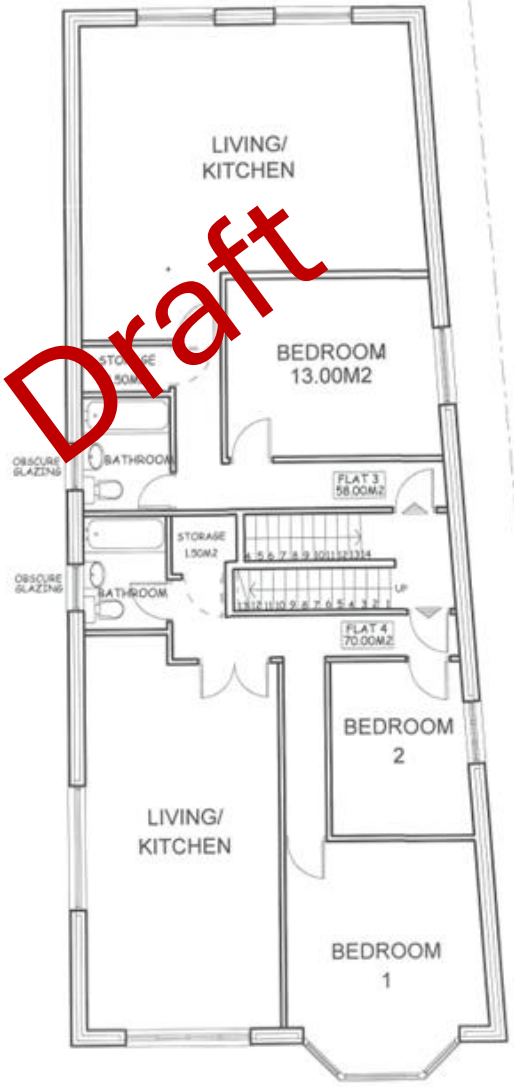
PROPOSED GROUND FLOOR

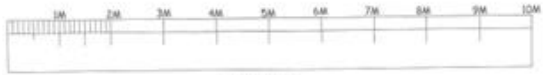
SCALE : 1:100

DATE:FEB/2026 DRAWN: RPA

DRG. NO. RPA/37/DR/201

REV.





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37 DAWLEY ROAD
HAYES
UB3 1LU

DRAWING TITLE:

PROPOSED FIRST FLOOR

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DRAWING TITLE:

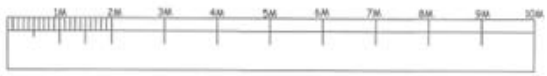
PROPOSED SECOND FLOOR

SCALE : 1:100

DATE:FEB/2026 | DRAWN: RPA

DRG. NO. RPA/37/DR/203 | REV.

