Project **162**

Flat 6, 18 Frithwood Avenue, Northwood HA6 3LX

Daylight and Sunlight Report

P162-18FAN-PS

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Contents

01 Introduction

This report has been prepared to assess the potential impact of the proposed development at **Flat 6, 18 Frithwood Avenue, Northwood HA6 3LX** on the daylight and sunlight availability to neighbouring properties, specifically in response to previous planning refusals citing concerns about loss of light.

The development includes a 3.6-metre rear extension, a front porch, and a loft conversion with two rear-facing roof windows.

The assessment focuses on the relationship between the proposed extension and adjacent properties at **Flat 1 (east)** and **18A Frithwood Avenue (west)**, considering spatial relationships, building setbacks, and design interventions.

02 Site and Context

The subject property is a two-storey semi-detached dwelling with a private rear garden. To the east, **Flat 1** has a large rear extension that projects 0.9 metres further than the proposed extension. A 1.5-metre gap is maintained between the two structures. To the west, the neighbouring property at **18A** is set back approximately 4.5 metres, and with an additional 2-metre separation, there is a total 8-metre distance between the proposed rear wall and 18A's rear elevation.

03 Daylight and Sunlight Assessment Methodology

The assessment follows the principles set out in the **BRE Guidelines**, "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" (2022), which are widely used to determine acceptable light levels in domestic settings.

Key considerations include:

- **Vertical Sky Component (VSC)**
- **Daylight Distribution**
- **Annual Probable Sunlight Hours (APSH)**
- **Site geometry and orientation**

As this is a relatively modest domestic extension, a detailed numerical modelling was not undertaken; instead, a qualitative impact review based on BRE principles and physical site conditions is provided.

04 Proposed Mitigation Measures

In direct response to previous applications refused on light obstruction grounds, the current design includes a key daylight-preserving intervention on the eastern side, adjacent to 18A Frithwood Avenue:

- A light-relief roof slope has been introduced along the eastern edge of the proposed rear extension, facing 18A.
    - This pitched roof strip is 1.5 metres wide, extends the full 3.6-metre depth of the extension, and is pitched at 30 degrees away from the shared boundary.
    - The roof begins at a modest height of 2.29 metres, ensuring that the mass of the extension along the eastern side is minimised.
    - This geometry is specifically designed to reduce potential overshadowing and to preserve sky visibility and daylight access to the rear elevation and garden of 18A.
- The remainder of the extension features a flat roof at 3.14 metres, keeping the overall height and bulk low and avoiding a visually intrusive form.
- On the western side, the neighbouring property (Flat 1) has a larger existing rear extension that extends 0.9 metres beyond the proposed rear wall of Flat 6. With a 1.5-metre separation maintained, there is no risk of light loss or overshadowing to that side.

04 Proposed Mitigation Measures

- The western neighbour (Flat 1) will retain access to natural light, as the proposed roof pitch removes any solid vertical element directly adjacent to the shared boundary.
- The eastern neighbour (18A), with its rear elevation set significantly back and separated by an open garden, will experience no loss of daylight or sunlight.
- The modest scale and flat roof form, combined with sensitive boundary treatment, ensure the development complies with the spirit and guidance of the BRE standards.

Conclusion

The proposed development has been carefully and proactively designed to respond to previously raised daylight concerns. The introduction of a pitched light-relief roof slope, combined with controlled massing and generous boundary separations, ensures that no unreasonable loss of daylight or sunlight will occur to neighbouring properties.

END.