



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

3 February 2026

25 Yeading Lane
Hayes
UB4 0EL

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Landmark Architecture and Services to undertake a daylight and sunlight assessment of the proposed development at 25 Yeading Lane, Hayes UB4 0EL.
- 1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.
- 1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring properties at:
- 5, 7, 9, 11, 26 & 28 Forsters Way
 - 14, 16, 18, 20 & 27 Yeading Lane
- 1.1.4 The images in Appendix 1 identify the windows we have assessed. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Overshadowing to gardens and open spaces data and contour drawings are provided in Appendix 3.
- 1.1.5 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight distribution test in respect of one bedroom at 27 Yeading Lane. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Landmark Group

A100	Site and location plan	Rev -
A101	Existing and proposed floor plans and sections	Rev -
A102	Existing and proposed elevations	Rev -
A103	Existing and proposed street scene	Rev -

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

20 Yeading Lane: 20YL-101	Floor plans	Rev -
14 Yeading Lane: 884.01	Detailed landscape design	Rev -

www.rightmove.co.uk

27 Yeading Lane:	Floor plans	Rev -
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3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."
- 3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:
- 3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

- 3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:
- 3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where

they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”

3.3 National Planning Practice Guidance

3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

3.4.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.

3.4.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.

3.4.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the ‘Daylighting and Sunlighting’ guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.4.4 “The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity.”

3.4.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

3.4.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.4.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. However, the guide states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall Vertical Sky Component may be derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

3.4.8 The distribution of daylight within a room can be calculated by plotting the ‘no sky line’. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.4.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don’t endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight availability to Windows

3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.6 Overshadowing to Gardens and Open Spaces

3.6.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

-
- 3.6.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this assessment.
- 3.6.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. The guide recommends that at least 50% of the area of each amenity space listed above 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 which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring properties at:

- 5, 7, 9, 11, 26 & 28 Forsters Way
- 14, 16, 18, 20 & 27 Yeading Lane

4.1.2 The images in Appendix 1 identify the windows we have assessed. Appendix 2 lists the detailed numerical daylight and sunlight test results. Overshadowing to gardens and open spaces data and contour drawings are provided in Appendix 3.

4.2 Daylight to Windows

Vertical Sky Component

4.2.1 All windows pass the Vertical Sky Component test.

Daylight Distribution

4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the Daylight Distribution test with the exception of the ground floor bedroom at 27 Yeading Lane, which is served by a rooflight (windows 15 to 18 in our results). However, there are mitigating factors to mention.

4.2.3 Firstly, the bedroom in question is comparatively large in floor area to the small rooflight. The limited size of the rooflight relative to the room area constrains the distribution of daylight irrespective of the proposed development.

4.2.4 Secondly, plans sourced from the planning portal indicate that the original intention was for this space to form a small library located directly beneath the rooflight. Such a use would not have required good levels of daylight, and the smaller intended room size would have been capable of passing the Daylight Distribution test. The current layout (according to more recent Rightmove plans), combined with the proximity of the rooflight to the common boundary, is therefore not ideal for effective daylight distribution.

4.2.5 Furthermore, the room is identified as a bedroom. Whilst under the BRE guide a universal test is applied to all room types, the BRE guide explains that daylight in bedrooms is less important than in other habitable rooms such as kitchens and living rooms. We note that the main living room windows are at the rear of the property and will not be affected by the development.

4.2.6 Finally, the BRE guide is intended to be used flexibly and on this basis, while the technical shortfall is noted, in our opinion, the practical impact on the amenity of the room is considered to be limited.

4.3 Sunlight to Windows

4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

4.5.1 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight distribution test in respect of one bedroom at 27 Yeading Lane. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report. The assessment has been undertaken without access to the proposed development site or neighbouring properties.
- 5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make a reasonable assumption regarding the use based on external observations, or take the prudent approach of assuming the room is of domestic purposes.
- 5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY



27 Yeading Lane

25 Yeading Lane

20 Yeading Lane

18 Yeading Lane

16 Yeading Lane

14 Yeading Lane

Yeading Lane

28 Forsters Way

26 Forsters Way

11 Forsters Way

9

7

5 Forsters Way



27 Yeading Lane

Proposed
Development

Yeading Lane

20
Yeading
Lane

18
Yeading
Lane

16
Yeading
Lane

14
Yeading
Lane

28
Forsters
Way
26
Forsters
Way

11
Forsters
Way
9
7
5
Forsters
Way





28
26 Forsters
Forsters Way
Way

11
9 Forsters
7 Forsters
5 Forsters
Way
Way
Way

Proposed
Development

27 Yeading Lane

Langworth Drive

Yeading Lane

14
Yeading
Lane

18
16 Yeading
Yeading
Lane
Lane

20
Yeading
Lane





20
Yeading
Lane

18
Yeading
Lane 16

14
Yeading
Lane

27 Yeading Lane

25 Yeading Lane

11
Forsters
Way 9
7
5
Forsters
Way

28
26
Forsters
Way

Yeading Lane

Langworth Drive



27 Yeading Lane

Proposed Development

11 Forsters Way

9 Forsters Way

7 Forsters Way

5 Forsters Way

28 Forsters Way

26 Forsters Way

20 Yeading Lane

18 Yeading Lane

16 Yeading Lane

14 Yeading Lane

Yeading Lane

Langworth Drive



Langworth Drive

5
7
9 Forsters Way

26
28
Forsters Way

11

25 Yeading Lane

27
Yeading Lane

14
Yeading Lane

Yeading Lane

16
Yeading Lane

18

20
Yeading Lane



Langworth Drive

Yeading Lane

5
7
9
Forsters
