

**Sunlight**  
Assessments UK

# Sunlight & Daylight Assessment

## Neighbours Impact Report

Site Address: 154 Eastcote Rd, Ruislip HA4 8DX, UK

Impact Address: 152 & 156 Eastcote Rd, Ruislip HA4 8DX, UK

Designer/Architects: The Drawing Board

Technical analysis by: Milica Mijajlović

7 May, 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 development at 154 Eastcote Rd, Ruislip HA4 8DX, UK.

1.2 This report relates to the proposed scheme presented by The Drawing Board and provides detailed technical support regarding the potential daylight and sunlight impact on 152 & 156 Eastcote Rd, Ruislip HA4 8DX, 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 Local Authority planning policy and associated guidance, which recognises that daylight and sunlight assessments should be applied flexibly in urban environments.



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) to surrounding properties

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 The Drawing Board.

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 154 Eastcote Rd, Ruislip HA4 8DX, UK



# 5. The Proposal

5.1 The proposed development comprises a ground and first floor extension and garden studio dwelling, as illustrated within the submitted architectural drawings.

5.2 A three-dimensional model has been prepared to represent the proposed built form, including footprint, height and roof profile, together with the surrounding context required for proportionate daylight and sunlight testing.

5.3 This assessment considers the daylight and sunlight performance of the scheme in accordance with BRE 209 (2022), based on the floor plans and elevations provided The Drawing Board.



# 6. Impact on the Surrounding Properties

6.1 Following BRE 209 (2022), all relevant façade windows adjacent to the proposed massing have been tested for VSC and APSH at 152 & 156 Eastcote Rd, Ruislip HA4 8DX, UK 9LW 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 the properties is highlighted on the map.



# 7. Assessment Results

## Daylight **Vertical Sky Component (VSC)**

7.1 Daylight levels are well maintained across both properties, with all windows fully compliant with BRE guidance. VSC values remain high, with retention ranging from 0.83 to 1.00. First floor windows experience negligible change (0.92–1.00), while ground floor windows continue to receive good levels of daylight (0.83–0.97 at No. 152 and 0.94–1.00 at No. 156).

## Sunlight **Annual Probable Sunlight Hours (APSH)**

7.2 Sunlight availability is also well preserved, with all relevant windows meeting BRE criteria. Annual sunlight levels remain strong at 0.91–0.96 at No. 156, with winter values largely within 0.85–0.89. Windows at No. 152 show minimal to no change, typically retaining 0.97–1.00, confirming excellent overall performance.

## Amenity **Sun on Ground (SOG)**

7.3 The Sunlight neighbouring gardens is fully retained, with 93% (No. 152) and 92% (No. 156) of the areas continuing to receive at least two hours of sunlight on 21 March, demonstrating no impact on amenity spaces.



# 8. Conclusion

8.1 This assessment has considered the daylight and sunlight implications of the proposed development at 154 Eastcote Rd, Ruislip HA4 8DX, UK on the neighbouring residential property at 152 & 156 Eastcote Rd, Ruislip HA4 8DX, UK, in accordance with BRE 209 (2022) and relevant planning policy.

8.2 The VSC assessment confirms that daylight is well maintained across both properties. Any reductions are limited and primarily affect a small number of ground floor windows, while upper floor windows experience negligible change.

8.3 The APSH assessment indicates that sunlight levels remain broadly consistent with the existing situation. Any reductions are minor, localised, and remain within acceptable limits, including during winter months.

8.4 The SOG assessment demonstrates that sunlight to neighbouring gardens is effectively unchanged, with both spaces continuing to receive a good level of sunlight in line with BRE guidance.

8.5 When considered collectively, the assessment demonstrates full compliance with the relevant BRE 209 (2022) daylight, sunlight and amenity sunlight criteria. The proposed development would retain acceptable levels of daylight and sunlight to the neighbouring properties at 152 and 156 Eastcote Road, with no material adverse impact identified. On this basis, the proposal is considered acceptable in daylight and sunlight terms.



