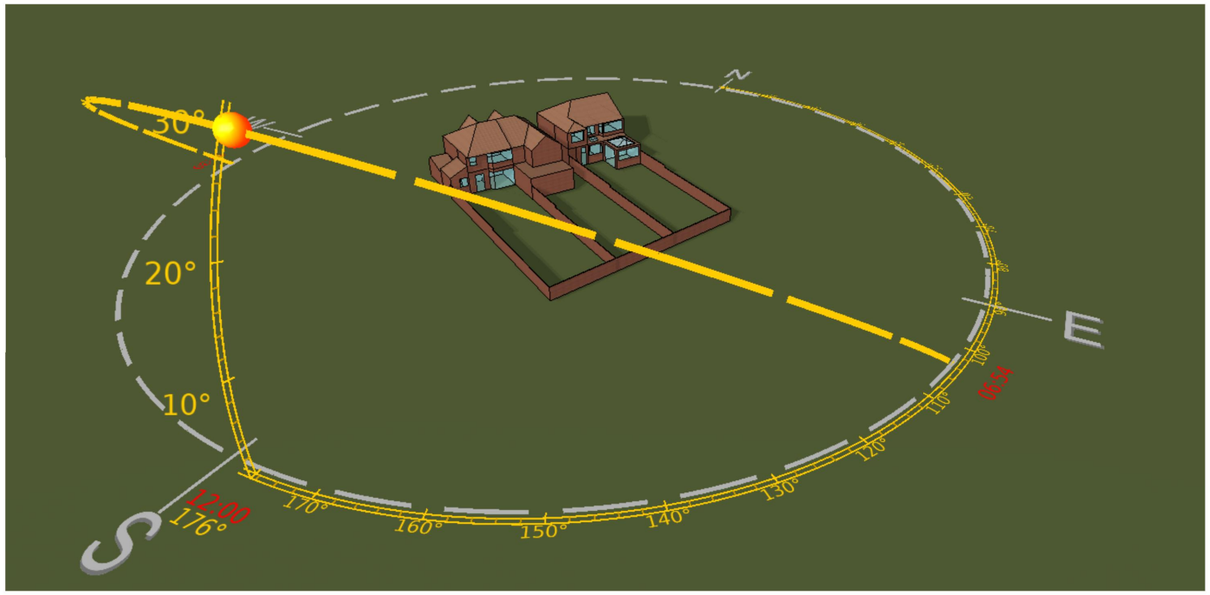
DAYLIGHT AND SUNLIGHT STUDY

25 NETHERPARK DRIVE, ROMFORD, RM2 5RJ



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INTRODUCTION

This report has been prepared by Haritha Consultants Limited to deliver a comprehensive Daylight and Sunlight Assessment for the proposed development located at 25 Netherpark Drive, Romford, RM2 5RJ. The primary objective of this assessment is to analyse the potential impact of the proposed development on neighbouring properties, specifically:

- 23 Netherpark Drive, Romford, RM2 5RJ
- 27 Netherpark Drive, Romford, RM2 5RJ

The assessment has been conducted in accordance with the recommendations and best practice standards set out in the Building Research Establishment (BRE) Report 209: Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice.

To ensure accuracy and evidence-based results, we have employed the Integrated Environmental Solutions Virtual Environment (IES VE) suite – an industry-leading environmental simulation software widely recognised for its reliability in building performance evaluations. The analysis makes use of advanced modules within the IES VE platform to provide a robust evaluation of daylight and sunlight conditions in relation to the neighbouring properties.

RadianceIES: For detailed daylight analysis, including Vertical Sky Component (VSC), No Sky Line (NSL), and Average Daylight Factor (ADF) assessments.

SunCast: For dynamic solar simulations, enabling the calculation of Annual Probable Sunlight Hours (APSH) and evaluating the overshadowing impacts on neighbouring properties, gardens, and shared amenity spaces.
The analysis considers not only the daylight and sunlight performance within the proposed development itself but also its potential influence on the surrounding built environment. This assessment evaluates:

Vertical Sky Component (VSC): The amount of visible sky available at a given window, which directly influences daylight access.

Annual Probable Sunlight Hours (APSH): A measure of direct sunlight availability over the course of a year, particularly for south-facing windows.

No Skyline (NSL): In accordance with the 2022 BRE guidance (Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice), the no-skyline (NSL) is used to evaluate the distribution of daylight within a room. It divides the working plane into areas that can and cannot see the sky. Following development, if the area of the working plane that continues to receive direct skylight is reduced to less than 0.80 times (80%) of its former value, the occupants are likely to notice the resulting loss of daylight. Such a reduction will cause a significant portion of the room to appear gloomier and more reliant on artificial lighting.

Overshadowing: 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.

THE SITE

The Site is located at 25 Netherpark Drive, Romford, RM2 5RJ.

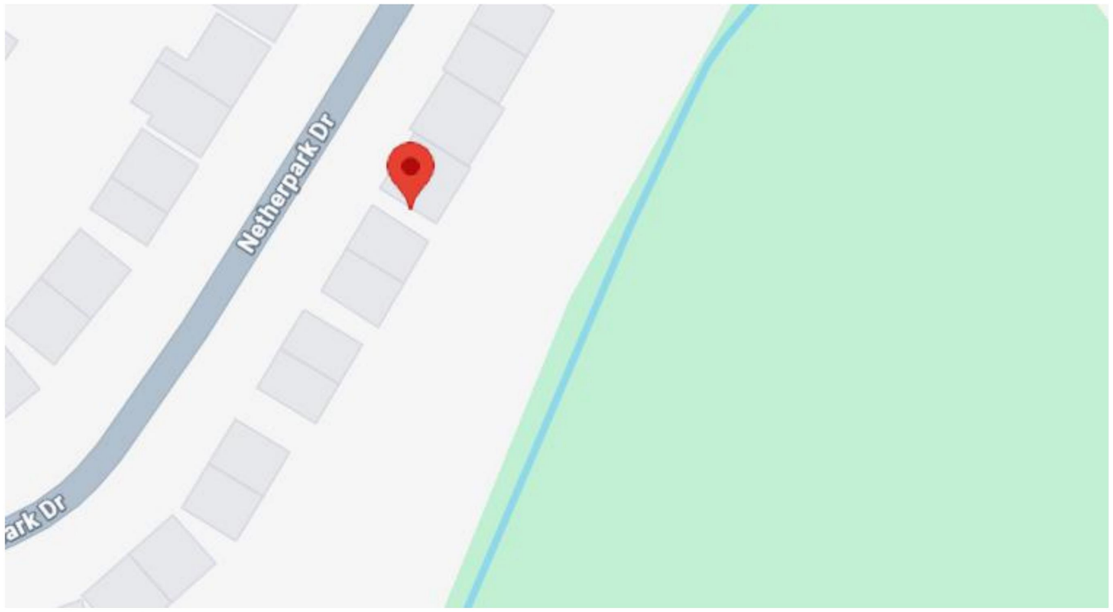


Figure 1 : Google Map View



Figure 2 : Google Earth View

PLANNING POLICY AND GUIDANCE

This assessment has been prepared in accordance with national, regional and technical guidance relevant to the consideration of daylight and sunlight effects in the United Kingdom. The following documents form the framework for assessing amenity, design quality and the impact of new development on neighbouring properties.

