



Sunlight
Assessments UK

Sunlight & Daylight Assessments

Impact Assessment

Site address: 17 Glebe Rd, Hayes UB3 2EA, UK

Impact address: 15 & 19 Glebe Rd, Hayes UB3 2EA, UK

Designer/Architects **V-Design & CAD services Ltd**

20 February 2026

Technical analysis by Milica Mijajlović





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1. Introduction

- 1.1 Sunlight Assessments UK have been instructed to assess the daylight and sunlight of the proposed extension on 17 Glebe Rd, Hayes UB3 2EA, UK.
- 1.2 The report relates to the proposed Scheme presented by V-Design & CAD services Ltd, and provides detailed technical support regarding the potential impact to the daylight and sunlight of 15 & 19 Glebe Rd, Hayes UB3 2EA, UK.
- 1.3 The Local Authority will be informed of this by the BRE document entitled 'Site layout planning for daylight and sunlight: a guide to good practice' (BR209 2022). This document is the principal guidance in this area and sets out the methodology for measuring light and recommends what it considers to be permitted or unobtrusive levels of change.
- 1.4 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located, and the daylight and sunlight will be one of several planning considerations which the local authority will weigh.

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.

the area of the working plane in a room which can receive direct skylight is reduced to 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 V-Design & CAD services 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.
 - Where floor plans of surrounding properties were not available, room depths have been assumed from external observations. Where no indicators of room depth were available a standard of 4m, 6m or 8m depths have been used.



4. The Site

4.1 The site is located at 17 Glebe Rd, Hayes UB3 2EA, UK.

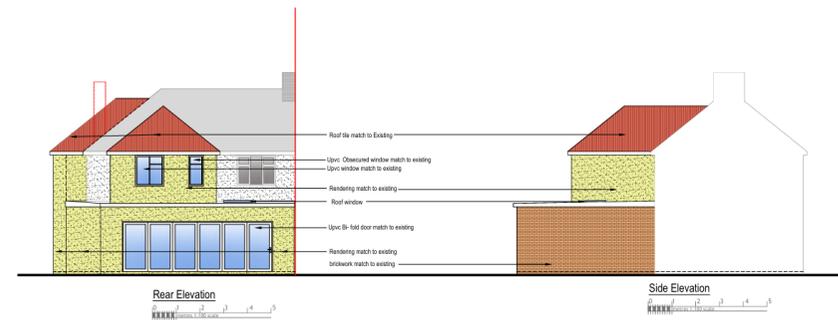
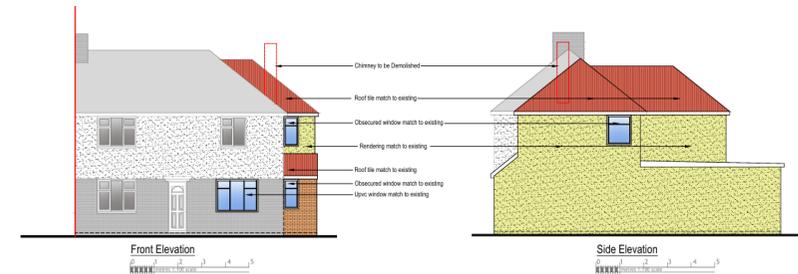




5. The Proposal

PROPOSED DEVELOPMENT

- 5.1 Our understanding of the proposed new build is illustrated in the drawings, located in Appendix 1.
- 5.2 V-Design & CAD services Ltd has provided floorplans and elevations.





6. Impact on the Surrounding Properties

- 6.1 Due to the proximity to the site, we have assessed the windows and garden of 15 & 19 Glebe Rd, Hayes UB3 2EA, UK.
- 6.2 These residential properties are located adjacent to the Site.
- 6.3 The location of these properties is highlighted in the map:





7. Assessment Results

Vertical Sky Component (VSC)

- 7.1 The results show that the windows and associated rooms will not experience a noticeable reduction in daylight as defined in the BRE guidance.

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.

Garden Amenity (SOG)

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



8. Conclusion

- 8.1 The daylight and sunlight to the analysed windows and garden space of 15 & 19 Glebe Rd, Hayes UB3 2EA, UK will not experience a noticeable reduction of daylight and sunlight as set out in the BRE guidelines.
- 8.2 We, therefore, conclude that the effects of the proposed scheme in relation to daylight and sunlight are BRE compliant and we have identified no grounds for rejection of a planning application for this proposal.