Way 11

26
Forsters
Way 28

Proposed
Development

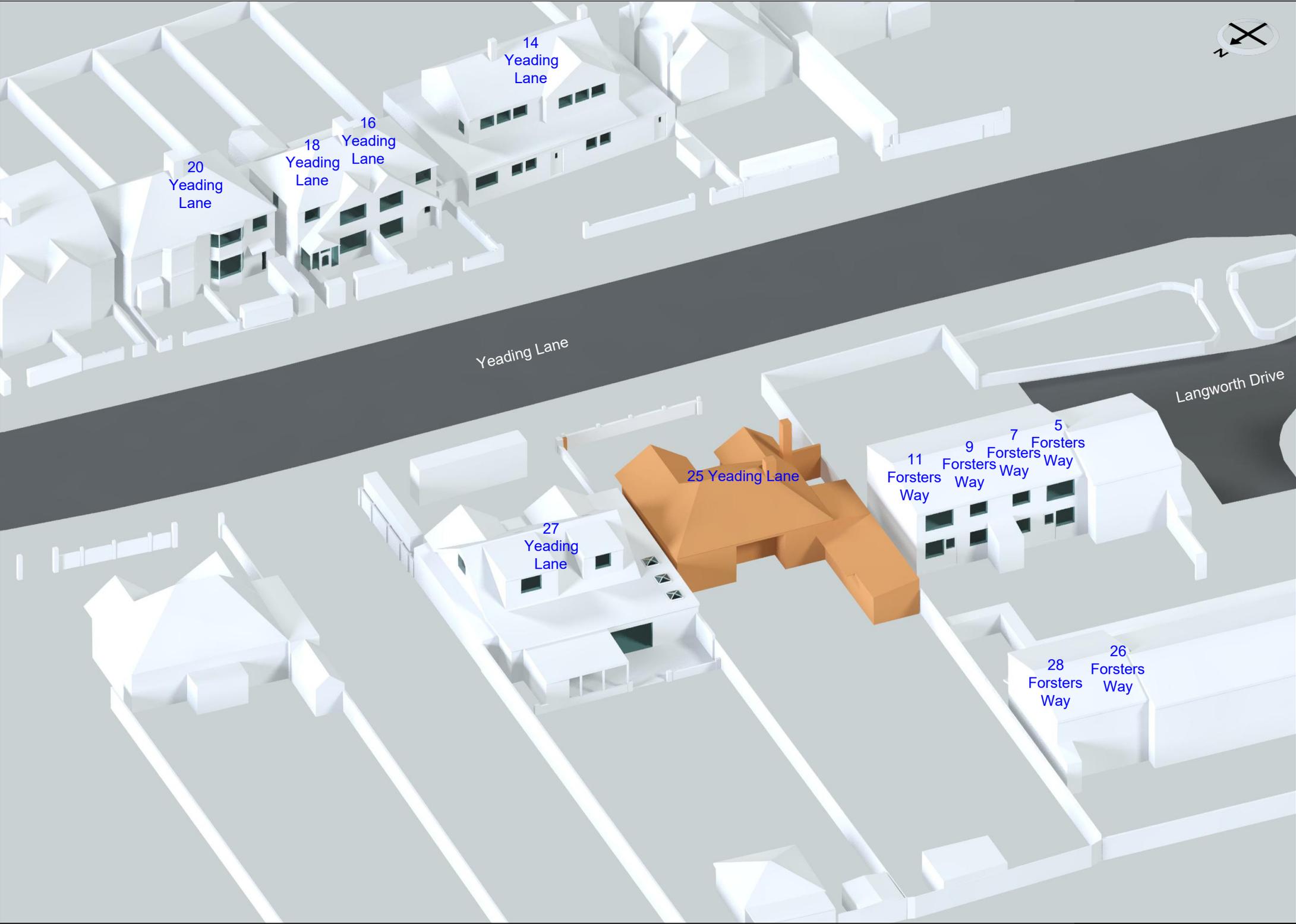
27 Yeading Lane

14
Yeading
Lane

16
Yeading
Lane
18
Yeading
Lane

20
Yeading
Lane





14
Yeading
Lane

16
Yeading
Lane

18
Yeading
Lane

20
Yeading
Lane

Yeading Lane

Langworth Drive

25 Yeading Lane

27
Yeading
Lane

11
Forsters
Way

9
Forsters
Way

7
Forsters
Way

5
Forsters
Way

28
Forsters
Way

26
Forsters
Way



14 Yeading Lane

16 Yeading Lane

18 Yeading Lane

20 Yeading Lane

Yeading Lane

Langworth Drive

Proposed Development

27 Yeading Lane

11 Forsters Way
9 Forsters Way
7 Forsters Way
5 Forsters Way

28 Forsters Way
26 Forsters Way



25 Yeading Lane

27
Yeading
Lane

36

30

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17 16
18 15

13 12
14 11

9 8
10 7

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27
Yeading Lane

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25 Yeading Lane





27
Yeading
Lane

27

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27
Yeading
Lane

26



16
Yeading Lane

18
Yeading Lane

20
Yeading Lane

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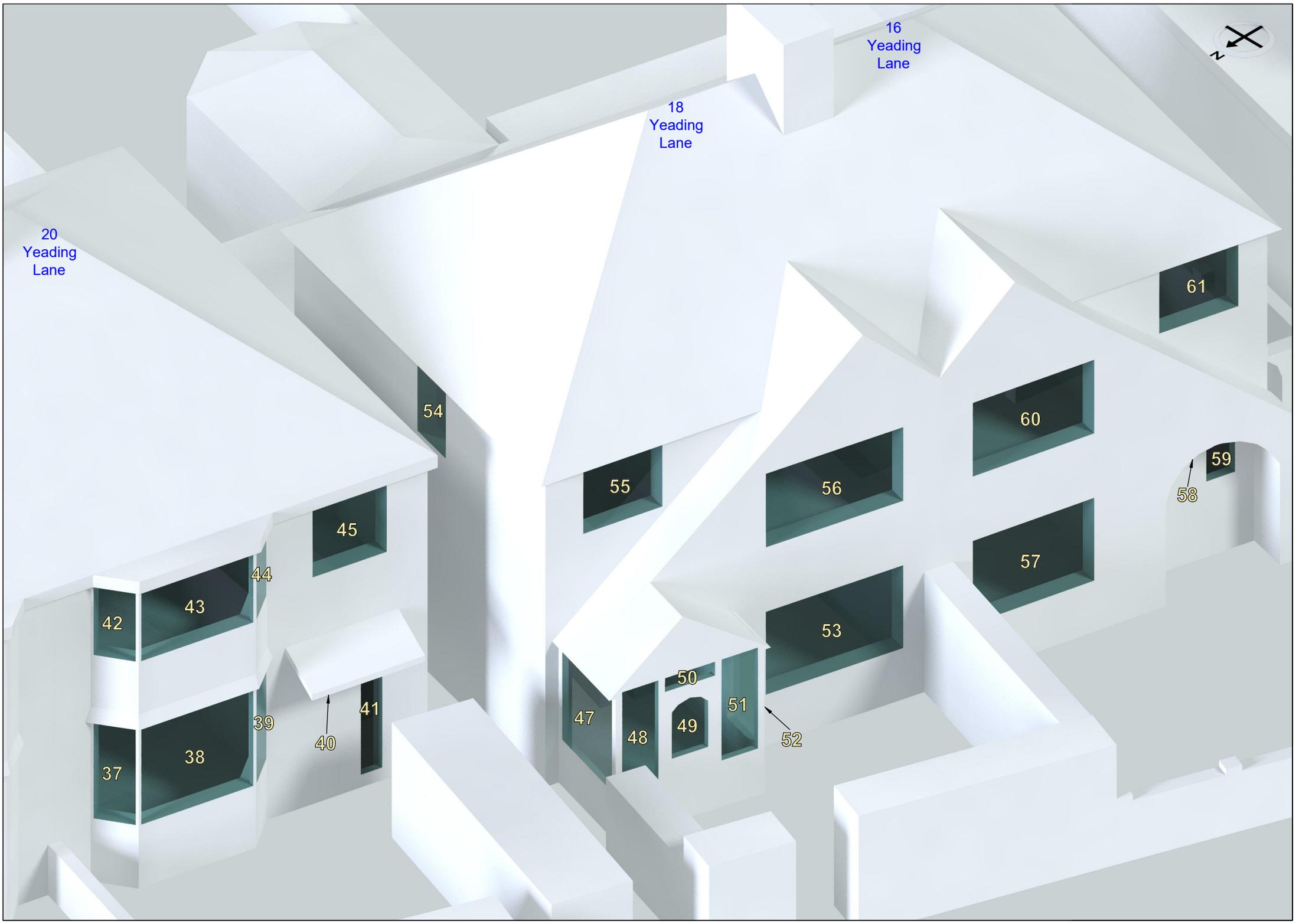
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Yeading Lane



