



RIGHT OF LIGHT
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23 May 2023

Dear Emelie Bateman

Application Reference No. 24240/APP/2023/649

**Proposed Extension at 21 The Avenue, Ickenham UB10 8NR
Impact on 19 The Avenue, Ickenham**

Proposal: Conversion of roof space to habitable use to include 5 roof lights and 2 rear dormers. Alterations to roof height and profile. Erection of two storey front, side and rear extensions with amendments to fenestration (revised plans and description)

We are appointed by Mrs Vyas, the owner of 19 The Avenue. Mrs Vyas is concerned about the impact that the proposed extension to 21 The Avenue will have on the natural light receivable by No 19.

As a matter of formality, please treat this letter as an objection on behalf of Mrs Vyas. However, we are instructed that Mrs Vyas does not object in principle to No. 21 The Avenue being extended. This is providing any proposal is designed in accordance with the relevant standards relating to daylight, sunlight and overshadowing.

Having reviewed the planning submission, we note the applicant has commissioned EAL Consult to undertake a daylight and sunlight assessment. Since it is not clear whether the impact of the current application for a front and side extension has been considered - and that we're unable to confirm accuracy of the results - we have been instructed by our client to undertake a full technical assessment of the daylight and sunlight impact. We are therefore requesting your assurance that no decision in favour of the application will be made until we have completed and submitted our report.

The Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight 2022, 3rd Edition' by PJ Littlefair provides guidance for the planning department to consider. The BRE guide is the standard ordinarily applied by Hillingdon and indeed most, if not all, local authorities in England and Wales.

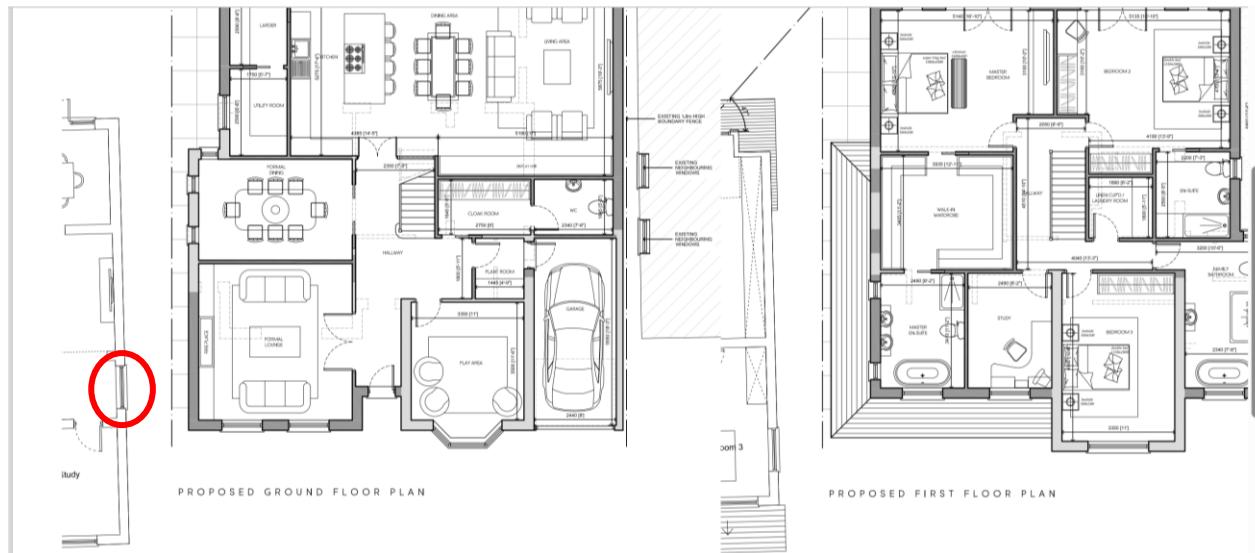
The introduction to the BRE guide at 1.1 suggests that "people expect good natural lighting in their homes and in a wide range of non-domestic buildings. Daylight makes an interior look more attractive and interesting as well as providing light to work or read by. Access to skylight

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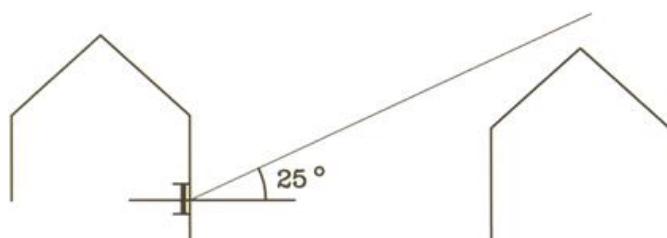
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or sunlight helps make a building energy efficient; effective daylighting will reduce the need for electric light, while winter solar gain can meet some of the heating requirements."