Appendix 1:

Drawings



Front Elevation

Side Elevation

Rear Elevation

Side Elevation

Chimney to be Demolished

Roof tile match to existing

Obscured window match to existing

Rendering match to existing

Roof tile match to existing

Obscured window match to existing

Upvc window match to existing

Roof tile match to Existing

Upvc Obscured window match to existing

Upvc window match to existing

Rendering match to existing

Roof window

Upvc Bi-fold door match to existing

Rendering match to existing

Colobank match to existing

Scale: 1:100

Paper Size: A2

No.	Date	Comments

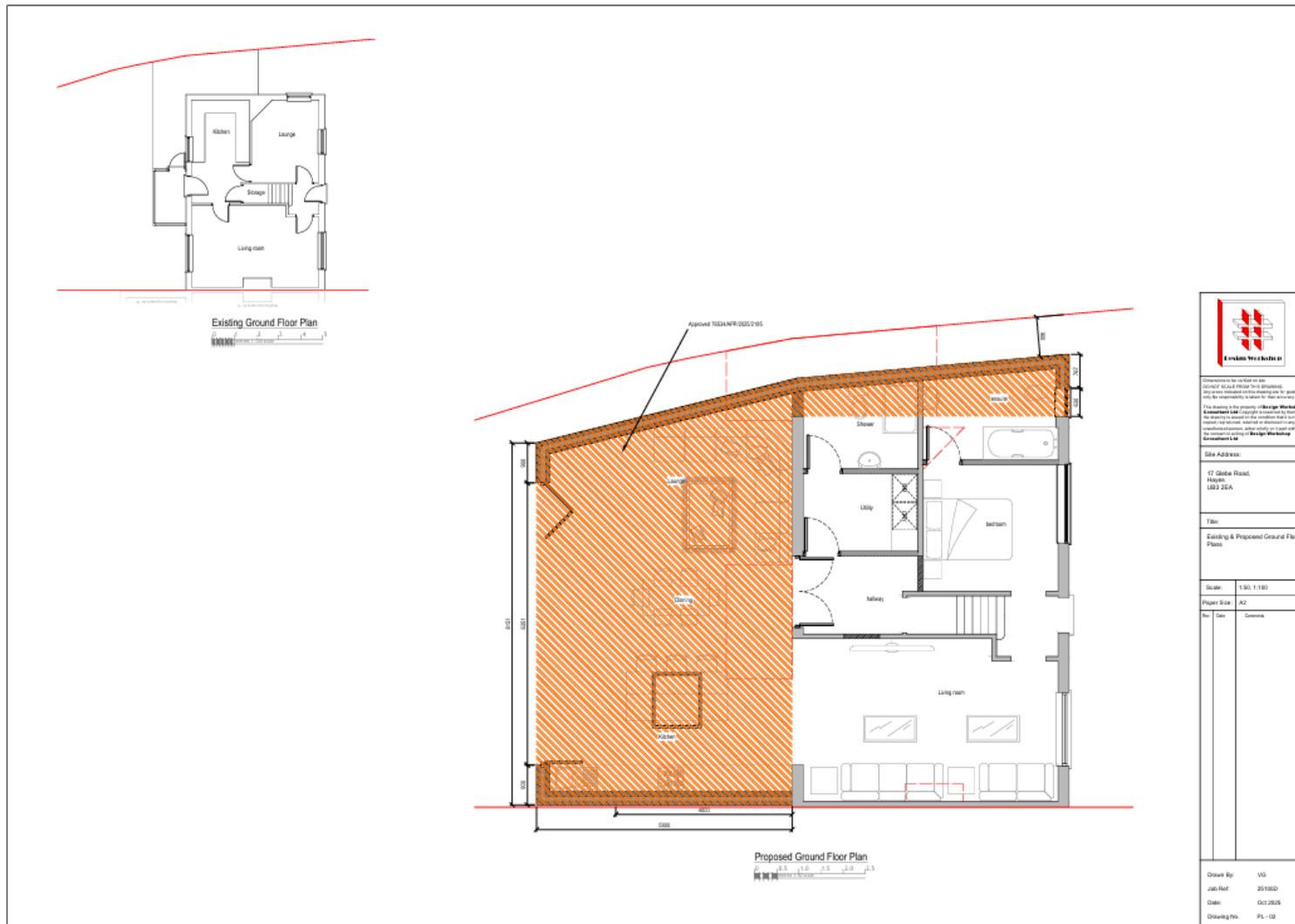
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 Job Ref: 25196D
 Date: Oct 2025
 Drawing No: FL - 08

London Woodstock

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Site Address:
 17 Globe Road,
 Hayes,
 UB3 2EA

File:
 Proposed Elevations



Information to be used in the context of the design of the building. The client is responsible for ensuring that the information is accurate and up-to-date. The client is also responsible for ensuring that the information is used in accordance with the relevant legislation and standards.

