Sunlight
Assessments UK

Sunlight & Daylight Assessment

Neighbours Impact Report

Site Address: 151 Station Rd, West Drayton UB7 7NG, UK

Impact Address: 153,155,157,159,161 & 163 Station Rd, West Drayton UB7 7NG, UK

Designer/Architects: Amasia Architects Ltd

Client: KS DT LTD

Technical analysis by: Milica Mijajlovic

1 October, 2026

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1. Introduction

1.1 Sunlight Assessments UK have been instructed to assess the daylight and sunlight implications of the proposed redevelopment at 151 Station Rd, West Drayton UB7 7NG, UK

1.2 This report relates to the proposed scheme presented by Amasia Architects Ltd, and provides detailed technical support regarding the potential daylight and sunlight impact of the 153,155,157,159,161 & 163 Station Rd, West Drayton UB7 7NG, 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.

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.

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 Amasia Architects Ltd.

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 151 Station Rd, West Drayton UB7 7NG, UK



5. The Proposal

5.1 The proposed design comprises a redevelopment.

5.2 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.

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

5.4 Floorplans and elevations have been provided by Amasia Architects Ltd.



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 153,155,157,159,161 & 163 Station Rd, West Drayton UB7 7NG, 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 .**2** The residential houses are located adjacent to the Site.

6 **.3** The location of these properties is highlighted on the map.



7. Assessment Results

Daylight

Vertical Sky Component (VSC)

7 .1 The results show that the windows and associated room will not experience a noticeable reduction in daylight as defined in the BRE guidance.

Sunlight

Annual probable sunlight hours (APSH)

7 .2 The results show that all windows and associated rooms will not experience a noticeable reduction in sunlight as defined in the BRE guidance.

Amenity

Playground/Amenity (SOG)

7 .3 The results show that the amenity space will not experience a noticeable reduction in sunlight as defined in the BRE guidance.

8. Conclusion

8.1 This assessment has considered the daylight and sunlight implications of the proposed redevelopment at 151 Station Rd, West Drayton UB7 7NG, UK on the neighbouring dwelling at 153,155,157,159,161 & 163 Station Rd, West Drayton UB7 7NG, UK following the methodology set out in *BRE 209: Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)*.

8.2 The Vertical Sky Component (VSC) results demonstrate that all tested windows at 153,155,157,159,161 & 163 Station Rd, West Drayton UB7 7NG, UK retain daylight levels within BRE guidance. The assessed windows maintain VSC values above the BRE target and retain more than 0.80 of their former value.

8.4 The Annual Probable Sunlight Hours (APSH) analysis confirms that the relevant windows continue to receive sunlight levels generally consistent with BRE guidance. In addition, the Sun on Ground (SOG) assessment shows that neighbouring gardens area retain a substantial proportion of space receiving at least two hours of sunlight on 21 March, which meets the BRE guideline for acceptable sunlight availability to outdoor amenity spaces.

8.5 Taking these results together, the proposed redevelopment would not result in a noticeable reduction in daylight or sunlight to the neighbouring property. In BRE terms, the scale and massing of the proposal would therefore not give rise to impacts typically associated with an overbearing relationship or unacceptable loss of residential amenity.

8.6 The proposed redevelopment is therefore considered compliant with the BRE daylight and sunlight guidance, and no daylight or sunlight related grounds for refusal have been identified.

Appendix 1.

Drawings



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IF IN DOUBT ASK FOR CONFIRMATION.