# Appendix 1.

Drawings

**DESCRIPTION**

**PROJECT:** UPPER STOREY & REAR EXTENSION  
154 EASTCOTE ROAD, RUISLIP, HA48DX

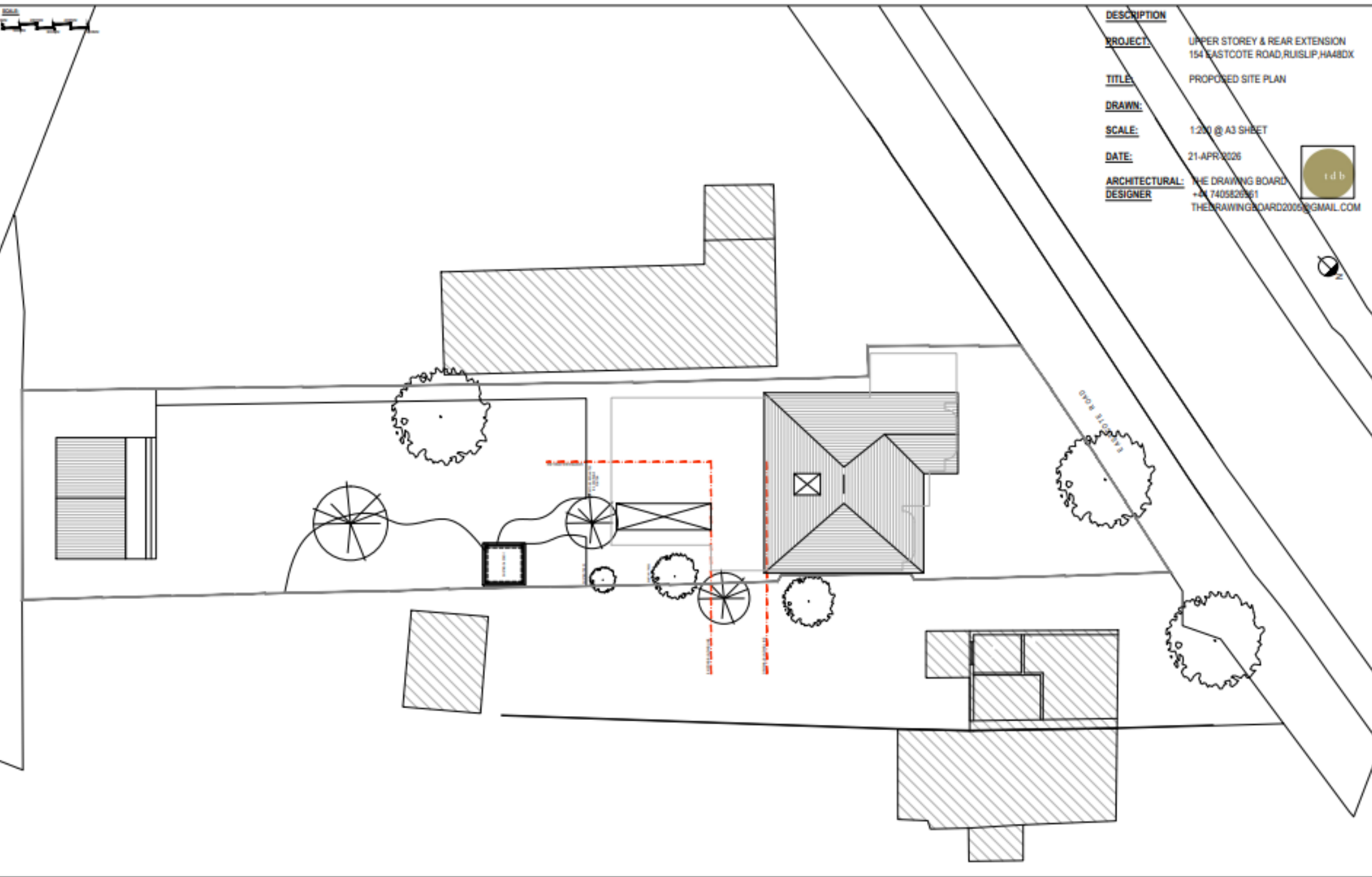
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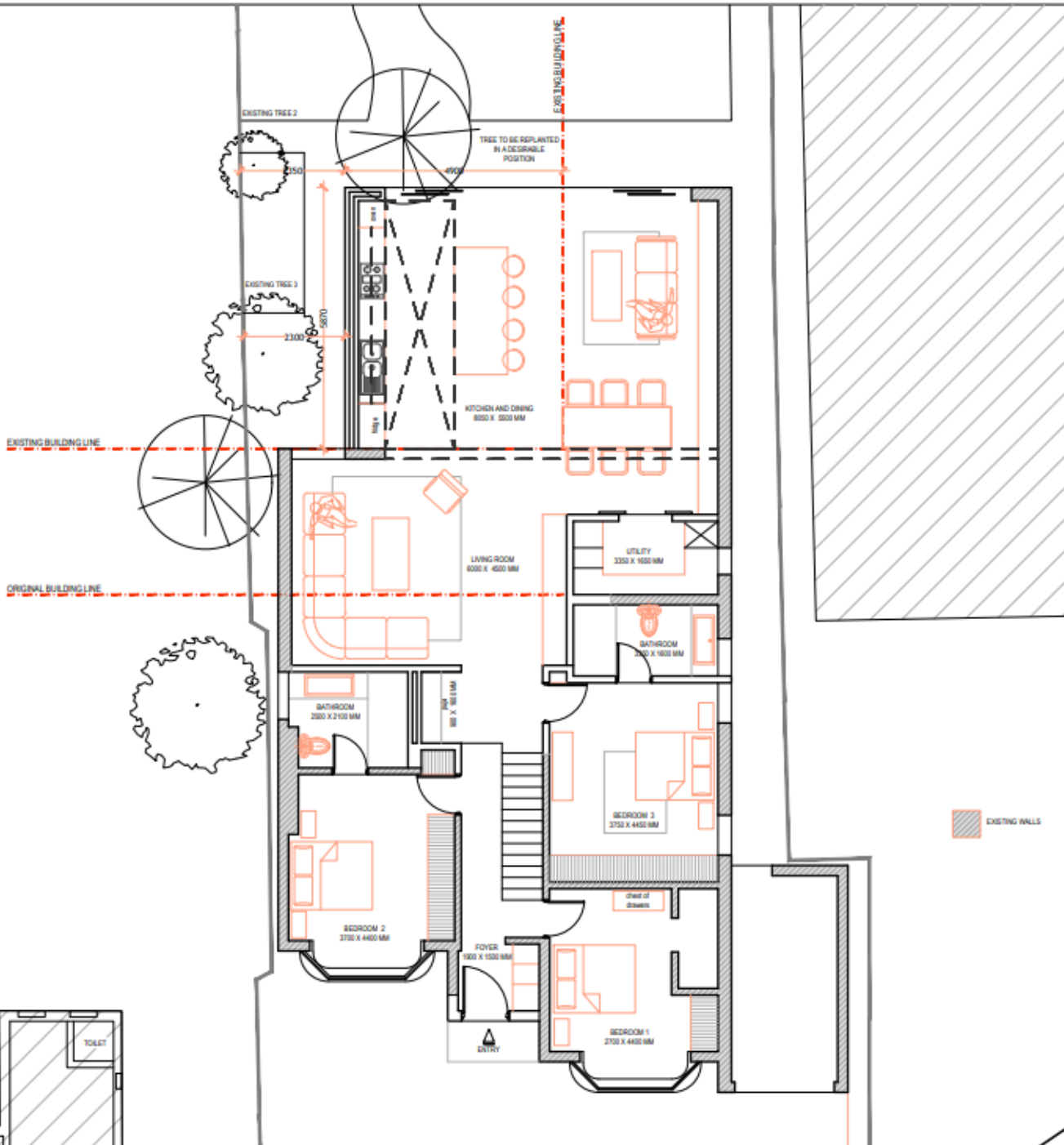
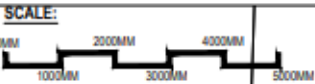
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**SCALE:** 1:200 @ A3 SHEET