NATIONAL PLANNING POLICY AND GUIDANCE

National Planning Policy Framework (December 2024)

The National Planning Policy Framework (NPPF) sets out the Government's planning objectives and the need to deliver high-quality, well-designed places. Several sections are directly relevant to daylight and sunlight considerations:

- ✓ Section on Achieving Well-Designed Places (paraphrased): Local planning authorities should ensure developments create comfortable and healthy living environments. This includes adequate natural light for both existing and future occupants.
- ✓ Amenity Protection Principles: Planning decisions should safeguard the reasonable amenity of existing properties, including outlook, privacy and access to light.
- ✓ Sustainable Development and Health: Development should support healthy communities by providing environments that promote wellbeing, with natural light recognised as a contributor to physical and mental health.
- ✓ The NPPF encourages the use of established technical guidance, such as the BRE guidelines, when assessing daylight, sunlight and overshadowing.

BRE Report 209: Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)

BRE 209 (2022) provides the primary technical methodology used across the UK for assessing daylight and sunlight impacts.

Key principles include:

- ✓ Benchmark Values: Recommends threshold values for Vertical Sky Component (VSC), Daylight Distribution (NSL), Annual Probable Sunlight Hours (APSH) and overshadowing of amenity spaces.
- ✓ Comparative Assessment: Advises comparing existing and proposed conditions to determine whether changes are material.
- ✓ Flexibility of Guidance: Notes the importance of professional judgement; the criteria are not mandatory limits but guides to good practice that must be interpreted with regard to context, density and urban character.
- ✓ Neighbouring Amenity: Highlights that developments should avoid causing significant reductions in daylight or sunlight to surrounding properties where possible.
- ✓ This daylight and sunlight assessment adopts the BRE 2022 methodologies in full.

REGIONAL PLANNING POLICY AND GUIDANCE

The London Plan (March 2021

The London Plan provides the overarching development framework for Greater London and contains multiple policies pertinent to daylight and sunlight.

Relevant policy themes (paraphrased) include:

- ✓ Policy D3 – Optimising Site Capacity Through Design-Led Approach: Development must be designed to deliver high-quality environments that consider sunlight, daylight, privacy and outlook for both existing and future residents.
- ✓ Policy D4 – Delivering Good Design: Proposals must demonstrate that acceptable internal living conditions are achievable, including appropriate levels of natural light.
- ✓ Policy D6 – Housing Quality and Standards: Requires new homes to provide adequate daylight in habitable rooms, referencing BRE guidance as a recognised tool.
- ✓ Policy D9 – Tall Buildings (where relevant): Notes that tall buildings should be assessed carefully to ensure they do not cause excessive overshadowing or loss of light to surrounding properties.
- ✓ Amenity and Neighbourliness Principles: Emphasises preventing unreasonable harm to neighbouring residential amenity, including reduction in daylight and sunlight.
- ✓ London Plan policies are supported by additional regional guidance such as the Mayor's Housing SPG and Urban Design Guidance, both of which reinforce the importance of using the BRE methodologies.

METHODOLOGY

VERTICAL SKY COMPONENT (VSC)

In accordance with the 2022 BRE guidance (Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice), each main habitable-room window in an existing building should retain a Vertical Sky Component (VSC) of at least 27% following the proposed development. If the post-development VSC falls below 27%, it should remain at no less than 0.80 times its former value.

ANNUAL PROBABLE SUNLIGHT HOURS (APSH)

In accordance with the 2022 BRE guidance (Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice), if a main habitable-room window faces within 90° of due south, it should retain at least 25% of Annual Probable Sunlight Hours (APSH) for the whole year, including 5% in the winter months. Should post-development APSH fall below this recommendation and drop to under 0.80 times.

NO SKYLINE (NSL)

In accordance with the 2022 BRE guidance (Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice), the no-sky line (NSL) is used to evaluate the distribution of daylight within a room. It divides the working plane into areas that can and cannot see the sky. Following development, if the area of the working plane that continues to receive direct skylight is reduced to less than 0.80 times (80%) of its former value, the occupants are likely to notice the resulting loss of daylight. Such a reduction will cause a significant portion of the room to appear gloomier and more reliant on artificial lighting.

OVERSHADOWING

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.

IES VE MODEL

To accurately assess the daylight and sunlight performance of the proposed development at 25 NETHERPARK DRIVE, ROMFORD, RM2 5RJ

a detailed 3D model of the building and its surrounding context was developed using the Integrated Environmental Solutions Virtual Environment (IES VE) software.

The model incorporates the building’s architectural design, site layout, and adjacent properties to ensure a precise representation of real-world conditions. The assessment was conducted using the RadianceIES module for daylight analysis and the SunCast module for solar shading and sunlight studies.

These industry-standard tools enable high-resolution simulations of natural light behaviour, allowing for a comprehensive evaluation of the development's impact on surrounding properties and the quality of internal living spaces. The use of IES VE ensures compliance with the guidelines outlined in BRE 209 and supports the delivery of sustainable and well-lit environments

