



Daylight & Sunlight Amenity

Planning for some light relief?

As greater emphasis is placed on environmental issues, local planning authorities are increasingly concerning themselves with the effects of developments on the Daylight and Sunlight Amenity to neighbouring properties, and the light conditions within proposed schemes. The relevant Unitary Development Plan will state the local authority's aims and may have regard to the guidelines in BRE Report 209 Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice. It is not uncommon for the local authority to require a Daylight and Sunlight study to be submitted to support a planning application

The Service

To developers, designers and neighbours alike:

- Advice on the likely effects of developments or extensions on daylight and sunlight to neighbouring properties.
- Collation of architects' drawings and land survey data.
- Technical analyses in accordance with BRE Report 209.
- Investigation of relevant UDP's
- Preparation of reports in support of planning submissions, in terms of both effect on neighbouring properties and/or adequacy of Daylight and Sunlight in habitable rooms within proposed developments.
- Preparation of reports to substantiate objections to planning applications.
- Guidance on possible adjustments to developments to improve effects on Daylight and Sunlight or to comply with requirements of local authorities.
- Preparation of expert evidence for and appearances at planning appeals and public hearing

How Watts can help

The approach to Daylight and Sunlight Amenity varies among local authorities. However, BRE Report 209 offers a common set of guidelines. Watts is experienced in interpreting and applying these guidelines. With our bespoke computer software, we can undertake even the more complicated BRE tests. Watts' clients include property companies, financial institutions, Housing Associations, various owner-occupiers and private individuals.



Recent Commissions



Project: Whitworth Street West, Manchester
Client: Standard Life Assurance Limited
Description: Watts provided Daylight and Sunlight Amenity services on a 35 storey PRS scheme in Manchester City Centre. Planning has been granted on the scheme.



Project: St. John's Master Plan, Manchester
Client: Allied London
Description: Watts undertook Daylight and Sunlight Amenity Studies to 4 phases. 1,100 windows were modelled and analysed. The Master Plan application was approved including a 36 storey tower.



Project: ABC Development, Sauchiehall Street, Glasgow
Client: Obares (Jersey) No. 1 Unit Trust
Description: A Daylight and Sunlight Amenity Study was undertaken to consider the level of daylight in the proposed 3-8 storey scheme and to assess the impact on daylight and sunlight to the rear windows of the Glasgow School of Art. Planning is currently in progress.



Project: Chapter Street, St. Paul's, Bristol
Client: Atlas Hive
Description: Daylight and Sunlight Amenity analysis for a 5 storey student accommodation scheme featuring 225 bedrooms, amenity space including a gym and commercial space. The scheme was granted planning permission in early 2018.