**DATE:** 21-APR-2026

**ARCHITECTURAL DESIGNER:** THE DRAWING BOARD  
+44 7405826361  
THEDRAWINGBOARD2005@GMAIL.COM





**DESCRIPTION**

**PROJECT:** UPPER STOREY & REAR EXTENSION  
154 EASTCOTE ROAD, RUISLIP, HA48DX

**TITLE:** PROPOSED GROUND FLOOR PLAN

**DRAWN:**

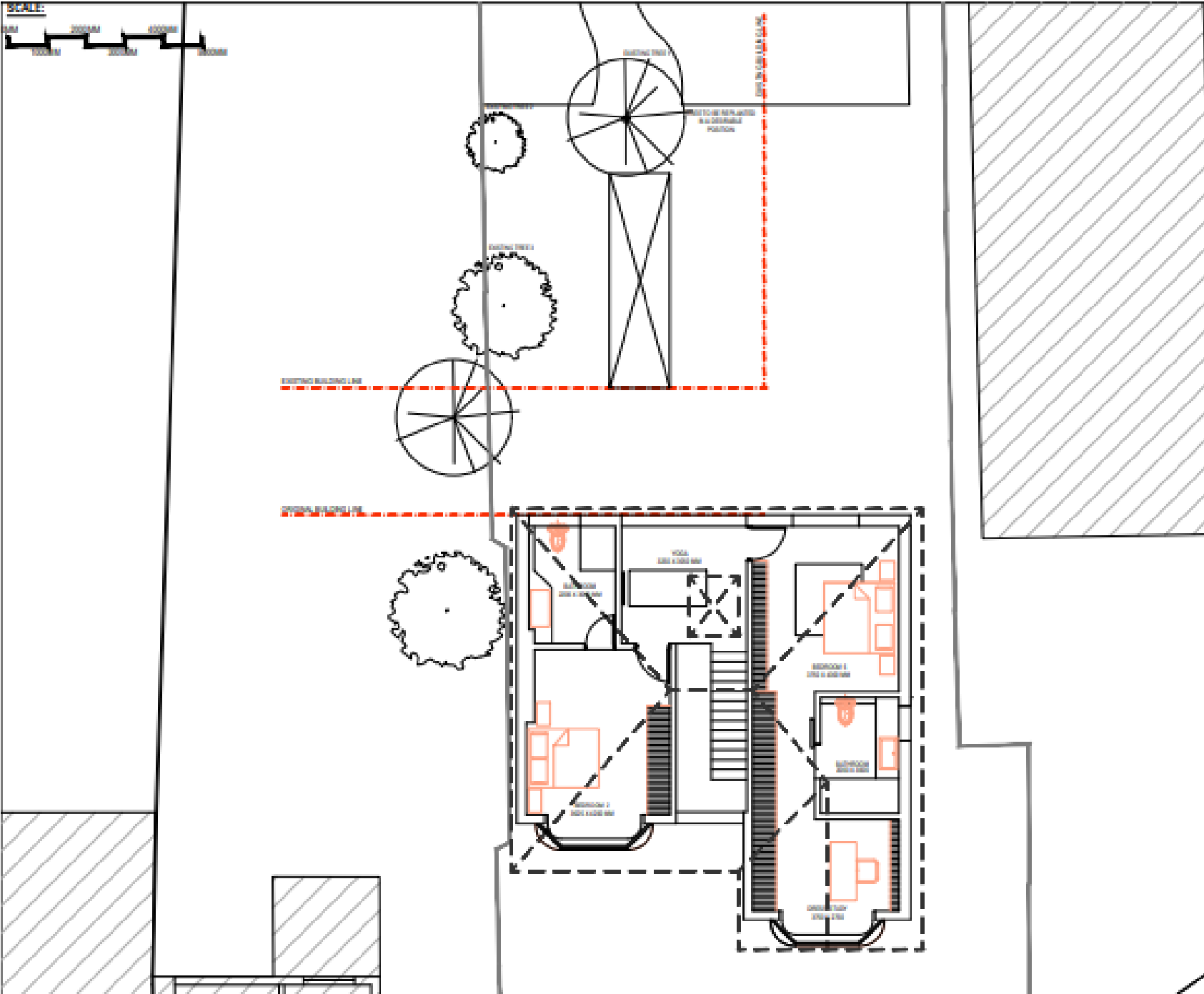
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**DATE:** 21-APR-2026

**ARCHITECTURAL DESIGNER:** THE DRAWING BOARD  
+44 7405826961  
THEDRAWINGBOARD2005@GMAIL.COM



**SCALE:**  
 0 5000 10000 15000 20000 25000 30000



**DESCRIPTION**

**PROJECT:** UPPER STOREY & REAR EXTENSION  
 154 EASTCOTE ROAD, RUSLIP HA88DX

**TITLE:** PROPOSED FIRST FLOOR PLAN

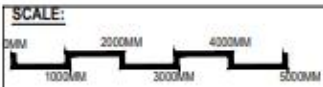
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**DATE:** 21-APR-2025