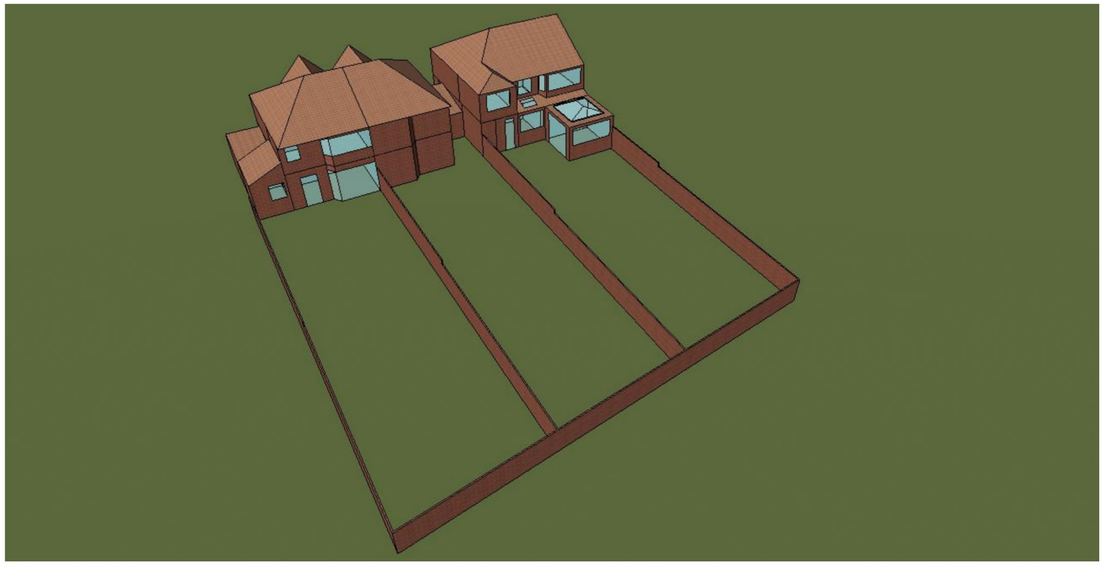


Figure 3 : Existing Model

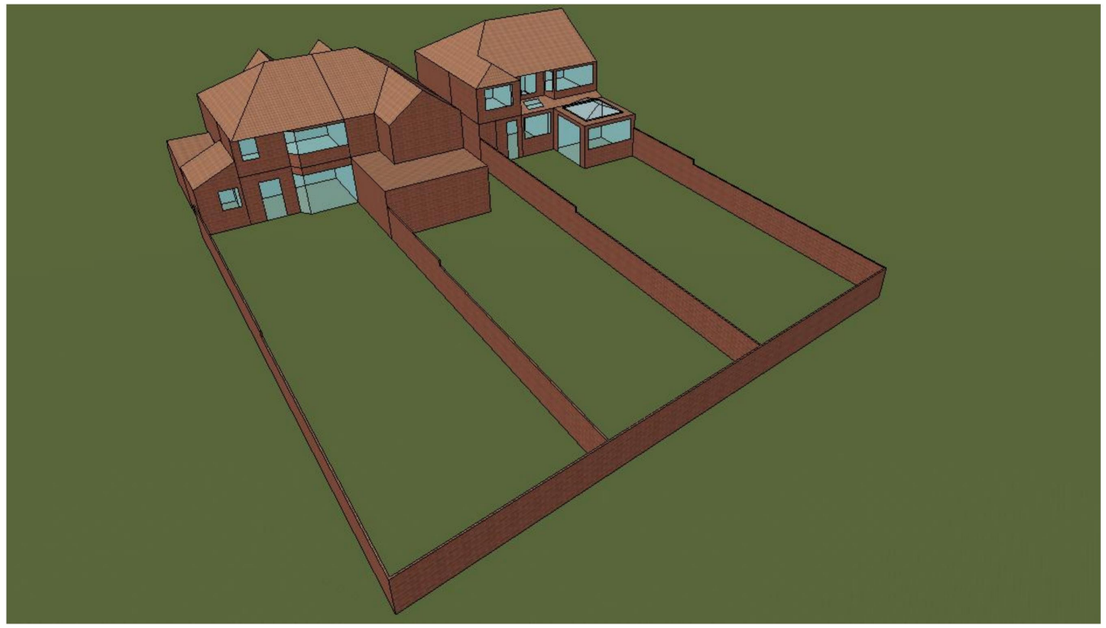


Figure 4 : Proposed Model

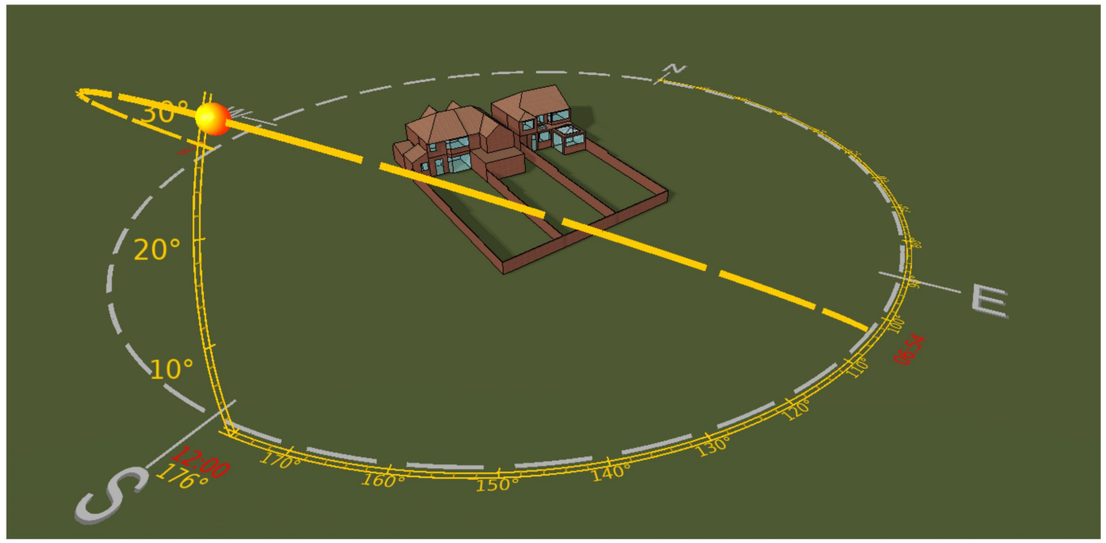
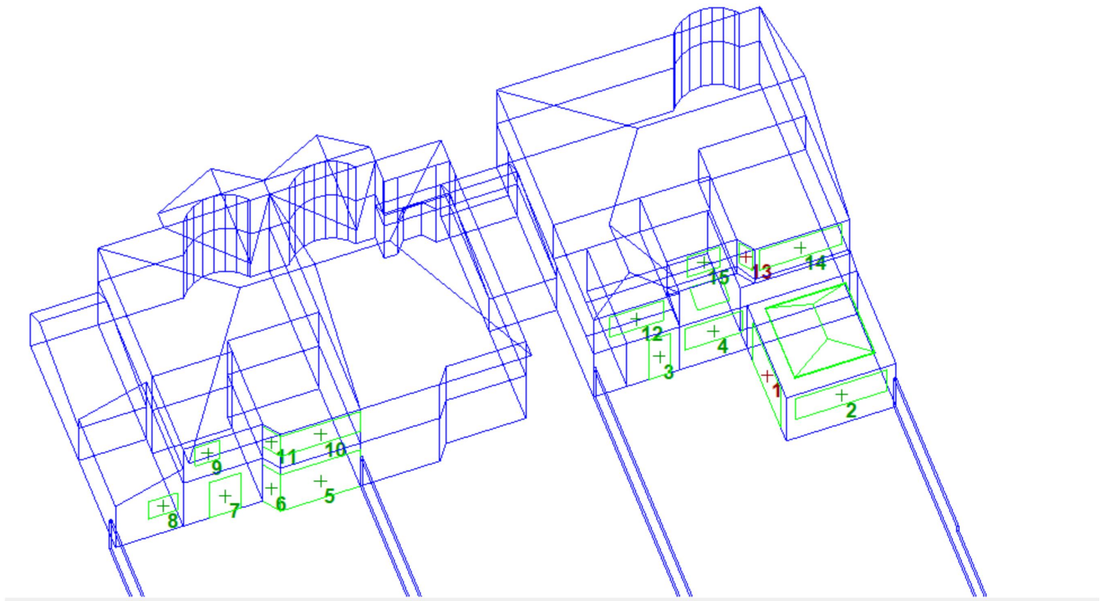


Figure 5 : Sun Path

DESIGN CALCULATION

VERTICAL SKY COMPONENT

AS AT CURRENT CONDITIONS



Simulate | View Images | Sky/Eye | Surface Properties | Component Settings | Luminaire Settings | Sensor Settings | Dynamic Results | WP Grid | AOI | VSC