Site Address:
 17 Gable Road,
 Hayes,
 UB8 3EA

Title:
 Existing & Proposed Ground Floor Plans

Scale: 1:50, 1:100

Paper Size: A2

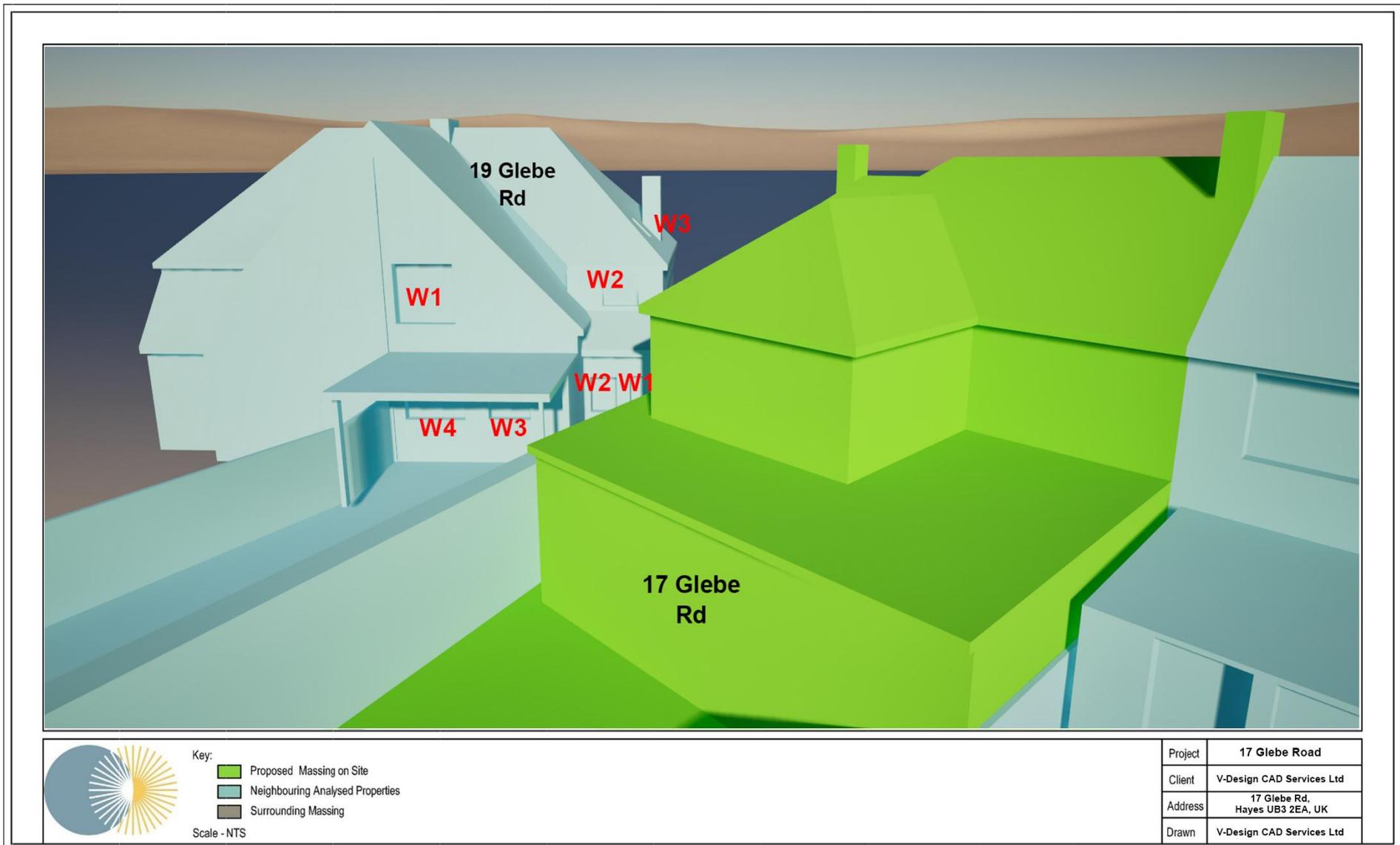