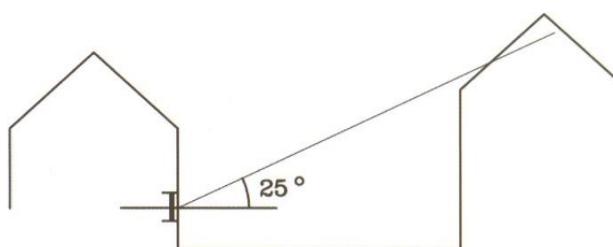
The BRE guide contains preliminary 25° and 45° tests. In this instance, the 25° test is the appropriate test, since No. 19 The Avenue has a main habitable room window facing out directly opposite the proposed extension. The image below circles in red the rear living room window. This is the main window serving the rear of the living room.



The diagrams below help to explain the application of the 25° test. The first step is to draw a section in a plane perpendicular to each affected main window of the existing building. If 'any part' of the new development crosses a line drawn at 25° from the horizontal, from the centre of the window, more detailed checks are needed. In order to pass the test, the whole development must be below the 25° line, not just the part of the development which is directly perpendicular to the centre of the window.



Daylight and sunlight likely to be acceptable

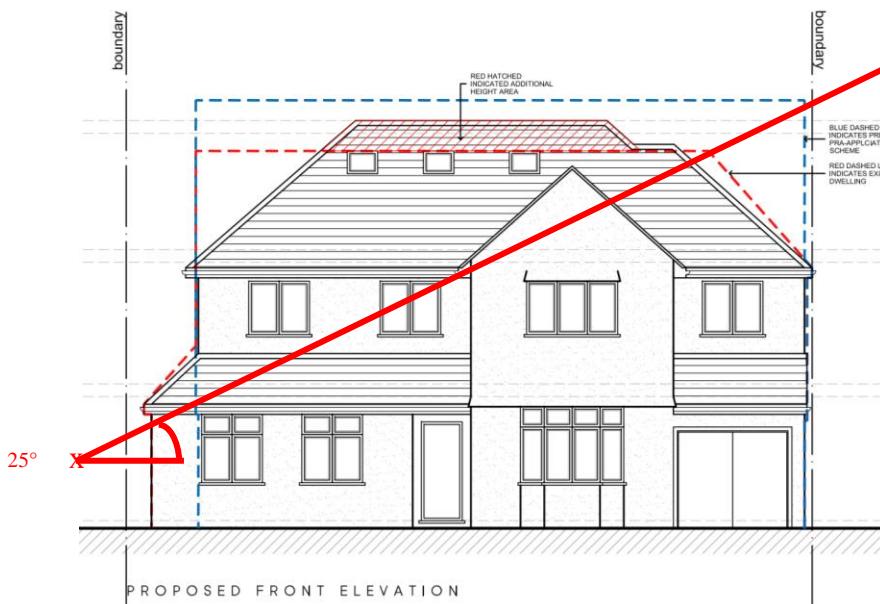


Detailed daylight and sunlight study required

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The application drawings for the proposed extension to No. 21 The Avenue include plan drawings showing the relationship of the proposal with the rear living room main window at No. 19 The Avenue. However, we have been able to plot the approximate position of the centre of the window on the proposed front elevation drawing of No. 21. It is evident from the drawing below that the proposed extension does not satisfy the 25° test.



Below is photograph looking out from the rear living room window at 19 The Avenue towards 21 The Avenue.



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Breaching the 25° test signifies that further detailed tests are needed. We will therefore be undertaking an assessment of the further detailed tests in accordance with the BRE guide:

- Vertical Sky Component
- Daylight Distribution
- Annual Probable Sunlight Hours

Conclusion

On behalf of Mrs Vyas, we request that no decision is made in favour of the application until we have undertaken a full technical assessment of the daylight and sunlight impact and have completed and submitted our report.

Should you have any queries, or would like to discuss the above concerns, please do not hesitate to contact me.

Yours sincerely



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