Num.	Zone	Surface	Opening	VSC / SC	Existing	Status
1	00000001	1	0	26.90		Fail
2		2	0	39.56		Pass
3	00000003	0	0	35.81		Pass
4		5	0	34.79		Pass
5	00000006	4	0	35.10		Pass
6		5	0	30.96		Pass

display Window Index

Figure 6 : VSC - Existing Model Axonometric View

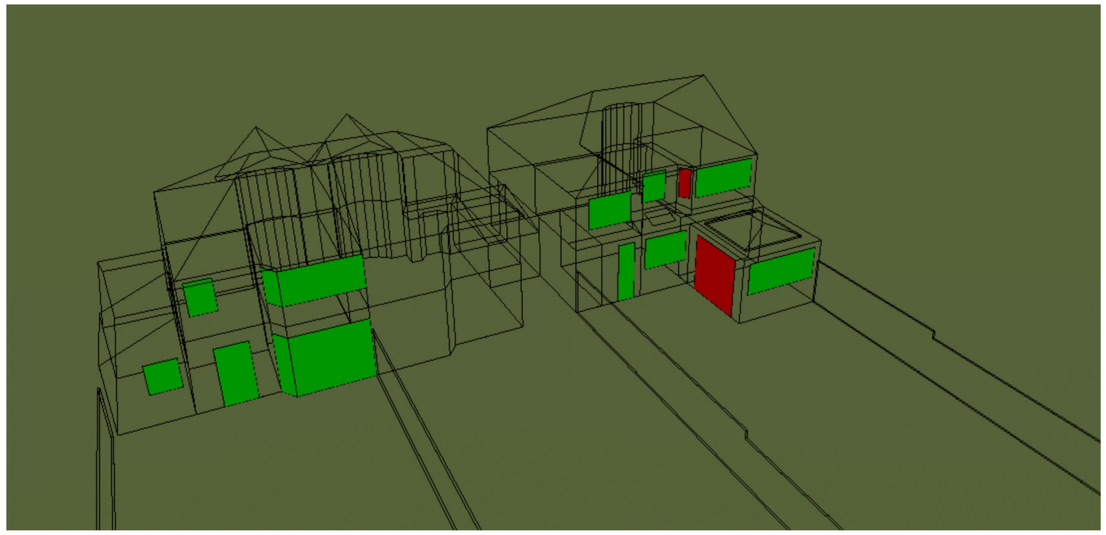


Figure 7 : VSC - Existing Model - Model Viewer

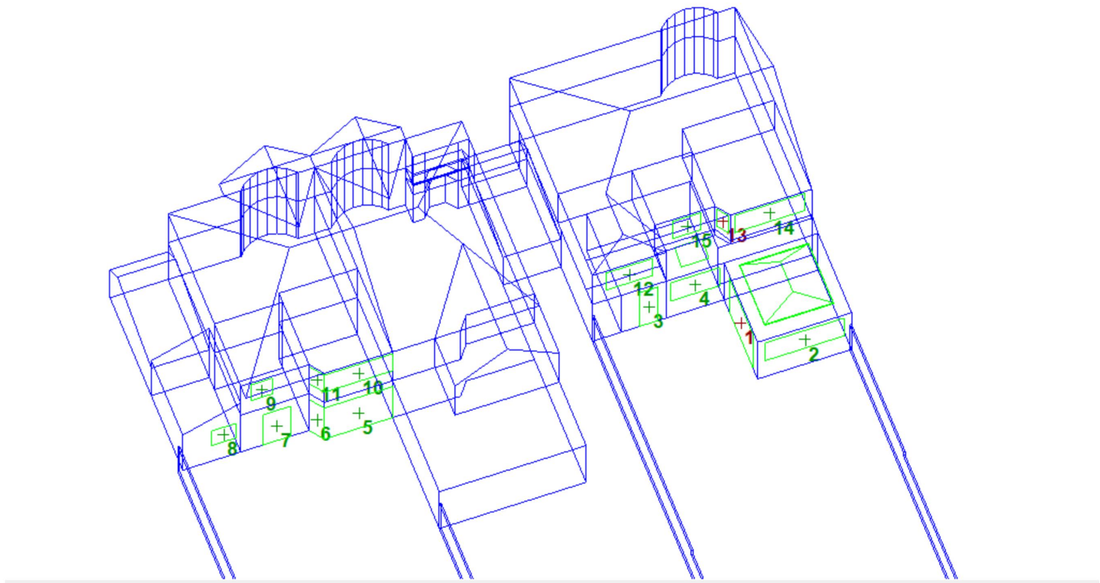
No.	Zone	VSC / SC (%)	Status
1	23 NETHERPARK DRIVE	26.90	Fail
2		39.56	Pass
3		35.81	Pass
4		34.79	Pass
5	27 NETHERPARK DRIVE	35.10	Pass
6		30.96	Pass
7		36.97	Pass
8		38.91	Pass
9		29.53	Pass
10		39.86	Pass
11		27.25	Pass
12	23 NETHERPARK DRIVE	39.90	Pass
13		24.95	Fail
14		40.94	Pass
15		27.79	Pass

Table 1 - VSC Results - Existing Model

The analysis demonstrates that, based on the existing site conditions, the majority of the assessed windows satisfy the recommended Vertical Sky Component (VSC) criteria set out within the BRE Guidance Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022).

The assessment indicates that two windows serving 23 Netherpark Drive fall below the recommended BRE guideline values under the current baseline condition. However, the majority of the assessed windows continue to achieve the BRE recommended VSC target values, indicating a generally good level of existing daylight availability to the surrounding properties.

AFTER THE PROPOSED DEVELOPMENT



Num.	Zone	Surface	Opening	VSC / SC	Existing	Status
1	00000001	1	0	24.97		Fail
2		2	0	39.55		Pass
3	00000003	0	0	34.35		Pass
4		5	0	33.78		Pass
5	00000006	4	0	30.69		Pass
6		5	0	30.94		Pass

Figure 8 : VSC - Proposed Model – Option 01 Axonometric View

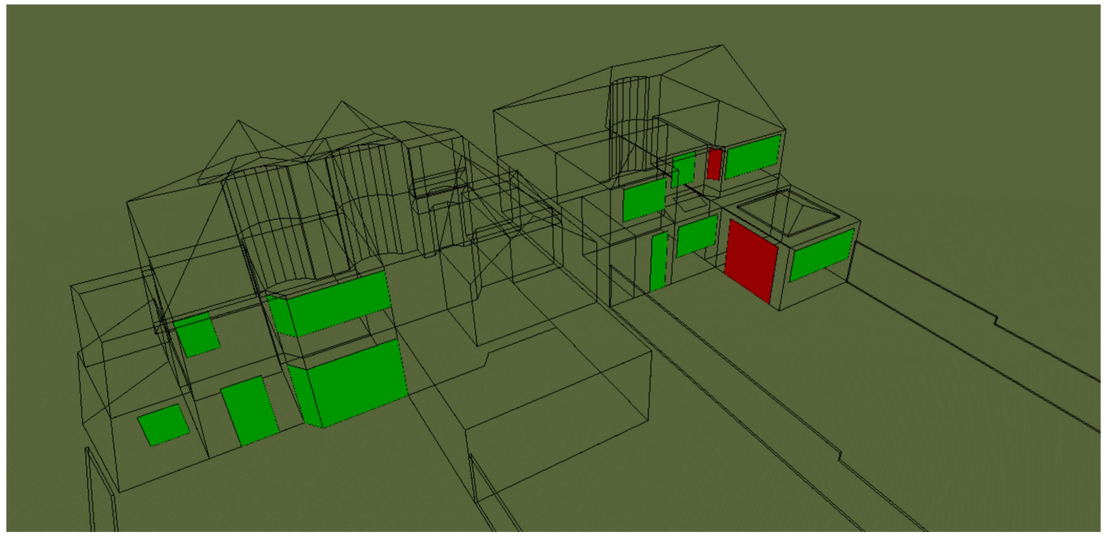


Figure 9 : VSC - Proposed Model - Model Viewer

No.	Zone	VSC / SC (%)	Status
1	23 NETHERPARK DRIVE	24.97	Fail
2		39.55	Pass
3		34.35	Pass
4		33.78	Pass
5	27 NETHERPARK DRIVE	30.69	Pass
6		30.94	Pass
7		35.67	Pass
8		38.31	Pass
9		29.38	Pass
10		38.56	Pass
11		27.52	Pass
12	23 NETHERPARK DRIVE	38.91	Pass
13		24.78	Fail
14		40.86	Pass
15		28.2	Pass

Table 2 : VSC Results - Proposed Model

The analysis demonstrates that, based on the proposed development scenario, the majority of the assessed windows meet the recommended Vertical Sky Component (VSC) criteria set out within the BRE Guidance Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022).