20
Yeading Lane

16
Yeading Lane

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14
Yeading
Lane

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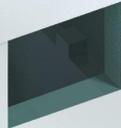
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25 Yeading Lane

11
Forsters
Way

9
Forsters
Way

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Forsters
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Forsters
Way

100

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95 96

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89

78 79

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5
Forsters
Way

7
Forsters
Way

9
Forsters
Way

11
Forsters
Way

83

88

94

101

81

80

86

92

98

99

25 Yeading Lane



28
Forsters
Way

26
Forsters
Way

109

105

106

107 108

103 104

102



APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
25 Yeading Lane, Hayes UB4 0EL

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>27 Yeading Lane</u>					
<u>Ground Floor</u>					
Window 1	Living/Dining/Kitchen	2.3%	2.3%	0.0%	1.0
Window 2	Living/Dining/Kitchen	34.4%	34.1%	0.3%	0.99
Window 3	Living/Dining/Kitchen	26.2%	26.3%	-0.1%	1.0
Window 4	Living/Dining/Kitchen	26.7%	26.7%	0.0%	1.0
Window 5	Living/Dining/Kitchen	26.6%	26.6%	0.0%	1.0
Window 6	Living/Dining/Kitchen	26.7%	26.7%	0.0%	1.0
Window 7	Utility Room	95.2%	85.3%	9.9%	0.9
Window 8	Utility Room	94.4%	80.6%	13.8%	0.85
Window 9	Utility Room	93.3%	83.1%	10.2%	0.89
Window 10	Utility Room	94.1%	85.7%	8.4%	0.91
Window 11	Prayer Room	92.8%	82.1%	10.7%	0.88
Window 12	Prayer Room	92.2%	77.7%	14.5%	0.84
Window 13	Prayer Room	90.4%	79.9%	10.5%	0.88
Window 14	Prayer Room	90.9%	81.9%	9.0%	0.9
Window 15	Bedroom	87.3%	76.6%	10.7%	0.88
Window 16	Bedroom	86.7%	72.9%	13.8%	0.84
Window 17	Bedroom	83.2%	73.4%	9.8%	0.88
Window 18	Bedroom	81.6%	72.5%	9.1%	0.89
Window 19	Lounge	33.1%	34.9%	-1.8%	1.05
Window 20	Lounge	15.5%	17.8%	-2.3%	1.15
Window 21	Lounge	36.2%	36.2%	0.0%	1.0
Window 22	Lounge	15.8%	15.8%	0.0%	1.0
Window 23	Bedroom	16.5%	16.7%	-0.2%	1.01
Window 24	Bedroom	34.7%	34.7%	0.0%	1.0
Window 25	Bedroom	17.0%	17.0%	0.0%	1.0
Window 26	Outbuilding	2.1%	2.1%	0.0%	1.0
Window 27	Outbuilding	34.8%	34.3%	0.5%	0.99
Window 28	Outbuilding	35.0%	34.6%	0.4%	0.99
Window 29	Outbuilding	34.7%	34.3%	0.4%	0.99
<u>First Floor</u>					
Window 30	Bedroom	38.7%	38.5%	0.2%	0.99
Window 31	Bedroom	38.0%	37.2%	0.8%	0.98
Window 32	Bathroom/WC	87.7%	87.5%	0.2%	1.0
Window 33	Landing	87.7%	87.6%	0.1%	1.0
Window 34	Landing	87.7%	87.6%	0.1%	1.0
Window 35	Bedroom	87.7%	87.6%	0.1%	1.0
Window 36	Bedroom	38.1%	38.1%	0.0%	1.0