**ARCHITECTURAL DESIGNER:** THE DRAWING BOARD  
 +44 740520861  
 THEDRAWINGBOARD0005@GMAIL.COM





**DESCRIPTION**

**PROJECT:** UPPER STOREY & REAR EXTENSION  
154 EASTCOTE ROAD, RUISLIP, HA48DX

**TITLE:** PROPOSED NORTH ELEVATION

**DRAWN:**

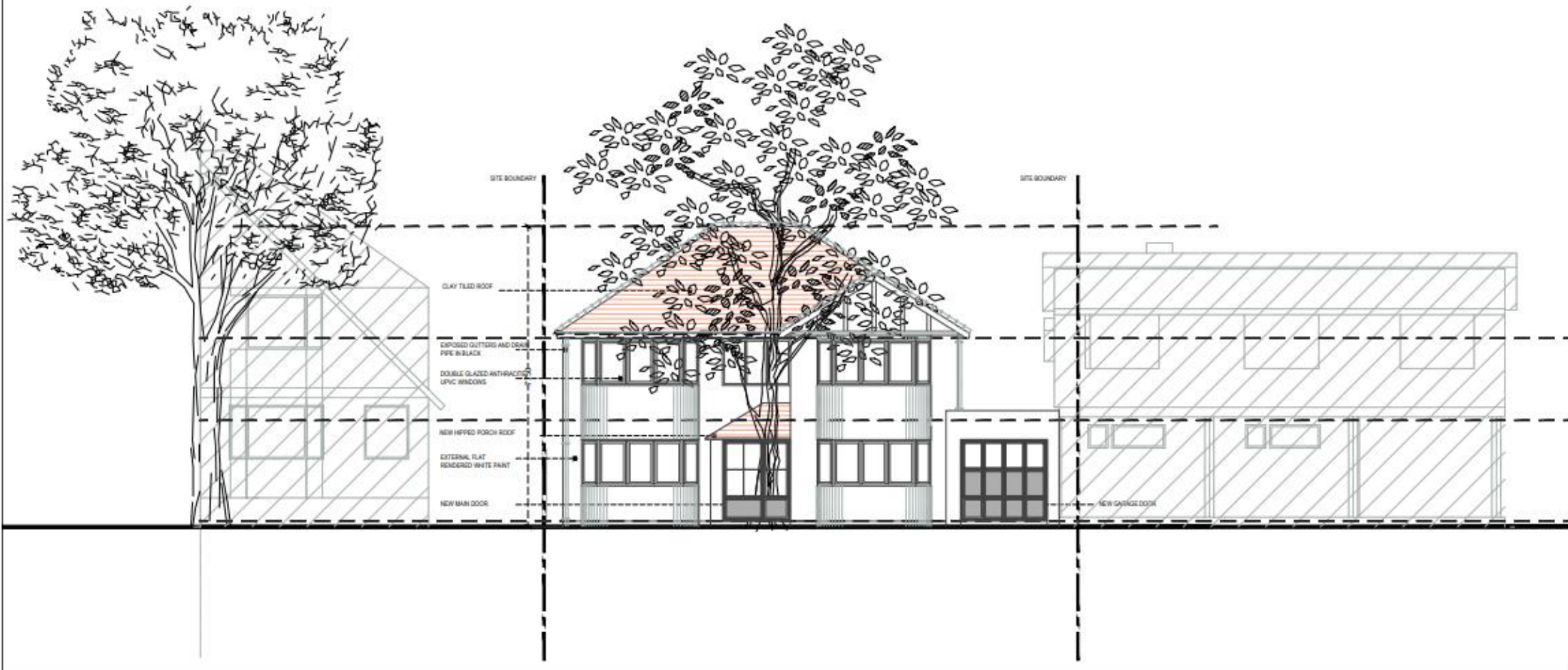
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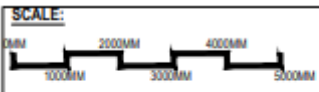
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**ARCHITECTURAL:** THE DRAWING BOARD

**DESIGNER:** +44 7405826961

THEDRAWINGBOARD2005@GMAIL.COM





**DESCRIPTION**

**PROJECT:** UPPER STOREY & REAR EXTENSION  
154 EASTCOTE ROAD, RUISLIP, HA48DX


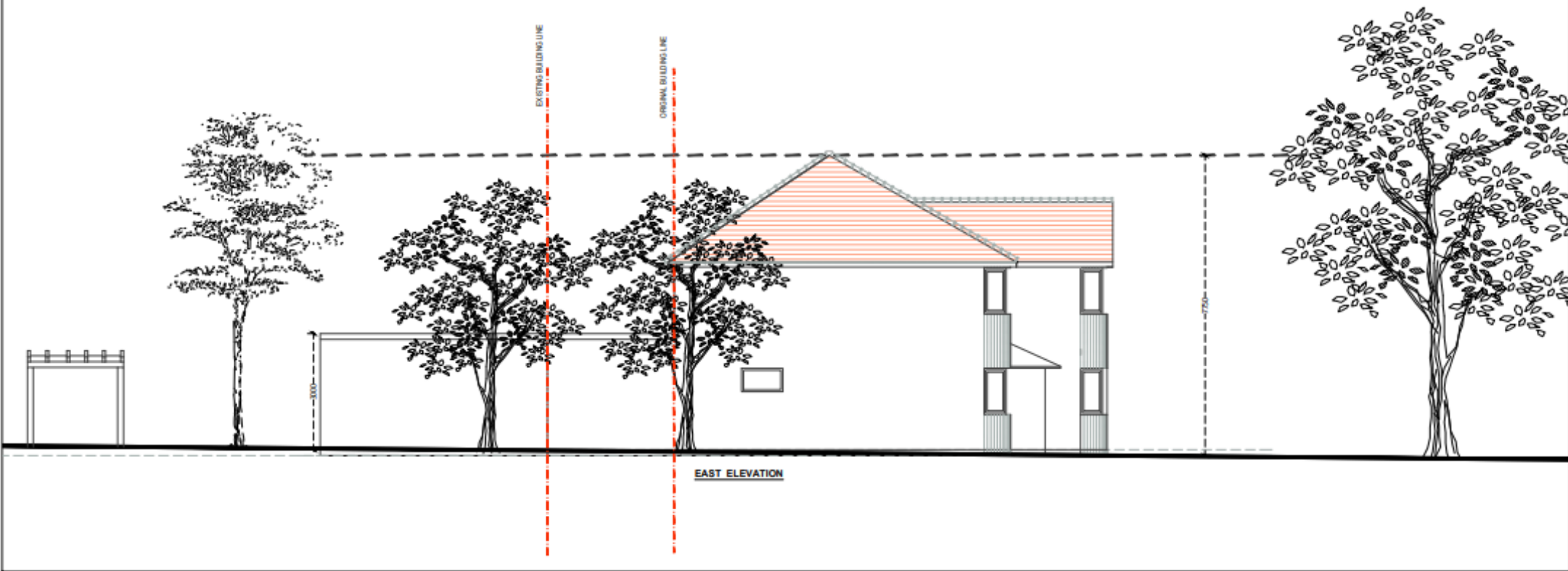
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**DRAWN:**