Within the neighbouring property at 23 NETHERPARK DRIVE, *two windows were identified as being below the recommended BRE guideline values under the proposed development condition.*

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IMPACT ASSESSMENT

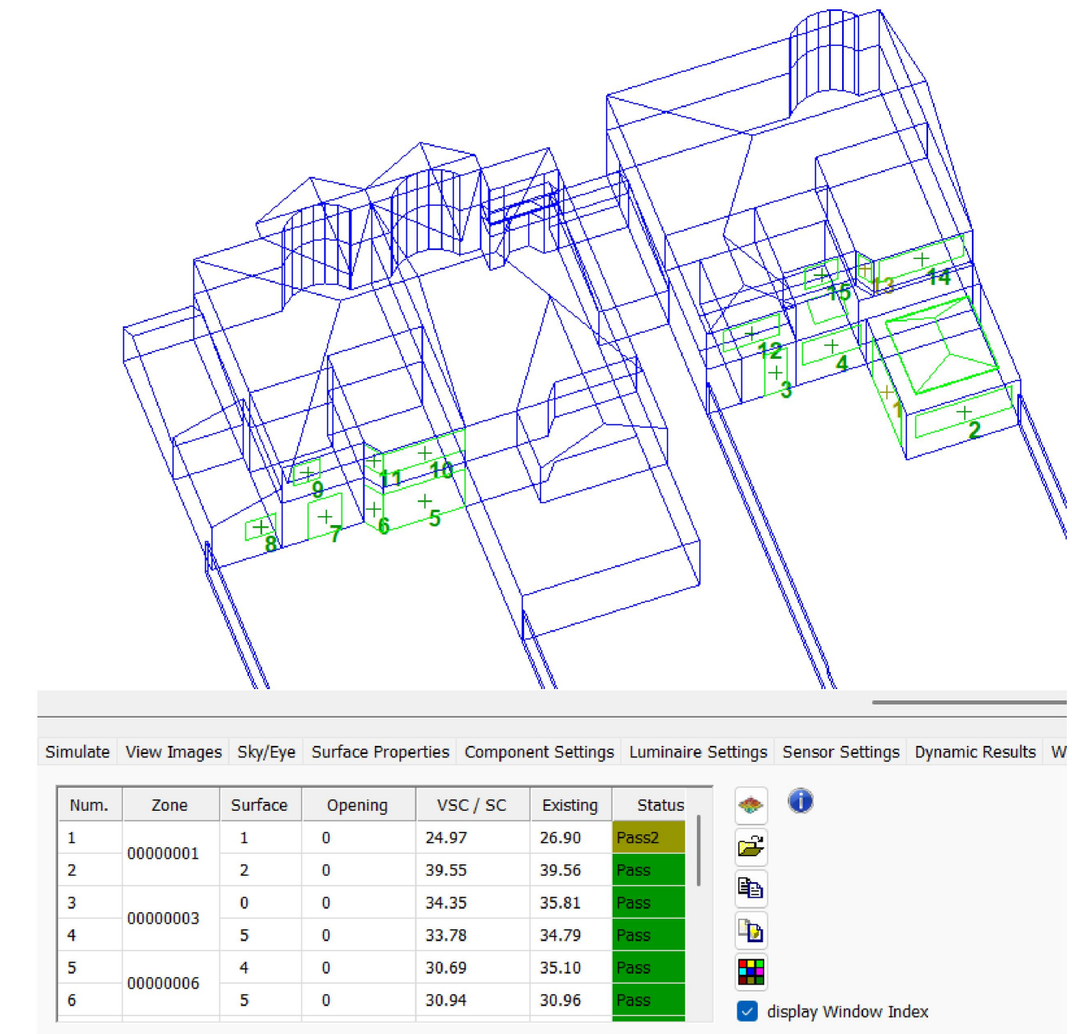


Figure 10 : Impact Assessment - Axonometric View

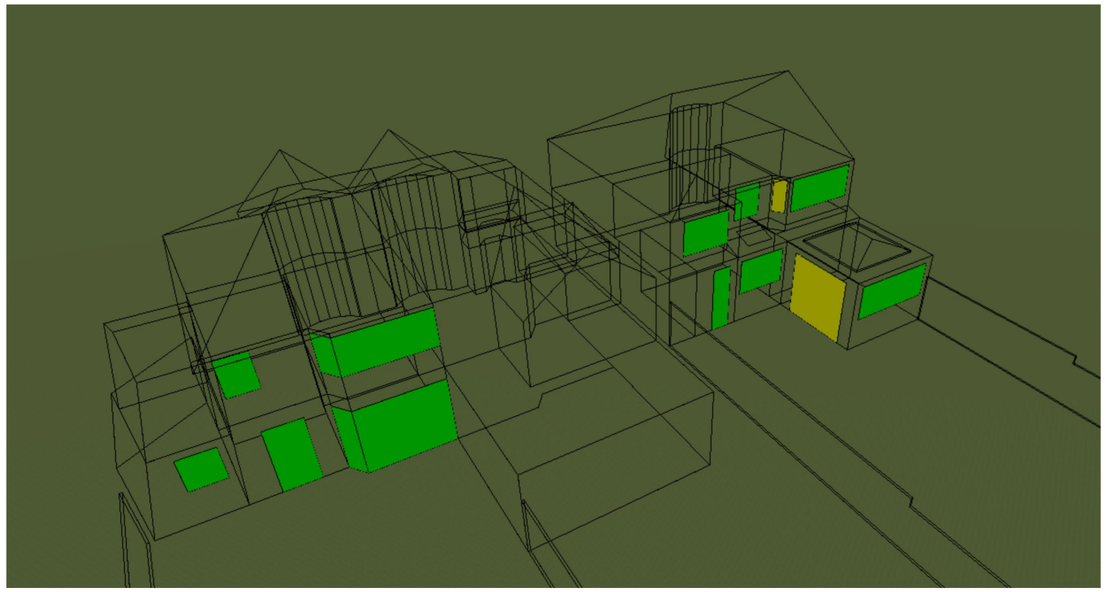


Figure 11 : Impact Assessment

No.	Zone	Existing VSC / SC (%)	Proposed VSC / SC (%)	% Difference	Status
1	23 NETHERPARK DRIVE	26.90	24.97	7.17%	Pass
2		39.56	39.55	0.03%	Pass
3		35.81	34.35	4.08%	Pass
4		34.79	33.78	2.90%	Pass
5	27 NETHERPARK DRIVE	35.10	30.69	12.56%	Pass
6		30.96	30.94	0.06%	Pass
7		36.97	35.67	3.52%	Pass
8		38.91	38.31	1.54%	Pass
9		29.53	29.38	0.51%	Pass
10		39.86	38.56	3.26%	Pass
11		27.25	27.52	-0.99%	Pass
12	23 NETHERPARK DRIVE	39.90	38.91	2.48%	Pass
13		24.95	24.78	0.68%	Pass
14		40.94	40.86	0.20%	Pass
15		27.79	28.2	-1.48%	Pass

Table 3: VSC Results - Impact Assessment

The Vertical Sky Component (VSC) assessment demonstrates that the proposed development is not anticipated to give rise to materially significant impacts upon the daylight amenity currently experienced by the assessed neighbouring properties.