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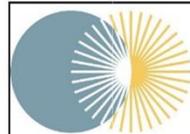
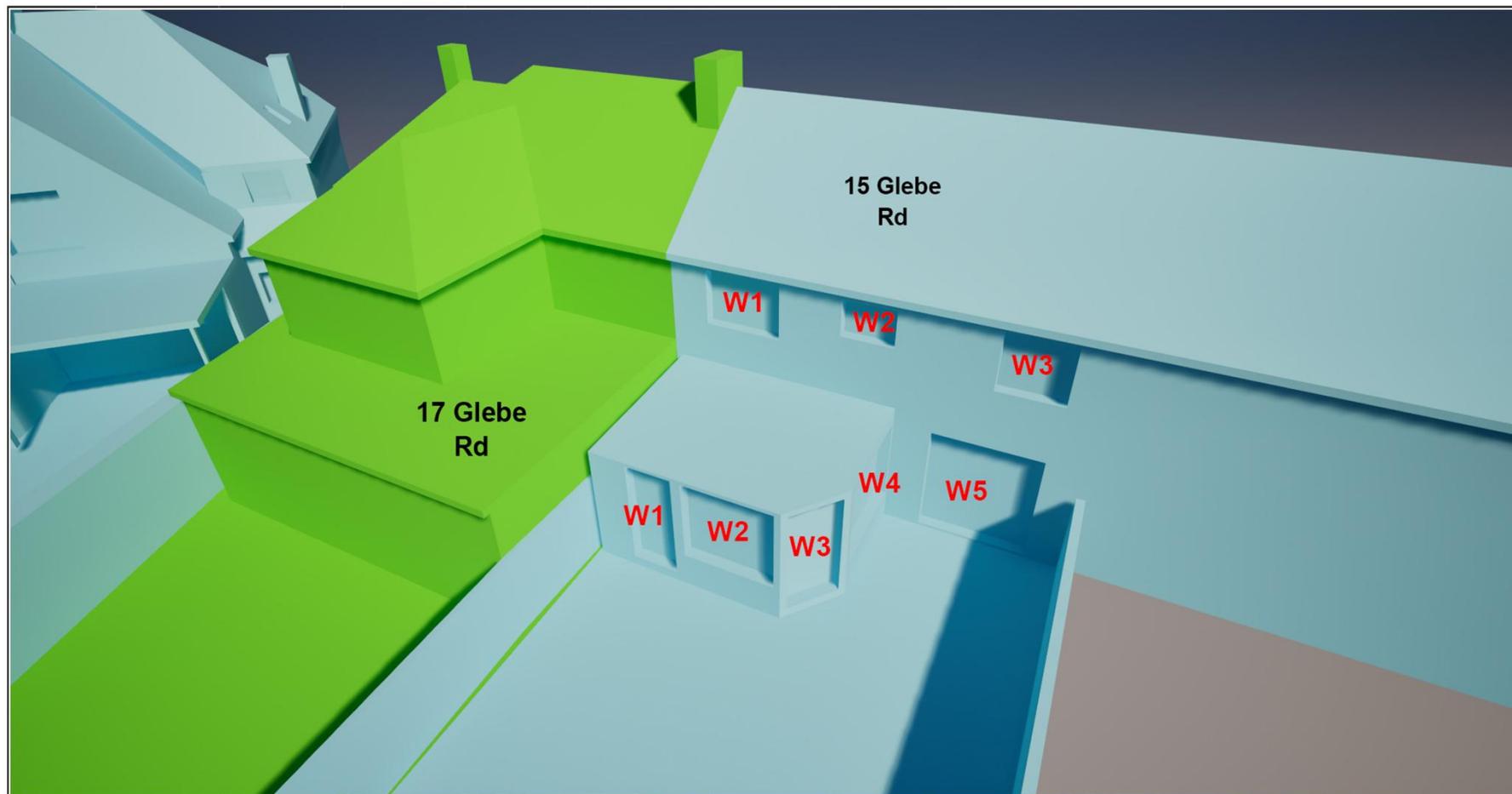
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 Date: 03/2025
 Drawing No: PL - 02