**SCALE:** 1:100 @ A3 SHEET

**DATE:** 21-APR-2026

**ARCHITECTURAL DESIGNER:** THE DRAWING BOARD  
+44 7405826961  
THEDRAWINGBOARD2005@GMAIL.COM

**SCALE:**



**DESCRIPTION**

**PROJECT:** UPPER STOREY & REAR EXTENSION  
154 EASTCOTE ROAD, RUISLIIP, HAARIX

**TITLE:** PROPOSED SOUTH ELEVATION

**DRAWN:**

**SCALE:** 1:100 @ A3 SHEET

**DATE:** 21-APR-2026

**ARCHITECTURAL DESIGNER:** THE DRAWING BOARD  
+44 7405826961  
THEDRAWINGBOARD2005@GMAIL.COM



**SOUTH ELEVATION**

**SCALE:**



**DESCRIPTION**

**PROJECT:** UPPER STOREY & REAR EXTENSION  
154 EASTCOTE ROAD, RUISLIP, HA48DX

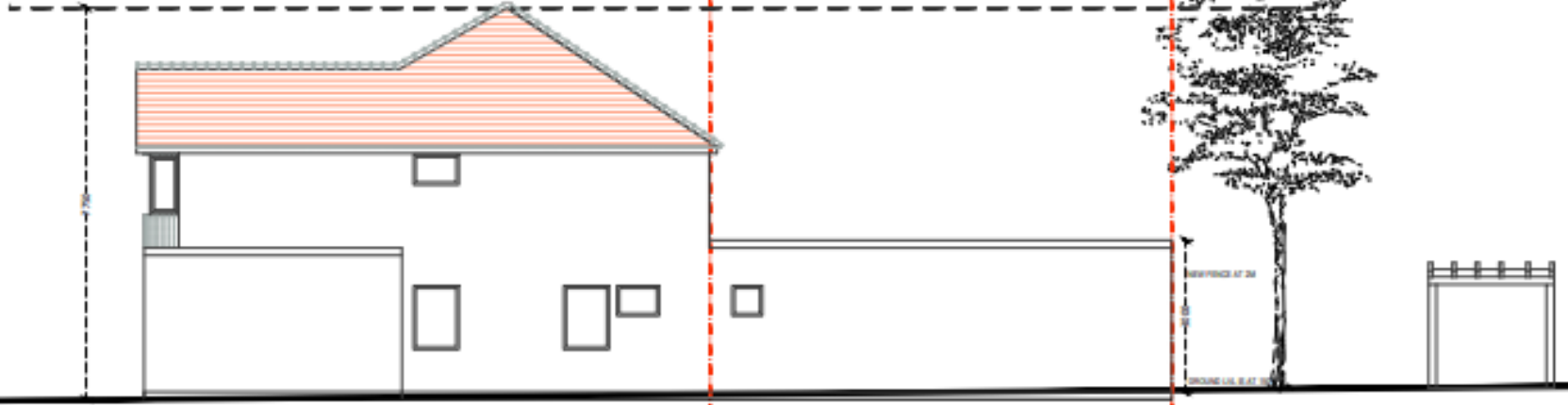
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**DATE:** 21-APR-2026

**ARCHITECTURAL DESIGNER:** THE DRAWING BOARD  
+44 7405826961  
THEDRAWINGBOARD2005@GMAIL.COM



WEST ELEVATION

WEST ELEVATION

ORIGINAL BUILDING LINE

EXISTING BUILDING LINE

VIEWPOINT AT 2M

GROUND LEVEL AT 0



**DESCRIPTION**

**PROJECT:** UPPER STOREY & REAR EXTENSION  
154 EASTCOTE ROAD, RUISLIP, HA48DX


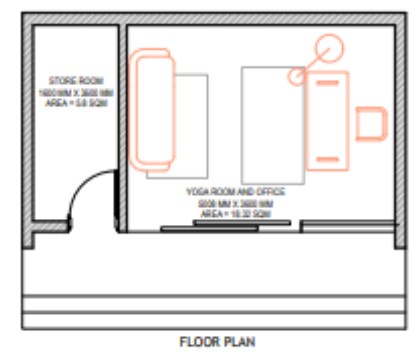
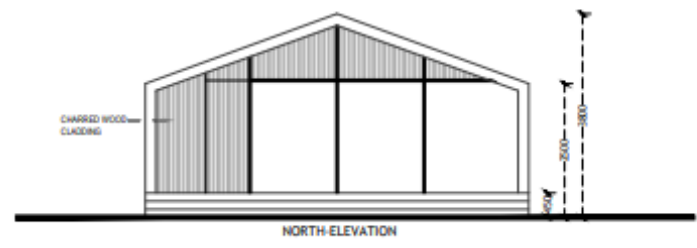
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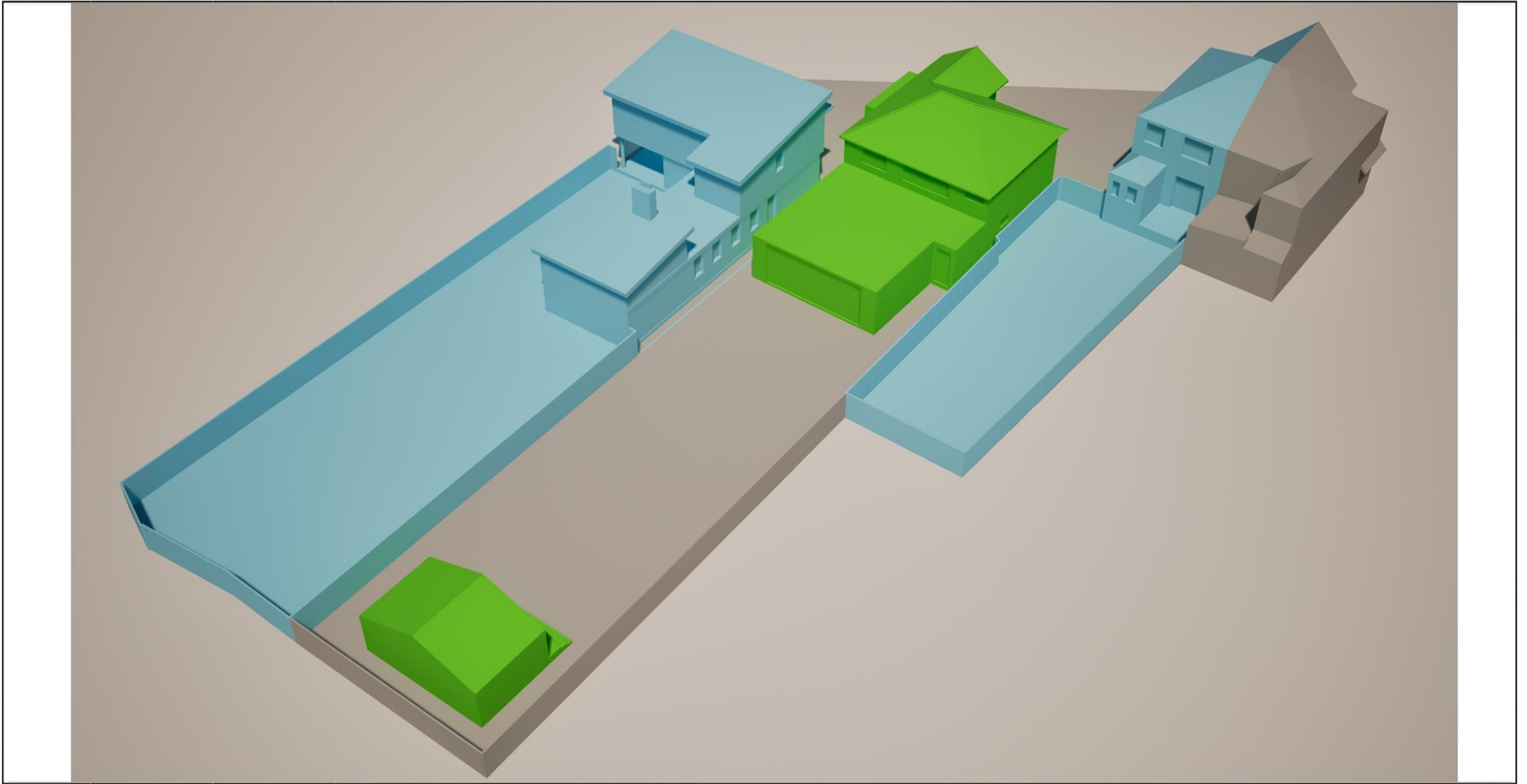
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