PROPOSED FRONT ELEVATION



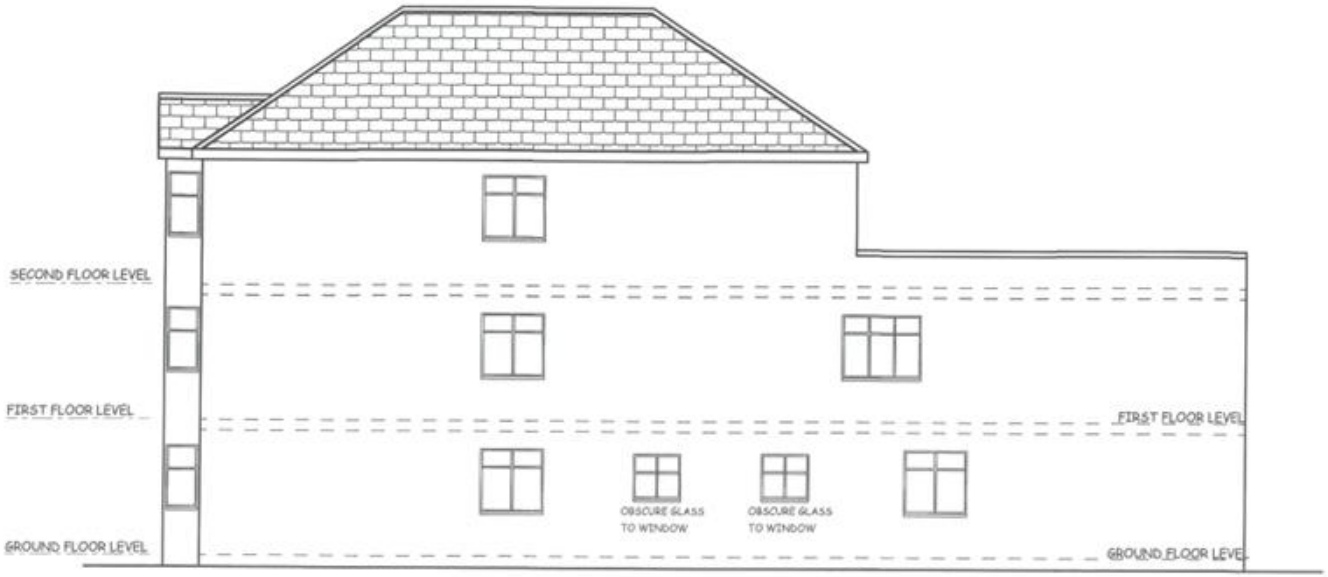
SCALE BAR

EXTERNAL FINISHES:

PLAIN ROOF TILES TO MATCH EXISTING
OR TO LOCAL PLANNING AUTHORITY APPROVAL

EXTERNAL WALLS TO BE IN FACING BRICKWORK
TO BE AGREED WITH LOCAL PLANNING AUTHORITY

NEW WINDOWS AND DOORS TO BE DOUBLE GLAZED
IN WHITE UPVC OR TO LOCAL AUTHORITY APPROVAL



PROPOSED RIGHT HAND ELEVATION

NOTES:

ALL BATHROOM WINDOWS TO HAVE OBSCURE GLAZING

	DATE	REVISION
A		

JOB TITLE:

37 DAWLEY ROAD
HAYES
UB3 1LU

DRAWING TITLE:

PROPOSED ELEVATION

Sheet 1 OF 2

SCALE : 1:100

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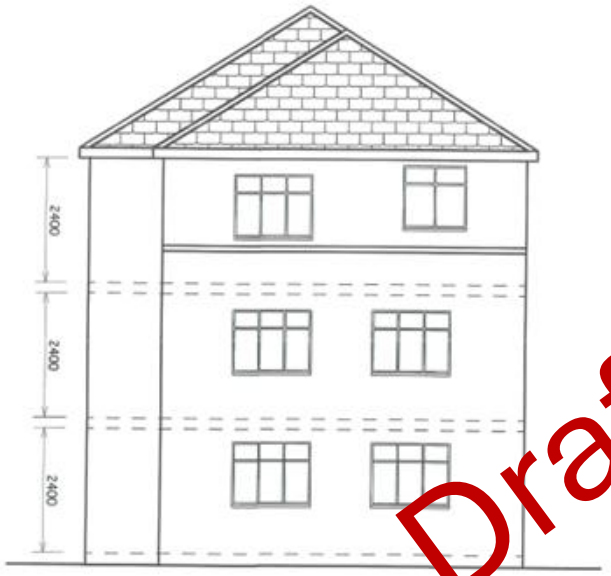

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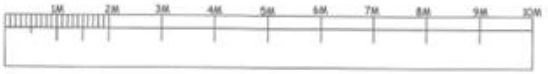

SCALE BAR

EXTERNAL FINISHES:

PLAIN ROOF TILES TO MATCH EXISTING
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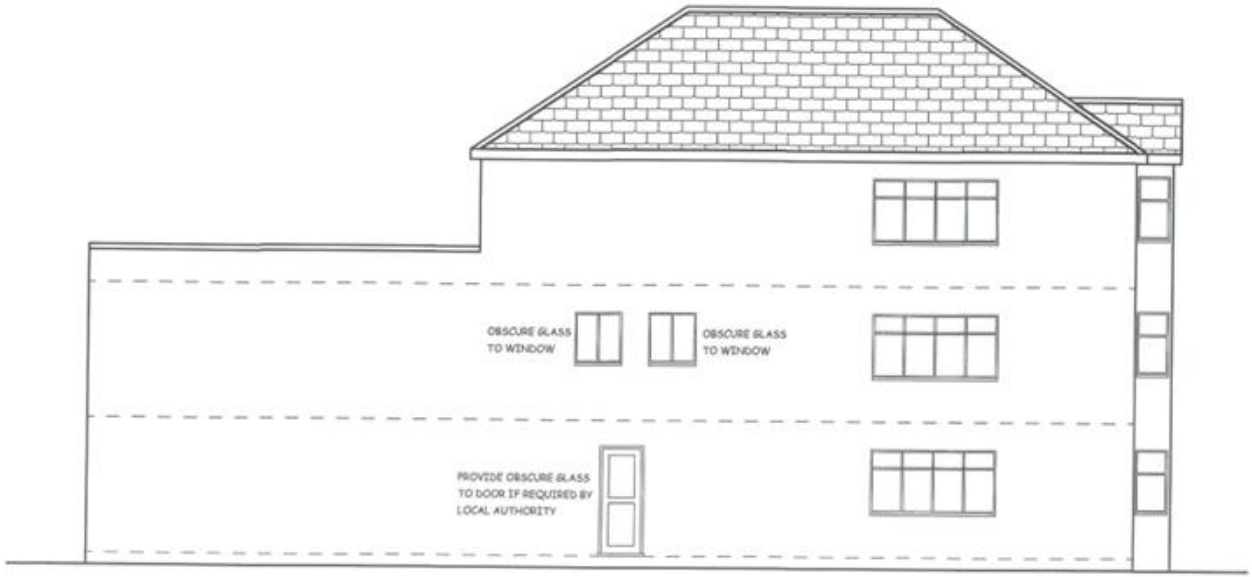

PROPOSED LEFT HAND ELEVATION

NOTES:

ALL BATHROOM WINDOWS TO HAVE OBSCURE GLAZING

A		
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37 DAWLEY ROAD
HAYES
UB3 1LU

DRAWING TITLE:

PROPOSED ELEVATION

Sheet 2 OF 2

SCALE : 1:100

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Appendix 2.

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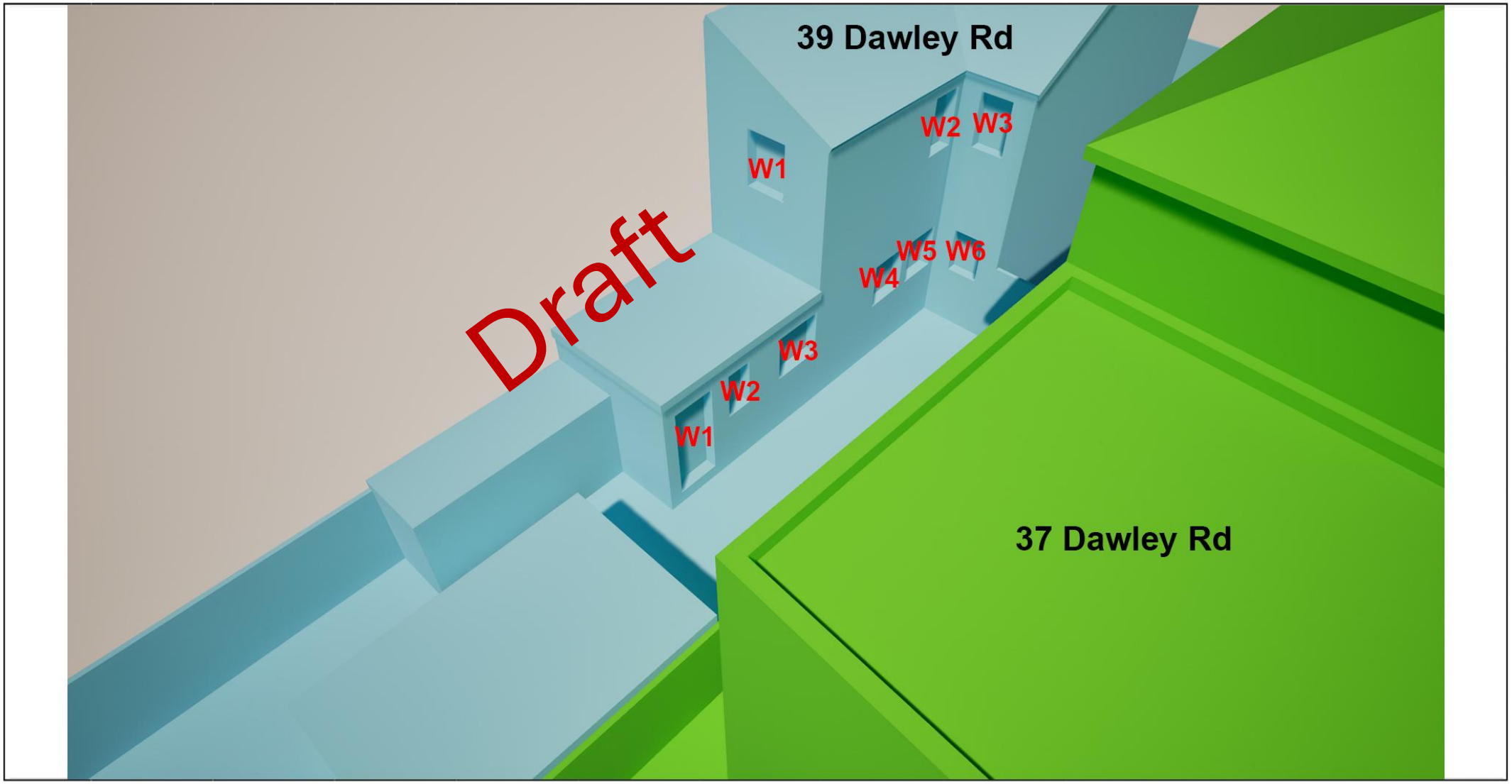
Window Maps