Appendix 2:

Window Maps





Key:
■ Proposed Massing on Site
■ Neighbouring Analysed Properties
■ Surrounding Massing
Scale - NTS

Project	17 Glebe Road
Client	V-Design CAD Services Ltd
Address	17 Glebe Rd, Hayes UB3 2EA, UK
Drawn	V-Design CAD Services Ltd

Appendix 3:

Technical Analysis



Vertical Sky Component (VSC) results

Building Name	Floor Name	Window Name	Window Orientation		VSC	Pr/Ex	Meets BRE Criteria
15 Glebe Rd	Ground	<u>W1</u>	25°N	Existing	36.38	0.88	YES
				Proposed	32.14		
15 Glebe Rd	Ground	<u>W2</u>	25°N	Existing	38.71	0.97	YES
				Proposed	37.56		
15 Glebe Rd	Ground	<u>W3</u>	335°N	Existing	35.63	1.00	YES
				Proposed	35.63		
15 Glebe Rd	Ground	<u>W4</u>	295°N	Existing	23.78	1.00	YES
				Proposed	23.78		
15 Glebe Rd	Ground	<u>W5</u>	25°N	Existing	32.42	1.00	YES
				Proposed	32.42		
15 Glebe Rd	First	<u>W1</u>	25°N	Existing	38.22	0.98	YES
				Proposed	37.55		
15 Glebe Rd	First	<u>W2</u>	25°N	Existing	37.43	1.00	YES
				Proposed	37.28		
15 Glebe Rd	First	<u>W3</u>	25°N	Existing	38.28	1.00	YES
				Proposed	38.24		
19 Glebe Rd	Ground	<u>W1</u>	340°N	Existing	25.86	0.75	non habitable room
				Proposed	19.46		
19 Glebe Rd	Ground	<u>W2</u>	340°N	Existing	20.42	0.72	non habitable room
				Proposed	14.78		
19 Glebe Rd	Ground	<u>W3</u>	340°N	Existing	6.26	0.83	YES
				Proposed	5.22		



19 Glebe Rd	Ground	<u>W4</u>	340°N	Existing	10.12	0.96	YES
				Proposed	9.67		
19 Glebe Rd	First	<u>W1</u>	340°N	Existing	39.12	0.99	YES
				Proposed	38.59		
19 Glebe Rd	First	<u>W2</u>	340°N	Existing	36.93	0.90	YES
				Proposed	33.38		
19 Glebe Rd	First	W3	250° Inc	Existing	79.83	0.99	YES
				Proposed	79.17		



Annual probable sunlight hours (APSH) results

Building Name	Floor Name	Window Name	Window Orientation		Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
15 Glebe Rd	Ground	<u>W1</u>	25°N	Existing		*North	*North		*North	*North
				Proposed						
15 Glebe Rd	Ground	<u>W2</u>	25°N	Existing		*North	*North		*North	*North
				Proposed						
15 Glebe Rd	Ground	<u>W3</u>	335°N	Existing		*North	*North		*North	*North
				Proposed						
15 Glebe Rd	Ground	<u>W4</u>	295°N	Existing		*North	*North		*North	*North
				Proposed						
15 Glebe Rd	Ground	<u>W5</u>	25°N	Existing		*North	*North		*North	*North
				Proposed						
15 Glebe Rd	First	<u>W1</u>	25°N	Existing		*North	*North		*North	*North
				Proposed						
15 Glebe Rd	First	<u>W2</u>	25°N	Existing		*North	*North		*North	*North
				Proposed						
15 Glebe Rd	First	<u>W3</u>	25°N	Existing		*North	*North		*North	*North
				Proposed						
19 Glebe Rd	Ground	<u>W1</u>	340°N	Existing		*North	*North		*North	*North
				Proposed						
19 Glebe Rd	Ground	<u>W2</u>	340°N	Existing		*North	*North		*North	*North
				Proposed						



19 Glebe Rd	Ground	<u>W3</u>	340°N	Existing		*North	*North		*North	*North
				Proposed						
19 Glebe Rd	Ground	<u>W4</u>	340°N	Existing		*North	*North		*North	*North
				Proposed						
19 Glebe Rd	First	<u>W1</u>	340°N	Existing		*North	*North		*North	*North
				Proposed						
19 Glebe Rd	First	<u>W2</u>	340°N	Existing		*North	*North		*North	*North
				Proposed						
19 Glebe Rd	First	W3	250° Inc	Existing	66.00	0.98	YES	18.00	1.00	YES
				Proposed	65.00			18.00		

* The BRE guidelines state regarding the APSH test “any windows facing within 90 degrees due north does not need to be analysed as there is no expectation of sunlight”.