REV	DESCRIPTION	DRAWN	DATE

REVISIONS

PROPOSALS

SITE ADDRESS

151 STATION ROAD
WEST DRAYTON
UB7 7NG

CLIENT

KEARNS

SCALE	SHEET SIZE	DRAWN	DATE
1-200	A2	JK	SEPT 2026

DRAWING TITLE

PROPOSED SITE LAYOUT

DRAWING NUMBER

AAL-26-198-P03

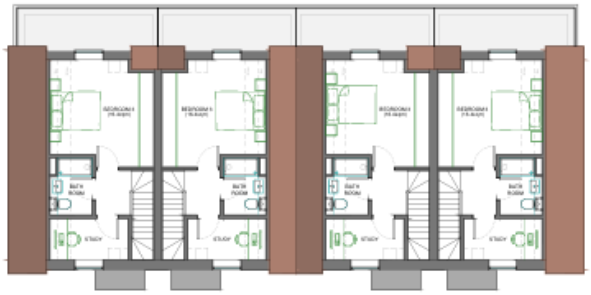
REVISION

AMASIA
ARCHITECTS LTD

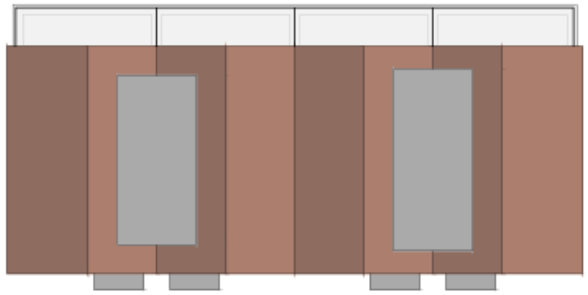
ALBURY ESTATE
LOWER BARN
WESTON PARK
ALBURY
SURREY
GU5 9BZ

T: 01483 205724

0m 5m 10m



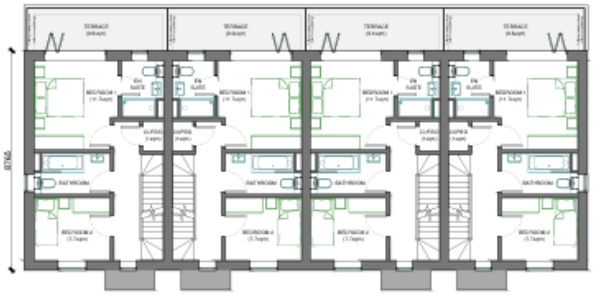
SECOND FLOOR PLAN



ROOF PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



EAST ELEVATION



NORTH ELEVATION

First floor window obscurely glazed and only openable 1.8m above floor level



WEST ELEVATION



SOUTH ELEVATION

First floor window obscurely glazed and only openable 1.8m above floor level

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NORTH

REVISIONS

PROPOSALS

151 STATION ROAD
WEST DRAYTON
UB7 7NG

KEARNS

SCALE	SHEET SIZE	DRAWN	DATE
1-100	A1	JK	SEPT 2026

PLOTS 1-4
PLANS AND ELEVATIONS

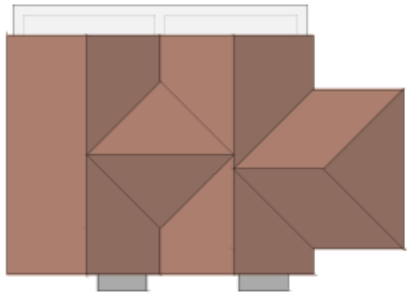
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AMASIA ARCHITECTS LTD

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SURREY
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0m 5m 10m



