

# DAYLIGHT & SUNLIGHT

## 25°

Daylighting may be adversely affected if any part of a development extends an angle of more than 25° to the horizontal.

There is increasing evidence that the absence of daylight can create a variety of health and well-being problems including bone disease (due to Vitamin D deficiency) and depression (Seasonal Affective Disorder). Poor natural lighting, too can cause eye strain, headaches, irritability, mistakes and accidents.

Local planning authorities are therefore becoming more concerned with how developments obstruct the daylight and sunlight of neighbouring properties.

### Part of the planning application process

As light plays such a central role in the day-to-day experience of living or working in a building, local planning authorities are increasingly making daylight and sunlight an explicit requirement in their Statutory Development Plans.

Developers in many areas are now required to submit a daylight and sunlight study to support their planning applications.

### Building Research Establishment (BRE)

Local planning authorities use a BRE report "Site layout planning for daylight and sunlight: a guide to good practice, 1991" as the benchmark against which to measure the daylight and sunlight studies submitted with the planning application. It sets out various tests to establish whether a problem is likely to occur as a result of the new development.

### What we do

Our building surveying team are able to advise developers, designers and neighbours on the following areas:

- > assimilation of drawings showing the proposed development and neighbouring properties
- > investigation and interpretation of the Statutory Development Plan
- > initial advice on the potential effects of developments on daylight and sunlight to neighbouring properties
- > technical analysis in accordance with the BRE report
- > preparation of reports (daylight and sunlight studies) to support a planning application or any subsequent objections
- > on-going advice on possible adjustments to developments to improve daylight and sunlight or to comply with the local authority's requirements
- > expert evidence

### OUR TRACK RECORD AND SPECIALIST EXPERTISE

#### Case study: Sunrise Senior Living, Southampton

Our client, Sunrise Senior Living, is undertaking an aggressive acquisition programme to expand its sheltered housing schemes across the UK, including a site in Southampton.

Our brief was to report whether under the existing plans, the redevelopment of the site would materially affect the daylight and sunlight amenity of the surrounding buildings. The plans were to be submitted as part of the planning application for the site. If the sunlight/daylight issues were not properly addressed, further delays and additional expenditure would have been accrued by Sunrise Senior Living.

Our building surveying team investigated Southampton City Council's specific daylight and sunlight policies.

We analysed the plans and viewed the site and the five neighbouring properties and assessed them against the BRE's measures. We concluded that two of the neighbouring properties failed the daylight test and would be adversely affected by the new development — further modelling, testing and reporting is being undertaken to achieve a successful planning permission.

### Other neighbourly matters services

"Neighbourly matters" is a collective term which covers a number of specialist building surveying skills that we undertake including:

- > access agreements
- > Access to Neighbouring Land Act 1992
- > boundary disputes
- > construction noise and pollution
- > daylight and sunlight
- > expert witness
- > Party Wall Act 1996
- > rights to light
- > rights of way and escape
- > schedules of condition

### The firm

Gerald Eve LLP is a leading firm of chartered surveyors and property consultants operating from a network of nine offices across the UK. We have achieved one star accreditation and are classified as a 'first class place to work' by The Sunday Times Best Companies to Work For' survey.

Our clients – including 40 per cent of the FTSE100 – hold some of the largest property portfolios in the country. We provide advice to ensure that our clients' operational and non-operational properties cost them as little as possible and deliver the maximum return possible.

### For further information contact:



Robert White  
Tel. 020 7333 6208  
rwhite@geraldeve.com

Gerald Eve LLP  
7 Vere Street  
London W1G 0JB

### Disclaimer & Copyright

*This flyer is a short summary and is not intended to be definitive advice. No responsibility can be accepted for loss or damage caused by any reliance on it.*

© All rights reserved.

*The reproduction of the whole or part of this publication is strictly prohibited without permission from Gerald Eve LLP.*