The comparative assessment confirms that all assessed windows continue to satisfy the BRE recommended VSC criteria under the proposed development scenario. In addition, the percentage reductions recorded across the assessed windows are limited in magnitude and remain within the BRE recommended tolerances.

The window at 23 NETHERPARK DRIVE, which was already identified as marginally below the BRE guideline value under the existing baseline condition, continues to remain below the guideline value under the proposed development scenario.

However, the comparative analysis demonstrates that the proposed development would result in only a negligible change to the existing daylight conditions experienced at this window.

Overall, the assessment indicates that the proposed development would maintain an acceptable relationship with the surrounding neighbouring properties in terms of daylight impact, having regard to the guidance contained within the BRE Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022).

ANNUAL PROBABLE SUNLIGHT HOURS

AS AT CURRENT CONDITIONS

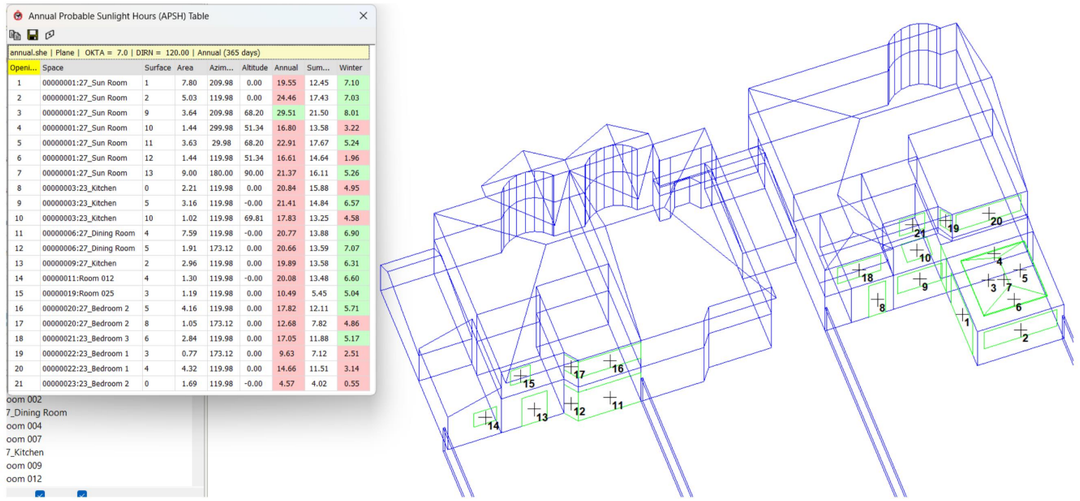


Figure 12 - APSH - Existing Model

No.	Space	Annual APSH (%)	Summer APSH (%)	Winter APSH (%)
1	23 NETHERPARK DRIVE	19.55	12.45	7.10
2		24.46	17.43	7.03
3		29.51	21.50	8.01
4		16.80	13.58	3.22
5		22.91	17.67	5.24
6		16.61	14.64	1.96
7		21.37	16.11	5.26
8		20.84	15.88	4.95
9		21.41	14.84	6.57
10		17.83	13.25	4.58
11	27 NETHERPARK DRIVE	20.77	13.88	6.90
12		20.66	13.59	7.07
13		19.89	13.58	6.31
14		20.08	13.48	6.60
15		10.49	5.45	5.04
16		17.82	12.11	5.71
17	23 NETHERPARK DRIVE	12.68	7.82	4.86
18		17.05	11.88	5.17
19		9.63	7.12	2.51
20		14.66	11.51	3.14
21		4.57	4.02	0.55

Table 4 : APSH Results - Existing Model

AFTER THE PROPOSED DEVELOPMENT

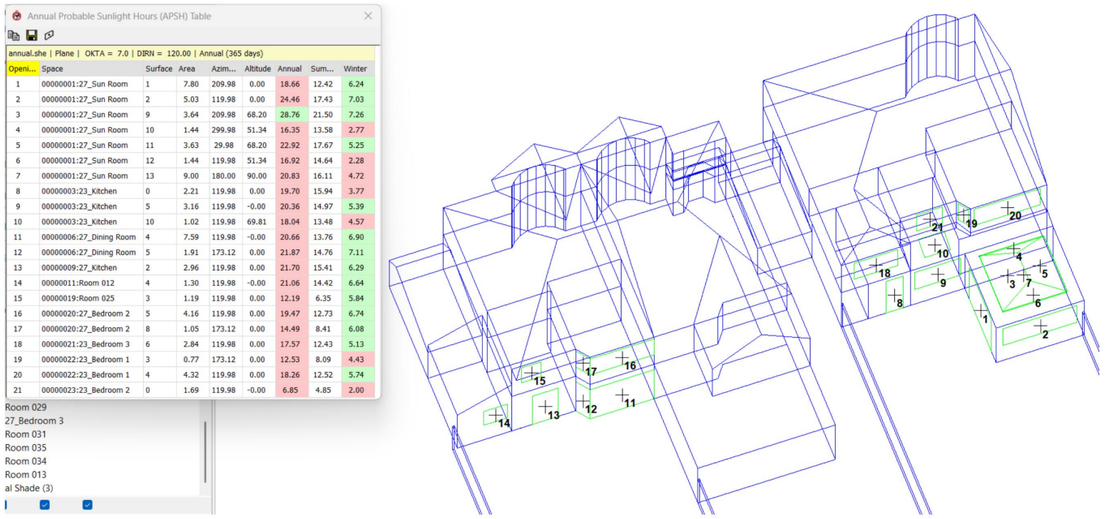


Figure 13 - APSH - Proposed Model

No.	Space	Annual APSH (%)	Summer APSH (%)	Winter APSH (%)
1	23 NETHERPARK DRIVE	18.66	12.42	6.24
2		24.46	17.43	7.03
3		28.76	21.50	7.26
4		16.35	13.58	2.77
5		22.92	17.67	5.25
6		16.92	14.64	2.28
7		20.83	16.11	4.72
8		19.70	15.94	3.77
9		20.36	14.97	5.39
10		18.04	13.48	4.57
11	27 NETHERPARK DRIVE	20.66	13.76	6.90
12		21.87	14.76	7.11
13		21.70	15.41	6.29
14		21.06	14.42	6.64
15		12.19	6.35	5.84
16		19.47	12.73	6.74
17	23 NETHERPARK DRIVE	14.49	8.41	6.08
18		17.57	12.43	5.13
19		12.53	8.09	4.43
20		18.26	12.52	5.74
21		6.85	4.85	2.00

Table 5 : APSH Results - Proposed Model

IMPACT ASSESSMENT

.

No.	Space	Existing Annual APSH (%)	Proposed Annual APSH (%)	% Difference	Status
1	23 NETHERPARK DRIVE	19.55	18.66	0.89%	Pass
2		24.46	24.46	0.00%	Pass
3		29.51	28.76	0.75%	Pass
4		16.80	16.35	0.45%	Pass
5		22.91	22.92	-0.01%	Pass
6		16.61	16.92	-0.31%	Pass
7		21.37	20.83	0.54%	Pass
8		20.84	19.70	1.14%	Pass
9		21.41	20.36	1.05%	Pass
10		17.83	18.04	-0.21%	Pass
11	27 NETHERPARK DRIVE	20.77	20.66	0.11%	Pass
12		20.66	21.87	-1.21%	Pass
13		19.89	21.70	-1.81%	Pass
14		20.08	21.06	-0.98%	Pass
15		10.49	12.19	-1.70%	Pass
16		17.82	19.47	-1.65%	Pass
17	23 NETHERPARK DRIVE	12.68	14.49	-1.81%	Pass
18		17.05	17.57	-0.52%	Pass
19		9.63	12.53	-2.90%	Pass
20		14.66	18.26	-3.60%	Pass
21		4.57	6.85	-2.28%	Pass

Table 6 : APSH Impact Assessment Results

The Annual Probable Sunlight Hours (APSH) assessment demonstrates that the proposed development is not anticipated to result in materially significant adverse impacts upon the sunlight amenity currently experienced by the assessed neighbouring properties.