Appendix 2 - Vertical Sky Component
25 Yeading Lane, Hayes UB4 0EL

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>20 Yeading Lane</u>					
<u>Ground Floor</u>					
Window 37	Living Room	30.7%	30.6%	0.1%	1.0
Window 38	Living Room	37.6%	37.4%	0.2%	0.99
Window 39	Living Room	24.6%	24.5%	0.1%	1.0
Window 40	Hallway & Staircase	0.0%	0.0%	0.0%	1.0
Window 41	Hallway & Staircase	20.6%	20.6%	0.0%	1.0
Window 46	Staircase	17.5%	17.4%	0.1%	0.99
<u>First Floor</u>					
Window 42	Domestic	33.3%	33.3%	0.0%	1.0
Window 43	Domestic	38.5%	38.3%	0.2%	0.99
Window 44	Domestic	33.3%	33.2%	0.1%	1.0
Window 45	Domestic	37.1%	36.9%	0.2%	0.99
<u>18 Yeading Lane</u>					
<u>Ground Floor</u>					
Window 47	Hallway	23.5%	23.5%	0.0%	1.0
Window 48	Hallway	36.7%	36.6%	0.1%	1.0
Window 49	Hallway	37.1%	37.0%	0.1%	1.0
Window 50	Hallway	38.2%	38.0%	0.2%	0.99
Window 51	Hallway	36.5%	36.5%	0.0%	1.0
Window 52	Hallway	19.9%	19.9%	0.0%	1.0
Window 53	Domestic	34.3%	34.3%	0.0%	1.0
<u>First Floor</u>					
Window 54	Domestic	20.5%	20.5%	0.0%	1.0
Window 55	Domestic	36.7%	36.6%	0.1%	1.0
Window 56	Domestic	38.8%	38.7%	0.1%	1.0
<u>16 Yeading Lane</u>					
<u>Ground Floor</u>					
Window 57	Domestic	35.9%	35.7%	0.2%	0.99
Window 58	Hallway	14.8%	14.7%	0.1%	0.99
Window 59	Hallway	14.6%	14.4%	0.2%	0.99
<u>First Floor</u>					
Window 60	Domestic	38.8%	38.7%	0.1%	1.0
Window 61	Domestic	36.7%	36.5%	0.2%	0.99
Window 62	Domestic	33.4%	33.4%	0.0%	1.0

Appendix 2 - Vertical Sky Component
25 Yeading Lane, Hayes UB4 0EL

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>14 Yeading Lane</u>					
<u>Ground Floor</u>					
Window 63	Non Domestic	36.7%	36.5%	0.2%	0.99
Window 64	Non Domestic	36.7%	36.5%	0.2%	0.99
Window 65	Non Domestic	36.7%	36.6%	0.1%	1.0
Window 66	Non Domestic	35.3%	35.2%	0.1%	1.0
Window 67	Non Domestic	36.6%	36.5%	0.1%	1.0
Window 68	Non Domestic	36.6%	36.5%	0.1%	1.0
Window 69	Non Domestic	36.1%	36.0%	0.1%	1.0
<u>First Floor</u>					
Window 70	Non Domestic	32.7%	32.7%	0.0%	1.0
Window 71	Non Domestic	38.5%	38.4%	0.1%	1.0
Window 72	Non Domestic	38.7%	38.5%	0.2%	0.99
Window 73	Non Domestic	38.5%	38.4%	0.1%	1.0
Window 74	Non Domestic	38.9%	38.8%	0.1%	1.0
Window 75	Non Domestic	38.9%	38.8%	0.1%	1.0
Window 76	Non Domestic	38.8%	38.7%	0.1%	1.0
<u>5 Forsters Way</u>					
<u>Ground Floor</u>					
Window 77	Domestic	38.0%	38.1%	-0.1%	1.0
Window 78	Hallway	24.0%	24.0%	0.0%	1.0
Window 79	Hallway	24.3%	24.3%	0.0%	1.0
Window 80	Domestic	30.6%	30.6%	0.0%	1.0
Window 81	Domestic	32.7%	32.7%	0.0%	1.0
<u>First Floor</u>					
Window 82	Domestic	38.4%	38.4%	0.0%	1.0
Window 83	Domestic	35.2%	35.2%	0.0%	1.0
<u>7 Forsters Way</u>					
<u>Ground Floor</u>					
Window 84	Domestic	34.5%	34.7%	-0.2%	1.01
Window 85	Hallway	8.0%	8.3%	-0.3%	1.04
Window 86	Domestic	26.7%	26.7%	0.0%	1.0
<u>First Floor</u>					
Window 87	Domestic	38.2%	38.2%	0.0%	1.0
Window 88	Domestic	37.1%	37.1%	0.0%	1.0