ROOF PLAN



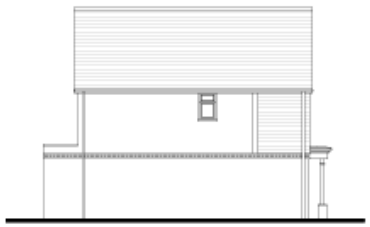
GROUND FLOOR PLAN



FIRST FLOOR PLAN



NORTH ELEVATION



EAST ELEVATION

First floor window obscurely glazed and only openable 1.8m above floor level



SOUTH ELEVATION



WEST ELEVATION

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NORTH

REVISIONS

PROPOSALS

151 STATION ROAD
WEST DRAYTON
UB7 7NG

KEARNS

SCALE	PRINT SIZE	DRAWN	DATE
1-100	A1	JK	SEPT 2026

PLOTS 5-6
PLANS AND ELEVATIONS

AAL-26-198-P06

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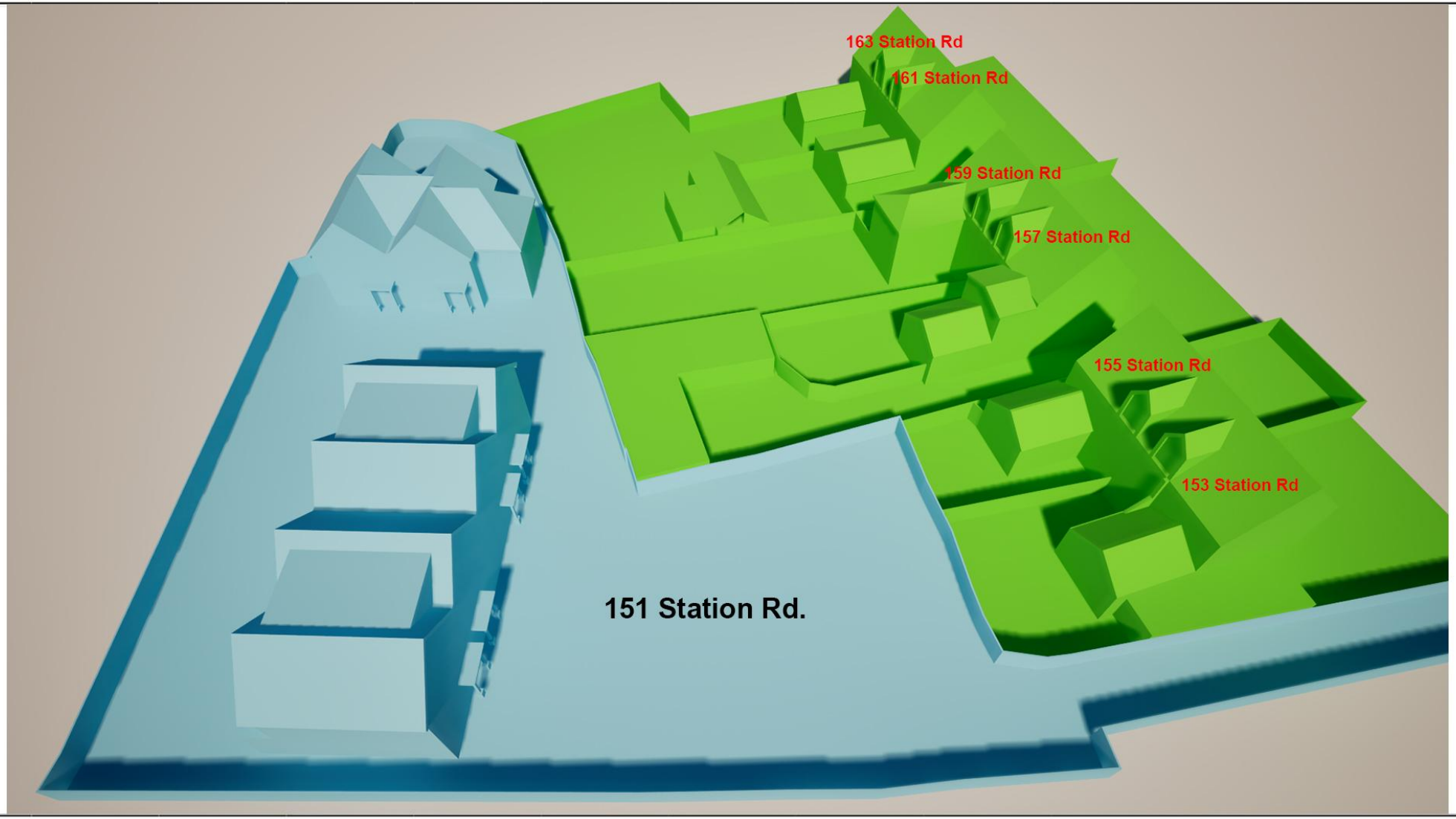
AUBURY ESTATE
LOWER BARN
WELCOMBE FARM
AUBURY
SUDBURY
CO10 9RD

T: 01440 203726

Appendix 2.