The comparative assessment confirms that all assessed windows continue to satisfy the relevant BRE sunlight criteria under the proposed development scenario. The recorded reductions in APSH values are generally limited in extent and remain within the BRE recommended guidance thresholds.

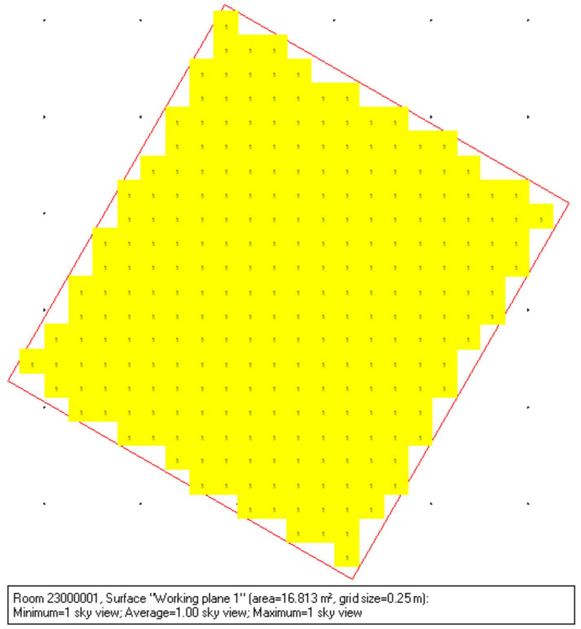
In particular, the neighbouring windows serving 23 NETHERPARK DRIVE and 27 NETHERPARK DRIVE retain levels of sunlight access that are broadly consistent with the existing baseline conditions. Whilst minor numerical reductions are identified at certain openings, these changes are not considered substantial in sunlight amenity terms and would not be expected to materially alter the overall level of sunlight currently enjoyed by the neighbouring occupiers.

Overall, the assessment indicates that the proposed development would maintain an appropriate relationship with the surrounding residential properties in terms of sunlight access, having regard to the recommendations contained within the BRE Guidance Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022).

NO SKYLINE (NSL)

23 NETHERPARK DRIVE

Kitchen Room



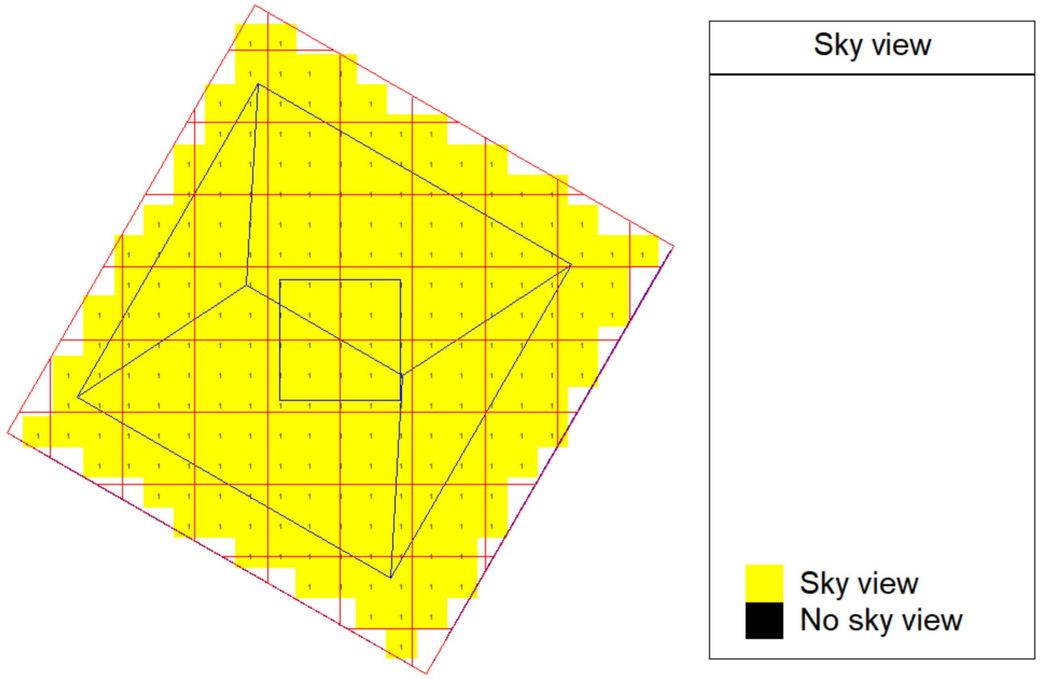
Room 23000001 (23_Kitchen)

Analysis calculation for room -

Summary results for working planes and floor

Surface	Quantity	Values			Uniformity (Min./Ave.)	Diversity (Min./Max.)
		Min.	Ave.	Max.		
Working plane 1 Reflectance=0% Transmittance=100% Grid size=0.25 m Area=16.813m² Margin=0.10 m	Daylight factor	0.9 %	7.5 %	33.0 %	0.12	0.03
	Daylight illuminance	106.43 lux	910.60 lux	4030.01 lux	0.12	0.03
	Sky view	1.00	1.00	1.00	1.00	1.00

Sunroom



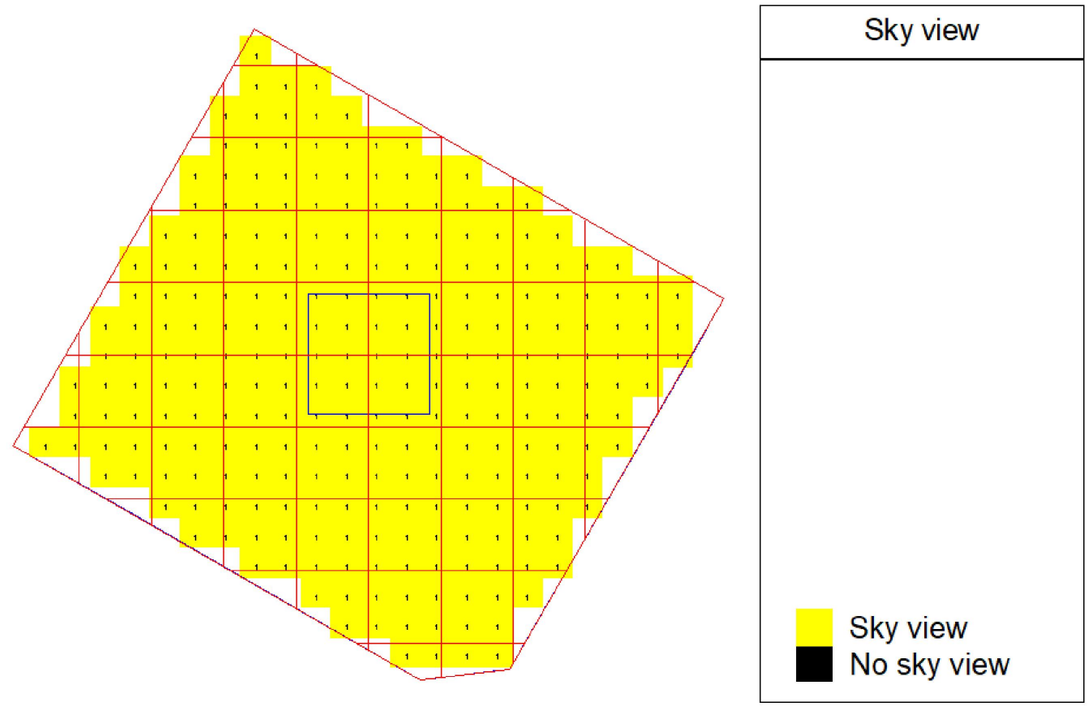
Room 00000001 (27_Sun Room)