Appendix 2 - Vertical Sky Component
25 Yeading Lane, Hayes UB4 0EL

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>9 Forsters Way</u>					
<u>Ground Floor</u>					
Window 89	Hallway	31.6%	31.9%	-0.3%	1.01
Window 90	Hallway	17.7%	18.1%	-0.4%	1.02
Window 91	Domestic	33.9%	34.3%	-0.4%	1.01
Window 92	Domestic	28.0%	28.0%	0.0%	1.0
<u>First Floor</u>					
Window 93	Domestic	38.1%	38.1%	0.0%	1.0
Window 94	Domestic	37.4%	37.2%	0.2%	0.99
<u>11 Forsters Way</u>					
<u>Ground Floor</u>					
Window 95	Hallway	23.3%	23.8%	-0.5%	1.02
Window 96	Hallway	24.1%	24.1%	0.0%	1.0
Window 97	Domestic	35.9%	36.4%	-0.5%	1.01
Window 98	Domestic	34.6%	34.4%	0.2%	0.99
Window 99	Domestic	34.1%	34.1%	0.0%	1.0
<u>First Floor</u>					
Window 100	Domestic	37.8%	37.6%	0.2%	0.99
Window 101	Domestic	37.7%	37.0%	0.7%	0.98
<u>26 Forsters Way</u>					
<u>Ground Floor</u>					
Window 102	Domestic	35.0%	34.2%	0.8%	0.98
Window 103	Hallway	17.5%	16.6%	0.9%	0.95
Window 104	Hallway	17.6%	17.2%	0.4%	0.98
<u>First Floor</u>					
Window 105	Domestic	37.2%	36.6%	0.6%	0.98
<u>28 Forsters Way</u>					
<u>Ground Floor</u>					
Window 106	Domestic	32.4%	31.2%	1.2%	0.96
Window 107	Hallway	18.7%	17.5%	1.2%	0.94
Window 108	Hallway	17.4%	16.3%	1.1%	0.94
<u>First Floor</u>					
Window 109	Domestic	37.2%	36.6%	0.6%	0.98

Appendix 2 - Daylight Distribution
25 Yeading Lane, Hayes UB4 0EL

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>27 Yeading Lane</u>					
<u>Ground Floor</u>					
Windows 1 to 6	Living/Dining/Kitchen	97%	96%	1%	0.99
Windows 7 to 10	Utility Room	99%	99%	0%	1.0
Windows 11 to 14	Prayer Room	100%	100%	0%	1.0
Windows 15 to 18	Bedroom	57%	34%	23%	0.6
Windows 19 to 22	Lounge	99%	99%	0%	1.0
Windows 23 to 25	Bedroom	100%	100%	0%	1.0
Windows 26 to 29	Outbuilding	99%	99%	0%	1.0
<u>First Floor</u>					
Window 30	Bedroom	91%	91%	0%	1.0
Window 31	Bedroom	93%	93%	0%	1.0
Window 32	Bathroom/WC	80%	80%	0%	1.0
Windows 33 & 34	Landing	86%	86%	0%	1.0
Windows 35 & 36	Bedroom	91%	91%	0%	1.0
<u>20 Yeading Lane</u>					
<u>Ground Floor</u>					
Windows 37 to 39	Living Room	99%	99%	0%	1.0
Windows 40 & 41	Hallway	94%	94%	0%	1.0
Windows 40, 41 & 46	Staircase	36%	36%	0%	1.0
<u>14 Yeading Lane</u>					
<u>Ground Floor</u>					
Window 63	Non Domestic	96%	96%	0%	1.0
Windows 64 to 66	Non Domestic	96%	96%	0%	1.0
Windows 67 & 68	Non Domestic	89%	89%	0%	1.0
Window 69	Non Domestic	83%	83%	0%	1.0