Window Maps

3D View



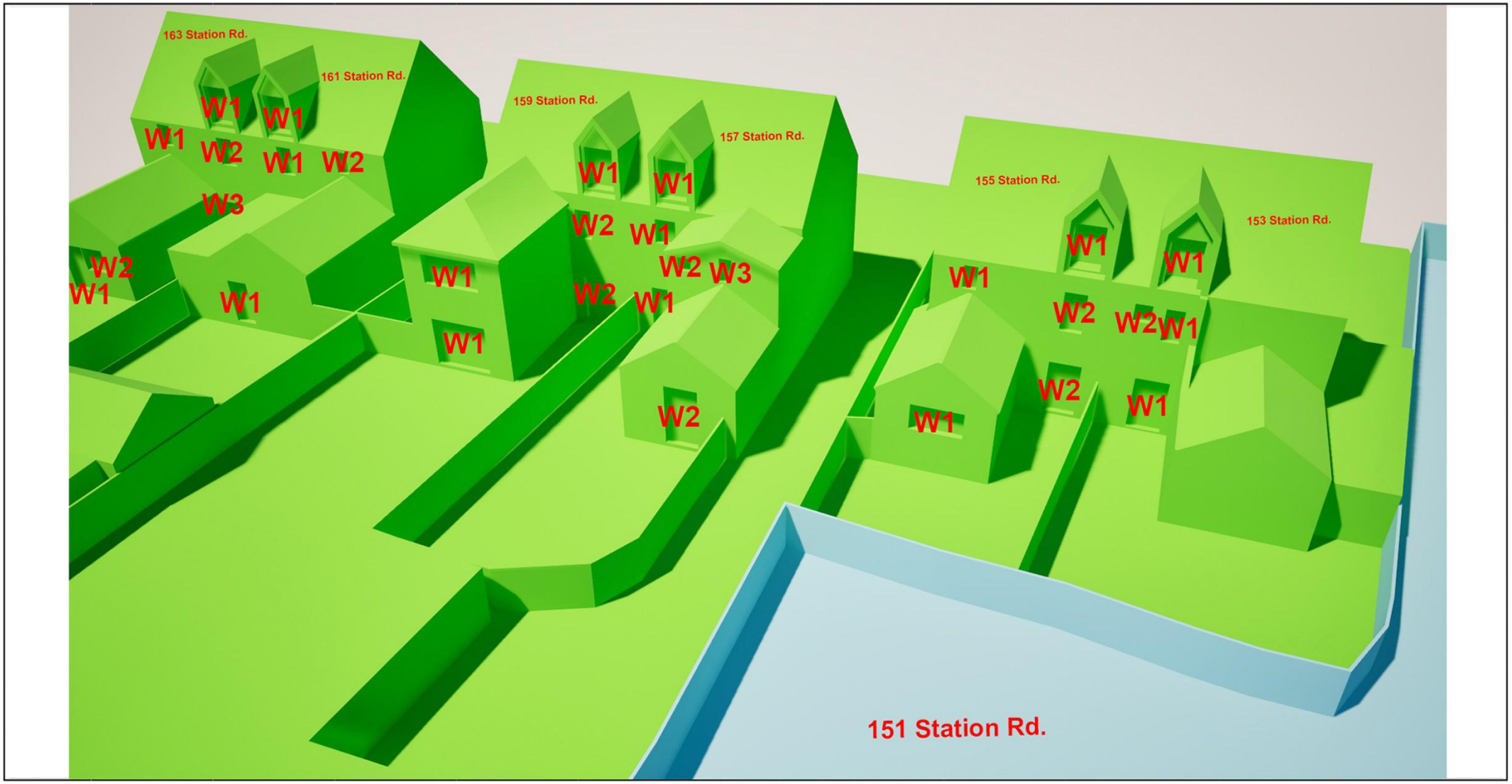
Key:

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

Scale - NTS

Project	151 Station Rd.
Client	KS DT LTD
Address	151 Station Rd, West Drayton UB7 7NG, UK
Drawn	Amasia Architects Ltd