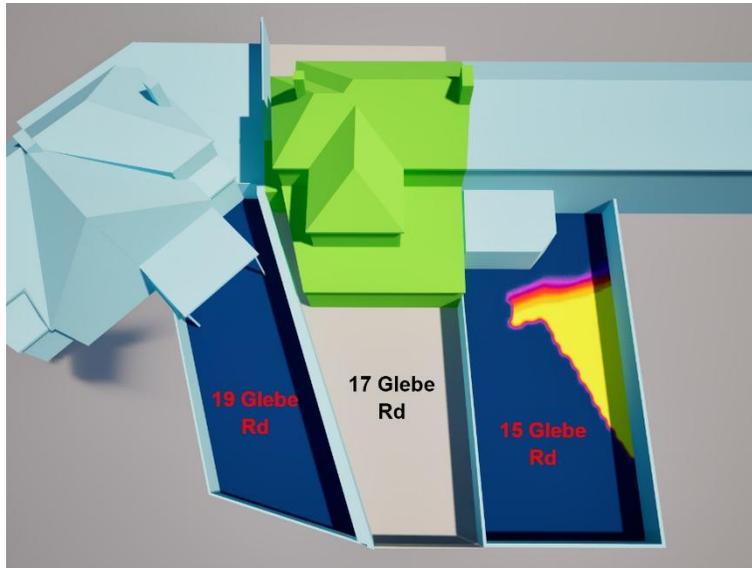
Garden Amenity, Sun On Ground (SOG) results

Building Name	Floor Name	Amenity Name		Amenity Area	Lit Area Ex	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
15 Glebe Rd	Ground	A1	Area m2	131.32	20.63	17.42	0.84	YES
			Percentage		16%	13%		
19 Glebe Rd	Ground	A2	Area m2	95.88	0.00	0.00	1.00	YES
			Percentage		0%	0%		

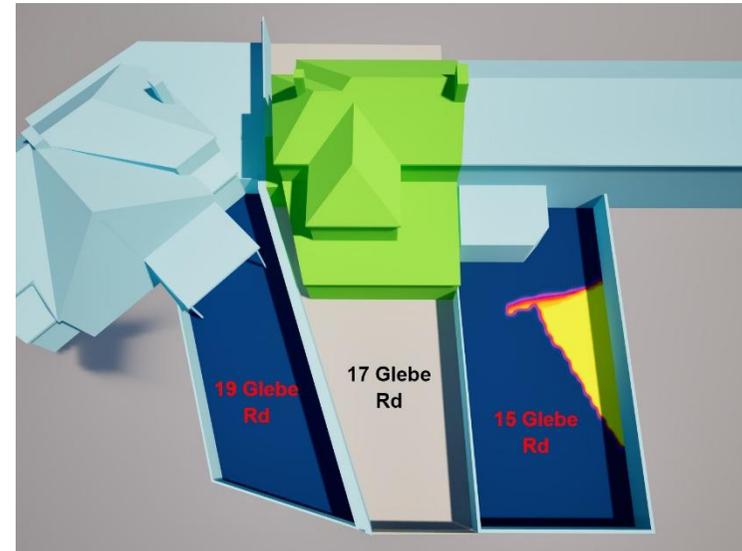
Under BRE criteria, the assessment considers whether there is a material reduction in sunlight to amenity areas compared to existing conditions. A result of 0 indicates no additional overshadowing impact arising from the proposed development. As there is no reduction beyond BRE thresholds, the proposal is therefore considered to pass.



Existing garden sunlight map (March 21st)



Proposed Garden sunlight map (March 21st)



End of report

Sunlight Assessments UK Ltd

Southgate Chambers, 37/39

Southgate Street,

Winchester

Hampshire.

SO23 9EH

Tel 01962 809155

Email: info@sunlightassessments.co.uk

Website: www.sunlightassessments.co.uk