Appendix 2 - Sunlight to Windows
25 Yeading Lane, Hayes UB4 0EL

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>27 Yeading Lane</u>									
<u>Ground Floor</u>									
Window 3	Living/Dining/Kitchen	44%	44%	0%	1.0	14%	14%	0%	1.0
Window 4	Living/Dining/Kitchen	43%	43%	0%	1.0	14%	14%	0%	1.0
Window 5	Living/Dining/Kitchen	43%	43%	0%	1.0	15%	15%	0%	1.0
Window 6	Living/Dining/Kitchen	43%	43%	0%	1.0	15%	15%	0%	1.0
Window 8	Utility Room	92%	53%	39%	0.58	28%	3%	25%	0.11
Window 9	Utility Room	88%	54%	34%	0.61	28%	4%	24%	0.14
Window 12	Prayer Room	92%	52%	40%	0.57	27%	4%	23%	0.15
Window 13	Prayer Room	85%	52%	33%	0.61	26%	4%	22%	0.15
Window 16	Bedroom	88%	50%	38%	0.57	23%	5%	18%	0.22
Window 17	Bedroom	82%	53%	29%	0.65	22%	5%	17%	0.23
Window 19	Lounge	45%	54%	-9%	1.2	12%	19%	-7%	1.58
Window 20	Lounge	41%	43%	-2%	1.05	17%	19%	-2%	1.12
Window 21	Lounge	59%	59%	0%	1.0	19%	19%	0%	1.0
Window 23	Bedroom	42%	42%	0%	1.0	18%	18%	0%	1.0
Window 24	Bedroom	57%	57%	0%	1.0	18%	18%	0%	1.0
Window 27	Outbuilding	56%	55%	1%	0.98	21%	20%	1%	0.95
Window 28	Outbuilding	57%	56%	1%	0.98	20%	19%	1%	0.95
Window 29	Outbuilding	55%	55%	0%	1.0	20%	20%	0%	1.0
<u>First Floor</u>									
Window 32	Bathroom/WC	86%	85%	1%	0.99	27%	26%	1%	0.96
Window 33	Landing	86%	85%	1%	0.99	27%	26%	1%	0.96
Window 34	Landing	86%	85%	1%	0.99	27%	26%	1%	0.96
Window 35	Bedroom	86%	85%	1%	0.99	27%	26%	1%	0.96
<u>20 Yeading Lane</u>									
<u>Ground Floor</u>									
Window 39	Living Room	30%	30%	0%	1.0	6%	6%	0%	1.0
Window 46	Staircase	50%	50%	0%	1.0	5%	5%	0%	1.0
<u>First Floor</u>									
Window 44	Domestic	48%	48%	0%	1.0	13%	13%	0%	1.0
<u>18 Yeading Lane</u>									
<u>Ground Floor</u>									
Window 52	Hallway	41%	41%	0%	1.0	10%	10%	0%	1.0
<u>16 Yeading Lane</u>									
<u>First Floor</u>									
Window 62	Domestic	78%	78%	0%	1.0	27%	27%	0%	1.0