Window map



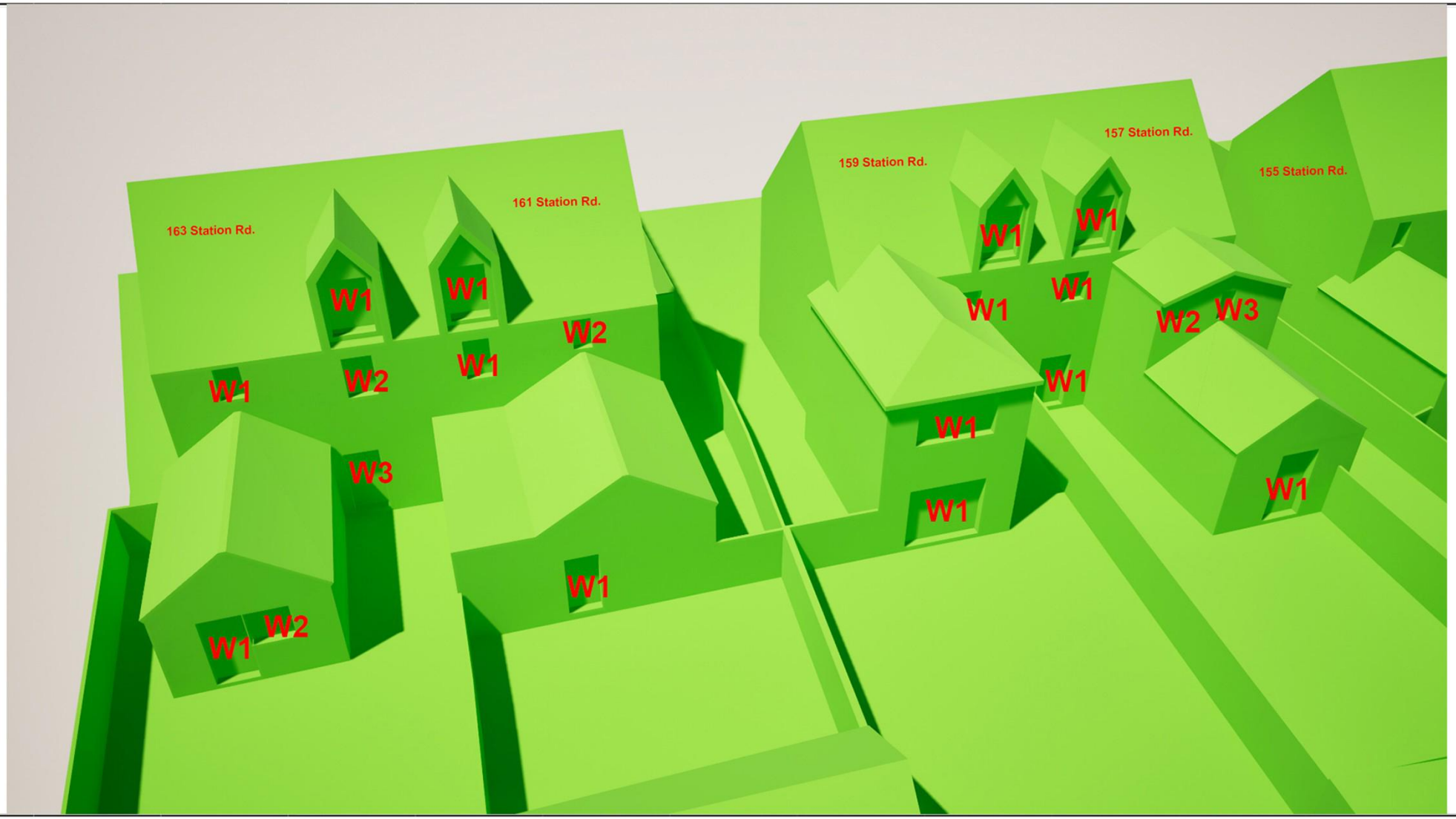
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Scale - NTS

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Client	KS DT LTD
Address	151 Station Rd, West Drayton UB7 7NG, UK
Drawn	Amasia Architects Ltd

Appendix 3.

Technical Analysis

Vertical Sky Component (VSC) results

Building Name	Floor	Window	Window direction	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria?
153 Station Rd	Ground	W1	76°N	23.55	22.65	0.96	YES
153 Station Rd	First	W1	76°N	38.36	37.45	0.98	YES
153 Station Rd	First	W2	76°N	39.48	38.63	0.98	YES
153 Station Rd	Second	W1	76°N	38.56	38.24	0.99	YES
155 Station Rd	Ground	W1	76°N	39.25	37.23	0.95	YES
155 Station Rd	Ground	W2	76°N	26.23	25.44	0.97	YES
155 Station Rd	First	W1	76°N	39.50	38.65	0.98	YES
155 Station Rd	First	W2	76°N	39.36	38.42	0.98	YES
155 Station Rd	Second	W1	76°N	38.56	38.21	0.99	YES
157 Station Rd	Ground	W1	75°N	21.19	20.57	0.97	YES
157 Station Rd	Ground	W2	75°N	36.44	34.44	0.95	YES
157 Station Rd	First	W1	76°N	34.03	33.07	0.97	YES
157 Station Rd	First	W2	76°N	37.78	36.71	0.97	YES
157 Station Rd	First	W3	76°N	38.73	37.67	0.97	YES
157 Station Rd	Second	W1	76°N	38.54	38.13	0.99	YES
159 Station Rd	Ground	W1	76°N	36.62	34.72	0.95	YES
159 Station Rd	Ground	W2	76°N	19.50	18.91	0.97	YES
159 Station Rd	First	W1	76°N	38.75	37.39	0.96	YES
159 Station Rd	First	W2	76°N	28.42	27.69	0.97	YES
159 Station Rd	Second	W1	76°N	38.54	38.13	0.99	YES