Window map



Key:

- Proposed Massing on Site
- Neighbouring Analysed Properties
- Surrounding Massing

Scale - NTS

Project	39 Dawley Rd
Client	Pankhania R
Address	39 Dawley Rd, Hayes UB3 1LU,UK
Drawn	R.P. Architectural Services

Appendix 3.

Draft

Technical Analysis

Vertical Sky Component (VSC) results

Building Name	Floor	Window	Window direction	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria?
39 Dawley Rd	Ground	W1	174°	30.59	15.24	0.50	NO
39 Dawley Rd	Ground	W2	174°	33.85	16.39	0.48	NO
39 Dawley Rd	Ground	W3	174°	31.72	14.61	0.46	NO
39 Dawley Rd	Ground	W4	174°	24.92	10.88	0.44	NO
39 Dawley Rd	Ground	W5	174°	19.46	8.26	0.42	NO
39 Dawley Rd	Ground	W6	264°	22.61	14.88	0.66	NO
39 Dawley Rd	First	W1	264°	39.62	39.00	0.98	YES
39 Dawley Rd	First	W2	174°	25.62	18.44	0.72	NO
39 Dawley Rd	First	W3	264°	29.76	26.03	0.87	YES

Annual Probable Sunlight Hours (APSH) results

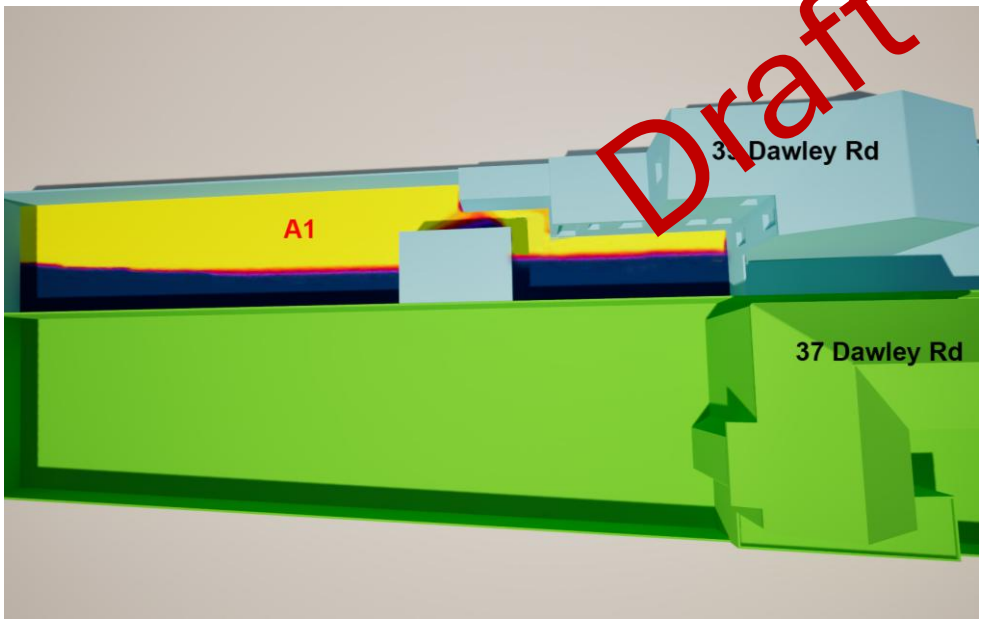
Building Name	Floor	Window	Orientation	Annual Ex	Annual Pr	Pr/Ex	PASS	Winter Ex	Winter Pr	Pr/Ex	Meets BRE Criteria?
39 Dawley Rd	Ground	W1	174°	73.00	44.00	0.60	YES	20.00	3.00	0.15	NO
39 Dawley Rd	Ground	W2	174°	76.00	47.00	0.62	YES	24.00	5.00	0.21	YES
39 Dawley Rd	Ground	W3	174°	71.00	41.00	0.58	YES	23.00	3.00	0.13	NO
39 Dawley Rd	Ground	W4	174°	56.00	31.00	0.55	YES	17.00	2.00	0.12	NO
39 Dawley Rd	Ground	W5	174°	47.00	26.00	0.55	YES	15.00	2.00	0.13	NO
39 Dawley Rd	Ground	W6	264°	37.00	21.00	0.57	NO	11.00	2.00	0.18	NO
39 Dawley Rd	First	W1	264°	51.00	50.00	0.98	YES	16.00	15.00	0.94	YES
39 Dawley Rd	First	W2	174°	[illegible]	45.00	0.85	YES	19.00	11.00	0.58	YES
39 Dawley Rd	First	W3	264°	[illegible]	36.00	0.80	YES	14.00	5.00	0.36	YES