# Appendix 2.

Window Maps & 3d Model

3d Model view

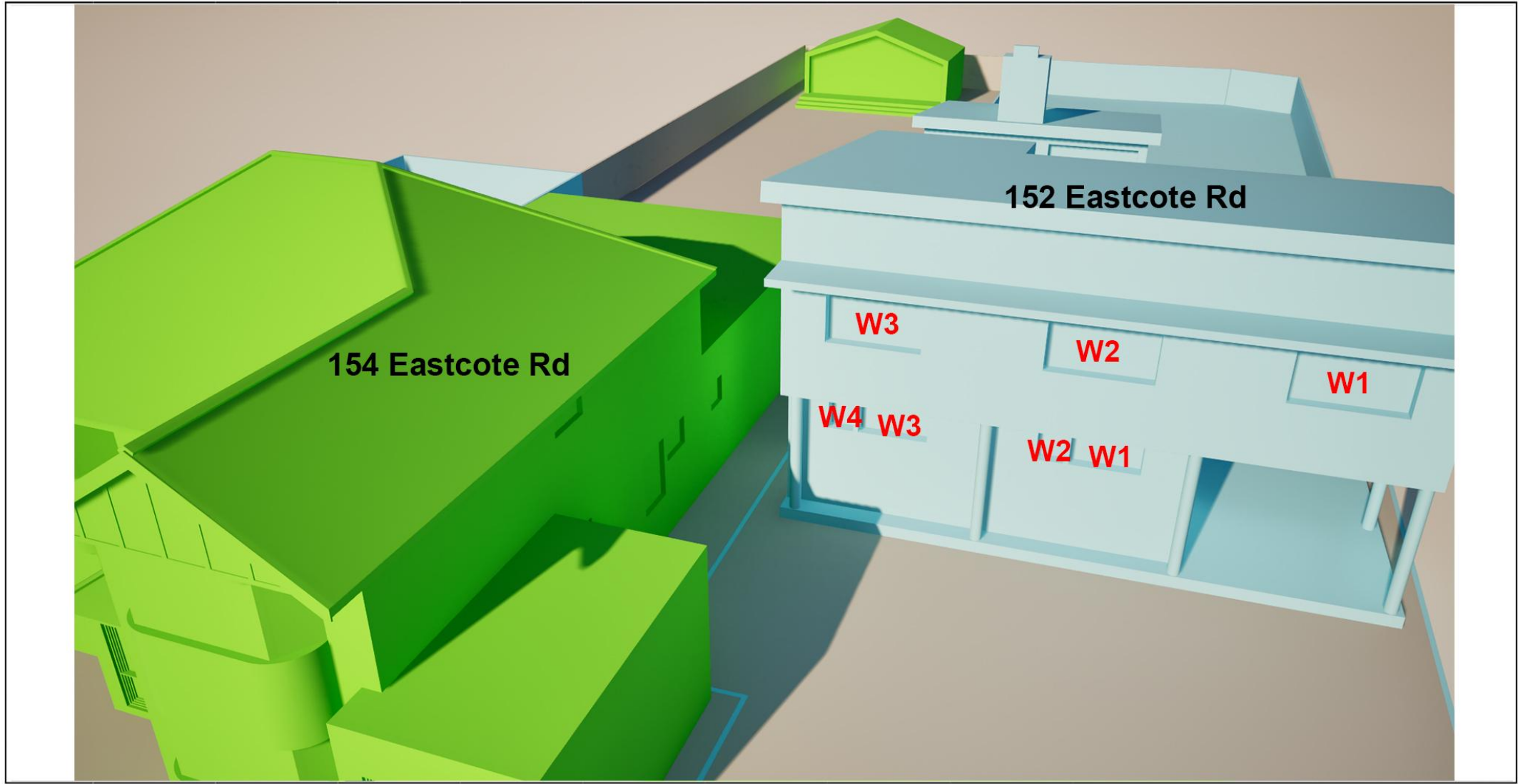


Key:  
 Proposed Massing on Site  
 Neighbouring Analysed Properties  
 Surrounding Massing

Scale - NTS

Project	154 Eastcote Rd
Client	<b>BOMPALLY R P/XP</b>
Address	154 Eastcote Rd., Ruislip HA4 8DX, UK
Drawn	The Drawing Board

Window map



Key:

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

Scale - NTS

Project	154 Eastcote Rd
Client	<b>BOMPALLY R P/XP</b>
Address	154 Eastcote Rd., Ruislip HA4 8DX, UK
Drawn	The Drawing Board