Vertical Sky Component (VSC) results

Building Name	Floor	Window	Window direction	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria?
161 Station Rd	Ground	W1	75°N	34.17	33.85	0.99	YES
161 Station Rd	First	W1	76°N	39.35	38.56	0.98	YES
161 Station Rd	First	W2	76°N	39.17	38.43	0.98	YES
161 Station Rd	Second	W1	76°N	38.55	38.23	0.99	YES
163 Station Rd	Ground	W1	74°N	36.68	35.51	0.97	YES
163 Station Rd	Ground	W2	74°N	38.43	37.27	0.97	YES
163 Station Rd	Ground	W3	76°N	20.36	19.89	0.98	YES
163 Station Rd	First	W1	76°N	39.56	38.94	0.98	YES
163 Station Rd	First	W2	76°N	39.48	38.73	0.98	YES
163 Station Rd	Second	W1	76°N	38.58	38.29	0.99	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?
153 Station Rd	Ground	W1	76°N			*North	*North			*North	*North
153 Station Rd	First	W1	76°N			*North	*North			*North	*North
153 Station Rd	First	W2	76°N			*North	*North			*North	*North
153 Station Rd	Second	W1	76°N			*North	*North			*North	*North
155 Station Rd	Ground	W1	76°N			*North	*North			*North	*North
155 Station Rd	Ground	W2	76°N			*North	*North			*North	*North
155 Station Rd	First	W1	76°N			*North	*North			*North	*North
155 Station Rd	First	W2	76°N			*North	*North			*North	*North
155 Station Rd	Second	W1	76°N			*North	*North			*North	*North
157 Station Rd	Ground	W1	75°N			*North	*North			*North	*North
157 Station Rd	Ground	W2	75°N			*North	*North			*North	*North
157 Station Rd	First	W1	76°N			*North	*North			*North	*North
157 Station Rd	First	W2	76°N			*North	*North			*North	*North
157 Station Rd	First	W3	76°N			*North	*North			*North	*North
157 Station Rd	Second	W1	76°N			*North	*North			*North	*North
159 Station Rd	Ground	W1	76°N			*North	*North			*North	*North
159 Station Rd	Ground	W2	76°N			*North	*North			*North	*North
159 Station Rd	First	W1	76°N			*North	*North			*North	*North
159 Station Rd	First	W2	76°N			*North	*North			*North	*North
159 Station Rd	Second	W1	76°N			*North	*North			*North	*North

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

Annual Probable Sunlight Hours (APSH) results

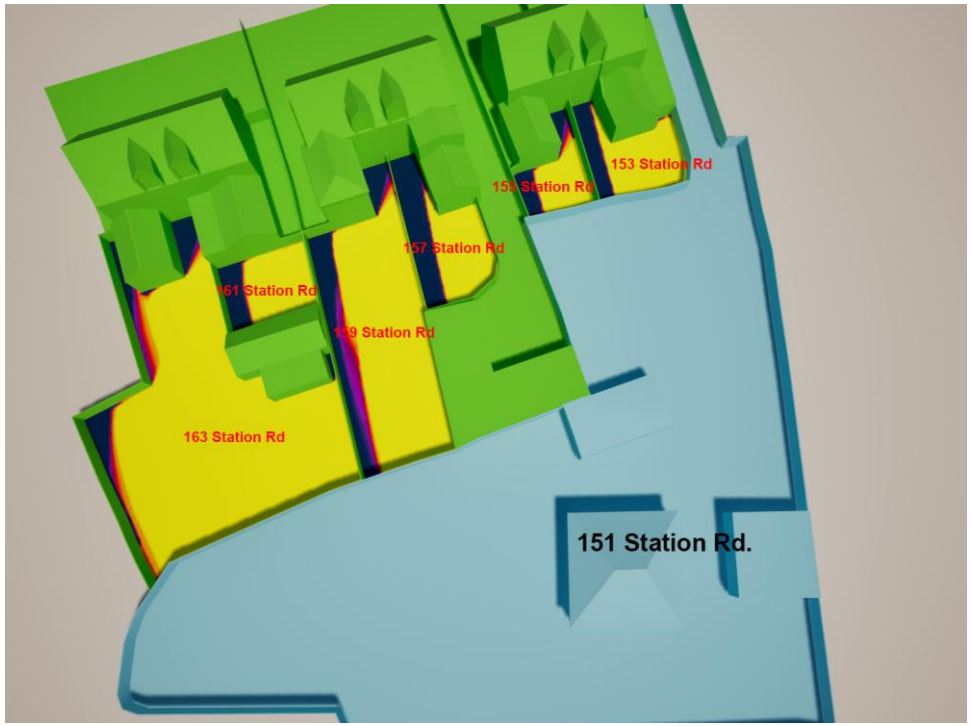
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161 Station Rd	Ground	W1	75°N			*North	*North			*North	*North
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161 Station Rd	Second	W1	76°N			*North	*North			*North	*North
163 Station Rd	Ground	W1	74°N			*North	*North			*North	*North
163 Station Rd	Ground	W2	74°N			*North	*North			*North	*North
163 Station Rd	Ground	W3	76°N			*North	*North			*North	*North
163 Station Rd	First	W1	76°N			*North	*North			*North	*North
163 Station Rd	First	W2	76°N			*North	*North			*North	*North
163 Station Rd	Second	W1	76°N			*North	*North			*North	*North