- The BRE guidance states regarding the APSH test "any windows facing with 90 degrees due north do not need to be analysed.

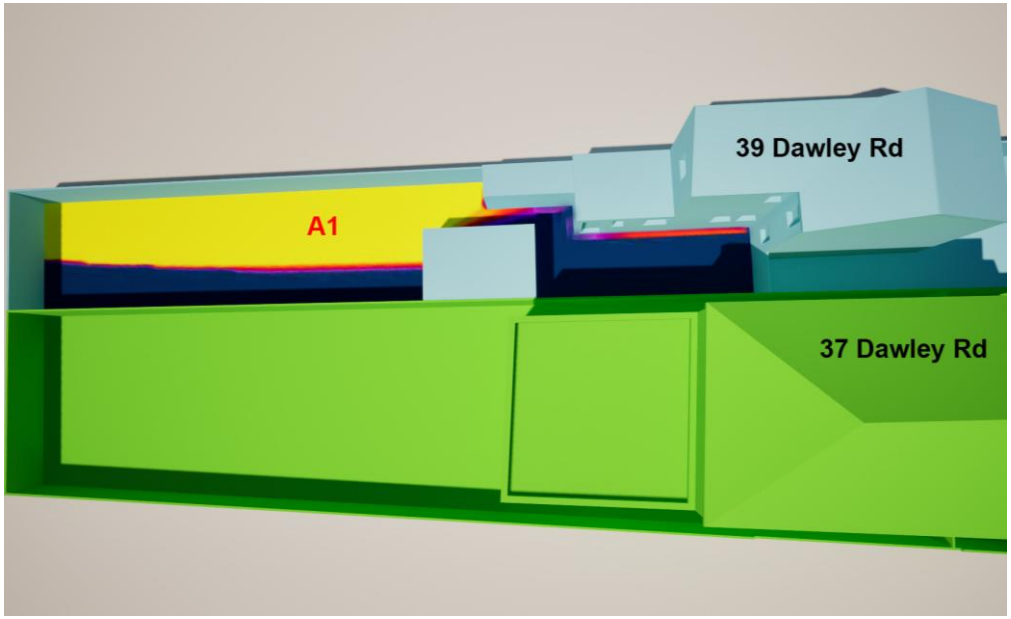
Amenity, Sun On Ground (SOG) results

Building Name	Floor Name	Amenity Name	Amenity Area	Lit Area Ex	Lit Area Pr	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
39 Dawley Rd	Ground	A1	158.45	84.12	70.05	53%	44%	0.83	YES

Existing amenity space sunlight map (March 21st)



Proposed amenity space sunlight map (March 21st)



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End of Report

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