Window map

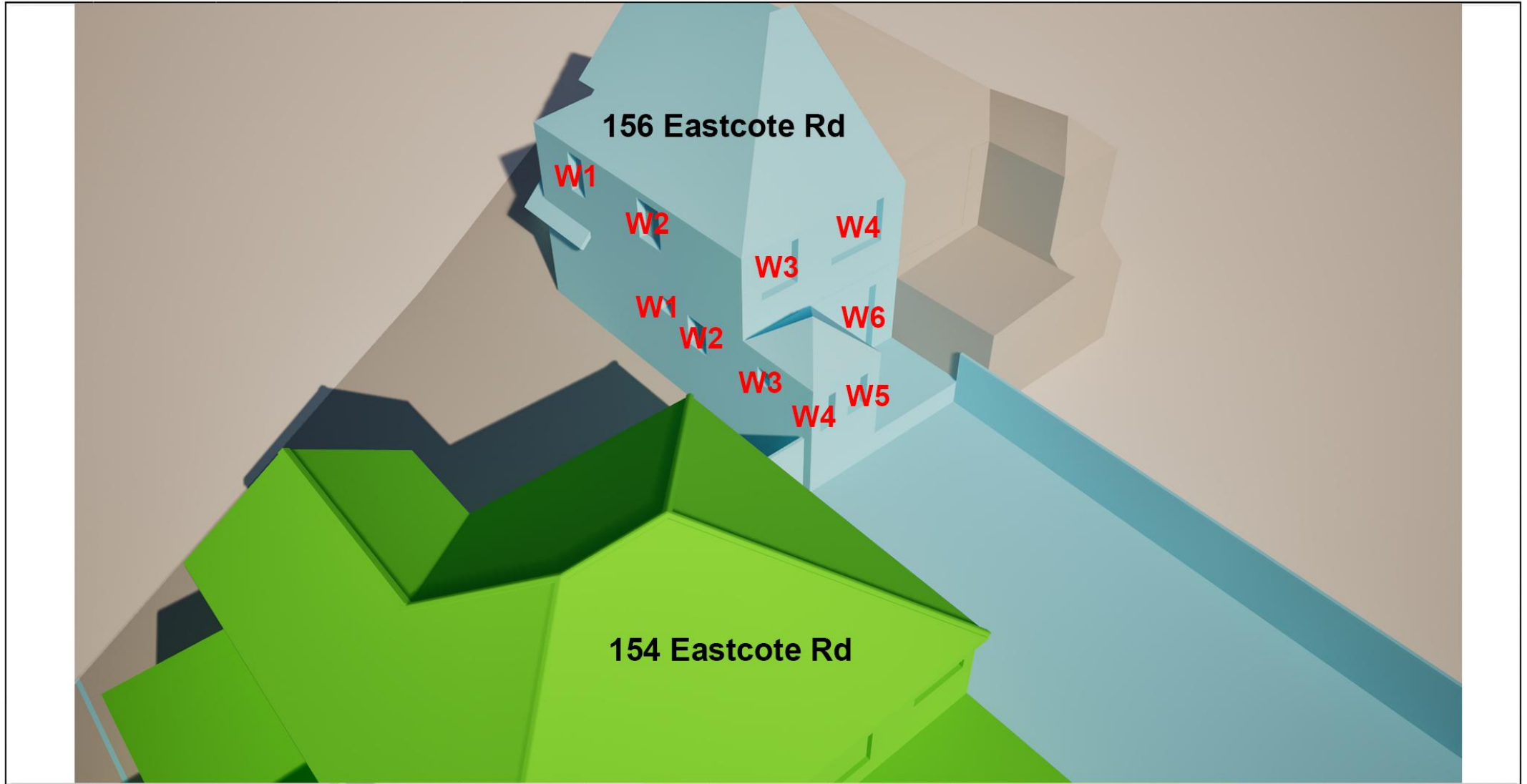


- Key:
- Proposed Massing on Site
  - Neighbouring Analysed Properties
  - Surrounding Massing

Scale - NTS

Project	154 Eastcote Rd
Client	<b>BOMPALLY R P/XP</b>
Address	154 Eastcote Rd., Ruislip HA4 8DX, UK
Drawn	The Drawing Board

Window map



Key:

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

Scale - NTS

Project	154 Eastcote Rd
Client	BOMPALLY R P/XP
Address	154 Eastcote Rd., Ruislip HA4 8DX, UK
Drawn	The Drawing Board

# Appendix 3.

## Technical Analysis





# 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?
152 Eastcote Rd	Ground	<u>W1</u>	342°N			*North	*North			*North	*North
152 Eastcote Rd	Ground	<u>W2</u>	342°N			*North	*North			*North	*North
152 Eastcote Rd	Ground	<u>W3</u>	342°N			*North	*North			*North	*North
152 Eastcote Rd	Ground	<u>W4</u>	342°N			*North	*North			*North	*North
152 Eastcote Rd	Ground	<u>W5</u>	72°N			*North	*North			*North	*North
152 Eastcote Rd	Ground	<u>W6</u>	72°N			*North	*North			*North	*North
152 Eastcote Rd	Ground	<u>W7</u>	72°N			*North	*North			*North	*North
152 Eastcote Rd	Ground	<u>W8</u>	72°N			*North	*North			*North	*North
152 Eastcote Rd	Ground	<u>W9</u>	72°N			*North	*North			*North	*North
152 Eastcote Rd	First	<u>W1</u>	342°N			*North	*North			*North	*North
152 Eastcote Rd	First	<u>W2</u>	342°N			*North	*North			*North	*North
152 Eastcote Rd	First	<u>W3</u>	342°N			*North	*North			*North	*North
152 Eastcote Rd	First	<u>W4</u>	72°N			*North	*North			*North	*North
152 Eastcote Rd	First	<u>W5</u>	342°N			*North	*North			*North	*North
152 Eastcote Rd	First	<u>W6</u>	342°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

