

05 – Daylight & Sunlight / Overshadowing Statement

PME-17613

Proposal: Retrospective application for a single-storey garden outbuilding used as a garden room and storage space

Property: 132 Hallowell Road, Northwood, HA6 1DU

Applicant: Alexandra Yokoi

Prepared by: Plans Made Easy

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1. Introduction

This statement assesses the impact of a modest single-storey outbuilding on the daylight, sunlight, and overshadowing conditions of neighbouring properties at **132A, 134, and 134A Hallowell Road**.

The assessment follows the principles set out in the **Building Research Establishment (BRE) Guide – “Site Layout Planning for Daylight and Sunlight”**, which provides widely accepted best-practice standards for evaluating the effects of domestic extensions and outbuildings.

The outbuilding at 132 Hallowell Road is retrospective and replaces a smaller shed located on the same established footprint.

2. Assessment Methodology

BRE guidance assesses the acceptability of domestic outbuildings using the following key tests:

a. 25-Degree Vertical Sky Component Test

If a line drawn at 25° from the centre of a neighbouring window is **not obstructed** by a development, then daylight is usually unaffected.

b. Overshadowing of Gardens

A garden should retain at least **2 hours of sunlight over 50% of its area** on 21 March (spring equinox).

Small, low-profile outbuildings rarely breach this threshold.

c. Orientation & Height

South- and west-facing orientations typically ensure good sunlight access unless a structure is of unusual size or height.

3. Application of Guidance to This Site

Building Size & Position

- **Width:** approx. 5 m
- **Depth:** approx. 3 m
- **Height:** approx. 2.5 m
- **Distance from boundaries:** within typical garden outbuilding tolerances
- **No first-floor massing** and no elevated elements

These measurements fall well within domestic outbuilding norms and do **not exceed** heights that typically trigger BRE conflicts.

Impact on Neighbouring Windows

The adjoining properties at **132A, 134, and 134A** are fully separated by:

- Standard 1.8–2 m garden fencing
- The outbuilding's modest height
- The building's siting away from principal habitable room windows

Based on the 25-degree test:

- The outbuilding's **2.5 m** height **does not intersect** the 25° sightline from neighbouring habitable windows.
- As a result, neighbouring homes continue to receive **adequate daylight**.

Overshadowing of Gardens

The rear of the site faces **south-west**, meaning:

- Sunlight enters the garden from behind and above the outbuilding.
- The outbuilding's height is insufficient to cast significant shadows over neighbouring gardens.
- Overshadowing, if any, is minimal, early-day, and localised to the applicant's own garden.

All neighbouring gardens continue to receive well over the BRE minimum sunlight requirement.

Existing Factors Supporting a No-Impact Conclusion

- The outbuilding replaces an older structure of similar footprint, meaning the spatial arrangement remains consistent.
- No objections from neighbours have been recorded.
- The neighbour at **No.134** has expressed *support*, including during the groundworks phase.

4. Conclusion

The retrospective garden outbuilding at 132 Hallowell Road:

- **Meets BRE daylight and sunlight standards**
- **Does not cause harmful overshadowing** of neighbouring gardens
- **Does not reduce daylight** to habitable room windows of adjoining properties
- Maintains a modest height and scale that is entirely consistent with typical suburban garden outbuildings

The development is therefore considered **fully acceptable** in terms of daylight, sunlight, and overshadowing impacts.