

## 24 Cherry Grove – BRE 25° & 45° Assessment and Flank Window Context

Nicola Taplin  
Planning Officer – Central & South  
London Borough of Hillingdon

Dear Nicola,

Further to your email dated 21 July 2025, please find enclosed the updated first-floor plan showing the assessment of the neighbouring property's flank window (No. 26 Cherry Grove) in relation to the proposed first floor extension. This statement sets out the planning policy context and justification for the approach taken in assessing daylight and sunlight impact.

### 1. Two Flank Windows – Habitable Room Only

Of the two flank windows serving No. 26 Cherry Grove, only **one** provides natural light to a **habitable room (bedroom)**; the other serves solely as a staircase window. In accordance with the Building Research Establishment (BRE) guidance, daylight/sunlight testing has been applied **only** to the habitable room window via the 45° horizontal and 25° vertical sight-line assessments. Circulation areas such as staircases are not considered habitable rooms for daylight assessment purposes. (*See Figure 1*)



### 2. Flank Window Context, Privacy and Glazing Requirements

The habitable room window in question is located in a flank elevation. Planning policy and design guidance generally do not consider flank windows as primary sources of daylight or outlook, especially where there is potential for future development adjacent to the boundary.

Under national permitted development rules and typical planning conditions, **side-facing windows serving habitable rooms** and located close to a boundary are normally required to be **obscure-glazed and non-opening below 1.7 m from floor level**. This is to prevent overlooking and protect neighbour privacy. Where such glazing is required, flank windows are not relied upon for primary daylight assessment.

At present, this window appears to be clear-glazed (*See Figure 3*), which is unusual for this context and further reinforces that



reliance on it for main daylight/outlook is contrary to standard design practice.

### 3. Relevant Policy Support

- **BRE Guidelines (Site Layout Planning for Daylight and Sunlight, 2022 edition):** “Windows to habitable rooms which face directly onto neighbouring flank walls or boundaries may receive limited protection where they are not the main source of light or outlook.”
- **The London Plan (2021) and Hillingdon’s Residential Extensions SPD** both encourage design layouts that avoid over-reliance on flank-facing habitable windows, recognising their limitations in terms of privacy, lighting, and future neighbouring development.

### 4. Conclusion

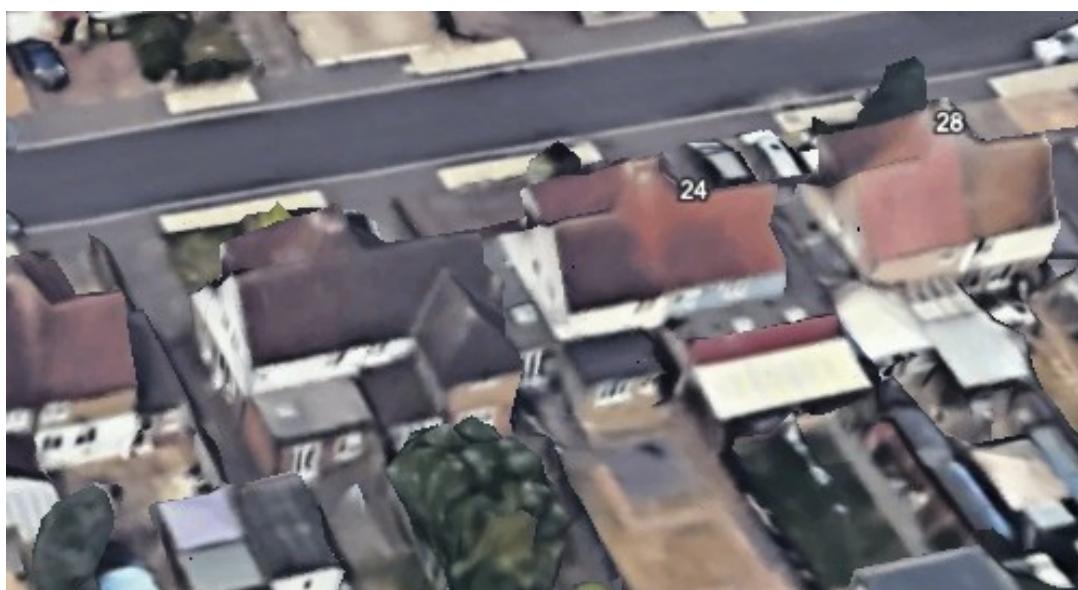
The BRE compliance drawing demonstrates that the proposed development passes both the 25° and 45° tests when measured from the centre of the habitable room’s flank window at No. 26 Cherry Grove. Given that this is a **secondary**, flank-facing window—contrary to optimal design practice for primary daylight—and that the second flank window serves only a staircase, the daylight impact on No. 26 is minimal and acceptable in planning terms.

### 5. Local Precedent

It is also noted that within the same street, there are clear examples where first-floor rear extensions have been approved and built in circumstances similar to the current proposal:

- **No. 20** has a full-width first-floor rear extension extending across the entire rear elevation.
- **No. 22** has two flank windows facing a neighbouring property, yet a first-floor extension has still been constructed up to this elevation, with flank glazing retained.

These examples demonstrate that the Local Planning Authority has previously accepted development in cases where flank windows to neighbouring properties would experience a similar or greater reduction in daylight/outlook than in the present proposal. This supports the view that the impact of the proposed extension at No. 24 Cherry Grove would be consistent with established development patterns in the locality and would not be out of character. (See Figure 5)



**Kind regards,**  
Halit Ertaş  
Planning Consultant  
Northpoint Planning & Licensing Services  
[info@northpointuk.co.uk](mailto:info@northpointuk.co.uk)  
07495 951 243