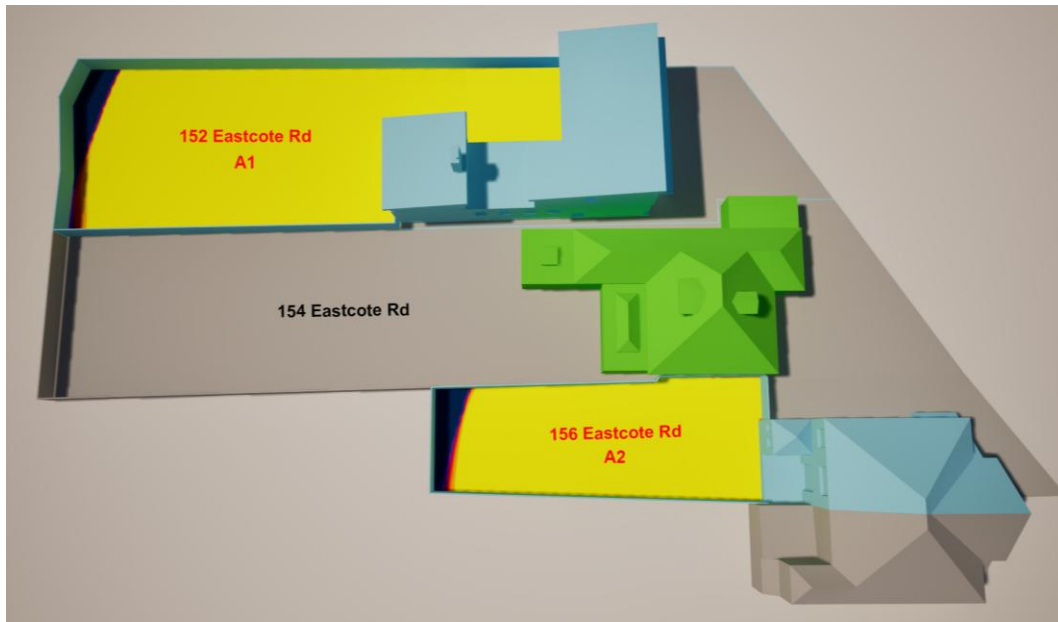
Building Name	Floor	Window	Orientation	Annual Ex	Annual Pr	Pr/Ex	PASS	Winter Ex	Winter Pr	Pr/Ex	Meets BRE Criteria?
156 Eastcote Rd	Ground	<u>W1</u>	253°	56.00	54.00	0.96	YES	18.00	16.00	0.89	YES
156 Eastcote Rd	Ground	<u>W2</u>	253°	55.00	53.00	0.96	YES	17.00	15.00	0.88	YES
156 Eastcote Rd	Ground	<u>W3</u>	253°	54.00	49.00	0.91	YES	16.00	11.00	0.69	YES
156 Eastcote Rd	Ground	<u>W4</u>	163°	83.00	77.00	0.93	YES	24.00	21.00	0.88	YES
156 Eastcote Rd	Ground	<u>W5</u>	163°	85.00	79.00	0.93	YES	26.00	22.00	0.85	YES
156 Eastcote Rd	Ground	<u>W6</u>	163°	65.00	65.00	1.00	YES	19.00	19.00	1.00	YES
156 Eastcote Rd	First	<u>W1</u>	253°	58.00	58.00	1.00	YES	20.00	20.00	1.00	YES
156 Eastcote Rd	First	<u>W2</u>	253°	58.00	57.00	0.98	YES	20.00	19.00	0.95	YES
156 Eastcote Rd	First	<u>W3</u>	163°	89.00	86.00	0.97	YES	30.00	27.00	0.90	YES
156 Eastcote Rd	First	<u>W4</u>	163°	89.00	88.00	0.99	YES	30.00	29.00	0.97	YES

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

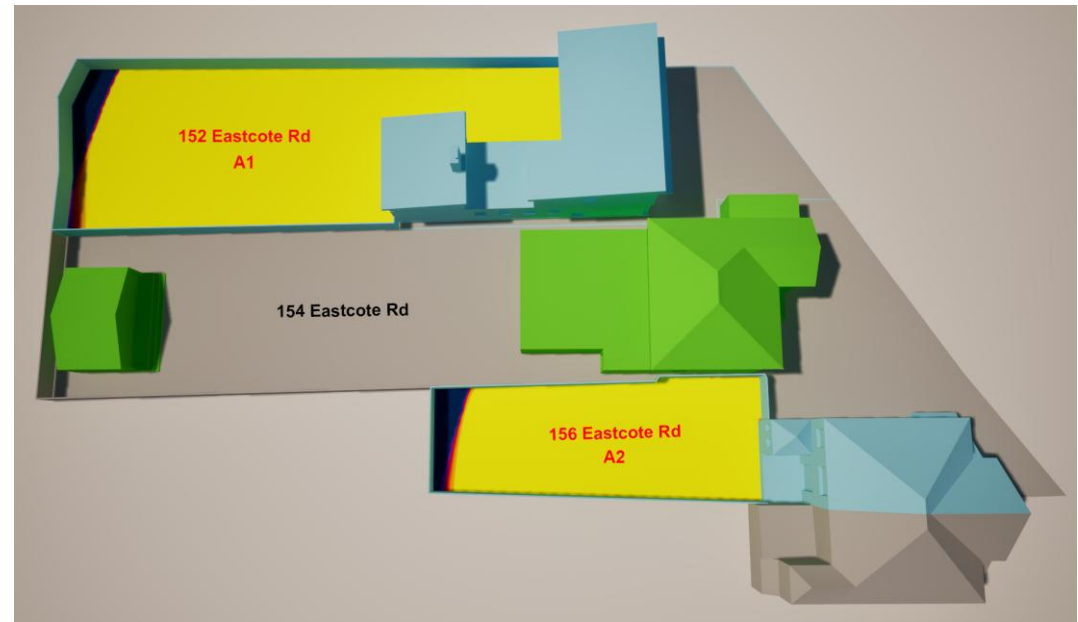
# Amenity, Sun On Ground (SOG) results

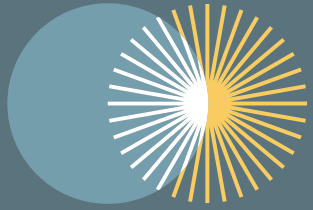
Building Name	Floor Name	Amenity Name	Amenity Area	Lit Area Ex	Lit Area Pr	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
152 Eastcote Rd	Ground	A1	418.28	388.28	388.28	93%	93%	1.00	YES
156 Eastcote Rd	Ground	A2	194.75	179.20	179.17	92%	92%	1.00	YES

Existing amenity space sunlight map (March 21st)



Proposed amenity space sunlight map (March 21st)





**Sunlight**  
Assessments UK

# End of Report

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