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

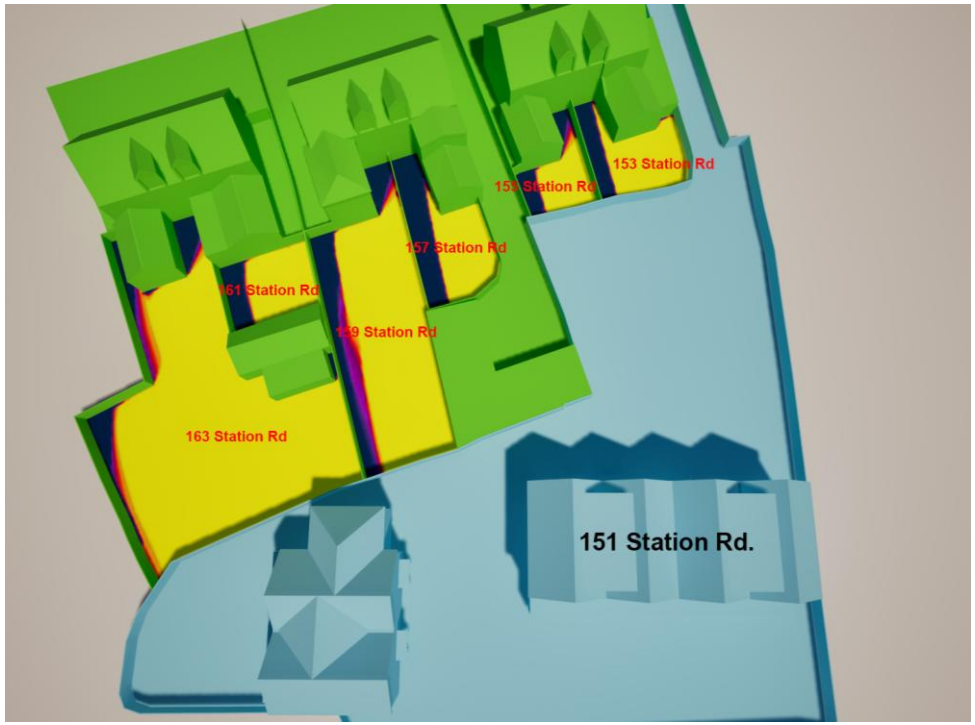
Amenity, Sun On Ground (SOG) results

Building Name	Floor Name	Amenity Name	Amenity Area	Lit Area Ex	Lit Area Pr	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
153 Station Rd	Ground	A1	85.80	57.13	57.13	67%	67%	1.00	YES
155 Station Rd	Ground	A2	57.16	31.93	31.93	56%	56%	1.00	YES
157 Station Rd	Ground	A3	93.01	50.00	50.00	54%	54%	1.00	YES
159 Station Rd	Ground	A4	241.16	176.89	176.58	73%	73%	1.00	YES
161 Station Rd	Ground	A5	64.84	47.68	47.68	74%	74%	1.00	YES
163 Station Rd	Ground	A6	412.81	348.72	348.67	84%	84%	1.00	YES

Existing amenity space sunlight map (March 21st)



Proposed amenity space sunlight map (March 21st)



Sunlight
Assessments UK

End of Report

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