Appendix 2 - Sunlight to Windows
25 Yeading Lane, Hayes UB4 0EL

Reference	Room Use	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>5 Forsters Way</u>										
<u>Ground Floor</u>										
Window 77	Domestic	60%	60%	0%	1.0	20%	20%	0%	1.0	
Window 78	Hallway	33%	33%	0%	1.0	6%	6%	0%	1.0	
Window 79	Hallway	40%	40%	0%	1.0	13%	13%	0%	1.0	
<u>First Floor</u>										
Window 82	Domestic	59%	59%	0%	1.0	20%	20%	0%	1.0	
<u>7 Forsters Way</u>										
<u>Ground Floor</u>										
Window 84	Domestic	59%	59%	0%	1.0	19%	19%	0%	1.0	
Window 85	Hallway	15%	15%	0%	1.0	13%	13%	0%	1.0	
<u>First Floor</u>										
Window 87	Domestic	59%	59%	0%	1.0	20%	20%	0%	1.0	
<u>9 Forsters Way</u>										
<u>Ground Floor</u>										
Window 89	Hallway	49%	49%	0%	1.0	19%	19%	0%	1.0	
Window 90	Hallway	22%	22%	0%	1.0	11%	11%	0%	1.0	
Window 91	Domestic	45%	46%	-1%	1.02	10%	10%	0%	1.0	
<u>First Floor</u>										
Window 93	Domestic	59%	59%	0%	1.0	20%	20%	0%	1.0	
<u>11 Forsters Way</u>										
<u>Ground Floor</u>										
Window 95	Hallway	32%	33%	-1%	1.03	6%	6%	0%	1.0	
Window 96	Hallway	41%	41%	0%	1.0	14%	14%	0%	1.0	
Window 97	Domestic	59%	60%	-1%	1.02	20%	20%	0%	1.0	
<u>First Floor</u>										
Window 100	Domestic	59%	59%	0%	1.0	20%	20%	0%	1.0	
<u>26 Forsters Way</u>										
<u>Ground Floor</u>										
Window 102	Domestic	57%	56%	1%	0.98	18%	18%	0%	1.0	
Window 103	Hallway	27%	26%	1%	0.96	3%	3%	0%	1.0	
Window 104	Hallway	32%	32%	0%	1.0	9%	9%	0%	1.0	
<u>First Floor</u>										
Window 105	Domestic	58%	58%	0%	1.0	19%	19%	0%	1.0	

Appendix 2 - Sunlight to Windows
25 Yeading Lane, Hayes UB4 0EL

Reference	Room Use	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>28 Forsters Way</u>										
<u>Ground Floor</u>										
Window 106	Domestic	57%	56%	1%	0.98	18%	18%	0%	1.0	
Window 107	Hallway	40%	39%	1%	0.98	16%	16%	0%	1.0	
Window 108	Hallway	31%	30%	1%	0.97	16%	16%	0%	1.0	
<u>First Floor</u>										
Window 109	Domestic	58%	58%	0%	1.0	19%	19%	0%	1.0	

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 3 - Overshadowing to Gardens and Open Spaces

25 Yeading Lane, Hayes UB4 0EL

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March									
		Before		After		Loss		Ratio			
<u>27 Yeading Lane</u>											
<u>Ground Floor</u>											
Garden 1	44.37 m2	30.12 m2	68%	28.3 m2	64%	1.82 m2	4%			0.94	
Garden 2	429.83 m2	386.75 m2	90%	383.43 m2	89%	3.32 m2	1%			0.99	
<u>20 Yeading Lane</u>											
<u>Ground Floor</u>											
Garden 3	23.22 m2	8.16 m2	35%	8.16 m2	35%	0.0 m2	0%			1.0	
<u>18 Yeading Lane</u>											
<u>Ground Floor</u>											
Garden 4	12.26 m2	1.65 m2	13%	1.65 m2	13%	0.0 m2	0%			1.0	
<u>16 Yeading Lane</u>											
<u>Ground Floor</u>											
Garden 5	16.09 m2	16.06 m2	100%	16.06 m2	100%	0.0 m2	0%			1.0	
Garden 6	16.32 m2	8.2 m2	50%	8.2 m2	50%	0.0 m2	0%			1.0	
<u>5 Forsters Way</u>											
<u>Ground Floor</u>											
Garden 7	45.7 m2	43.52 m2	95%	43.52 m2	95%	0.0 m2	0%			1.0	
<u>7 Forsters Way</u>											
<u>Ground Floor</u>											
Garden 8	37.03 m2	37.02 m2	100%	37.02 m2	100%	0.0 m2	0%			1.0	
<u>9 Forsters Way</u>											
<u>Ground Floor</u>											
Garden 9	31.58 m2	28.49 m2	90%	28.49 m2	90%	0.0 m2	0%			1.0	
<u>11 Forsters Way</u>											
<u>Ground Floor</u>											
Garden 10	37.81 m2	36.22 m2	96%	36.22 m2	96%	0.0 m2	0%			1.0	



Key

-  Receives under two hours sunlight on 21st March before and after the development.
-  Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
-  Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
-  Receives at least two hours sunlight on 21st March before and after the development.
-  Neighbouring Gardens and Amenity Areas



Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces

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- Key**
- Receives under two hours sunlight on 21st March before and after the development.
 - Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
 - Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
 - Receives at least two hours sunlight on 21st March before and after the development.
 - G1 Neighbouring Gardens and Amenity Areas

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces

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