Analysis calculation for room -

Summary results for working planes and floor

Surface	Quantity	Values			Uniformity (Min./Ave.)	Diversity (Min./Max.)
		Min.	Ave.	Max.		
Working plane 1 Reflectance=0% Transmittance=100% Grid size=0.25 m Area=14.820m² Margin=0.10 m	Daylight factor	8.2 %	26.8 %	48.9 %	0.31	0.17
	Daylight illuminance	1001.32 lux	3279.21 lux	5974.52 lux	0.31	0.17
	Sky view	1.00	1.00	1.00	1.00	1.00

Bedroom 01



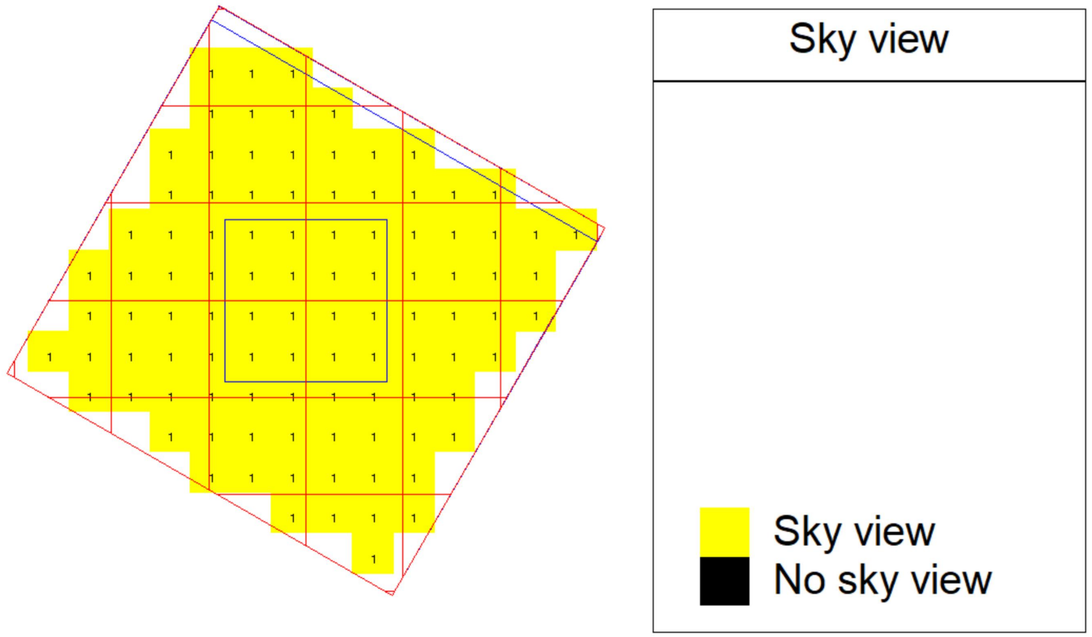
Room 00000022 (23_Bedroom 1)

Analysis calculation for room -

Summary results for working planes and floor

Surface	Quantity	Values			Uniformity (Min./Ave.)	Diversity (Min./Max.)
		Min.	Ave.	Max.		
Working plane 1 Reflectance=0% Transmittance=100% Grid size=0.25 m Area=16.233m² Margin=0.10 m	Daylight factor	0.4 %	6.7 %	37.3 %	0.06	0.01
	Daylight illuminance	52.64 lux	815.56 lux	4559.14 lux	0.06	0.01
	Sky view	1.00	1.00	1.00	1.00	1.00

Bedroom 02



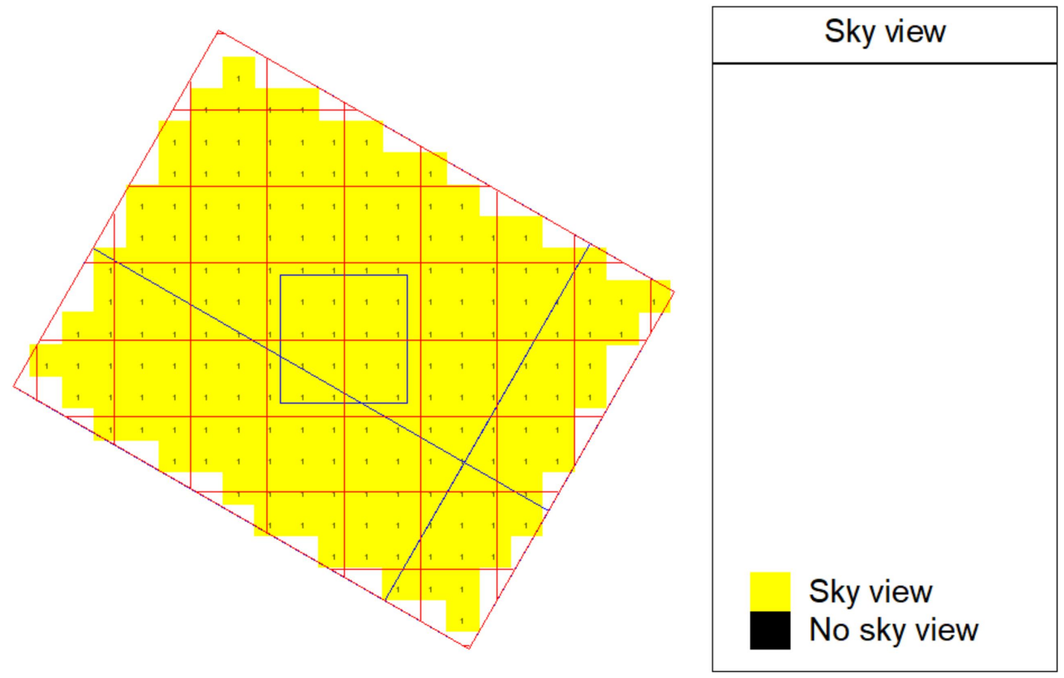
Room 00000023 (23_Bedroom 2)

Analysis calculation for room -

Summary results for working planes and floor

Surface	Quantity	Values			Uniformity (Min./Ave.)	Diversity (Min./Max.)
		Min.	Ave.	Max.		
Working plane 1 Reflectance=0% Transmittance=100% Grid size=0.25 m Area=6.184m² Margin=0.10 m	Daylight factor	0.6 %	5.1 %	28.7 %	0.12	0.02
	Daylight illuminance	77.18 lux	620.48 lux	3500.99 lux	0.12	0.02
	Sky view	1.00	1.00	1.00	1.00	1.00

Bedroom 03



Room 00000021 (23_Bedroom 3)

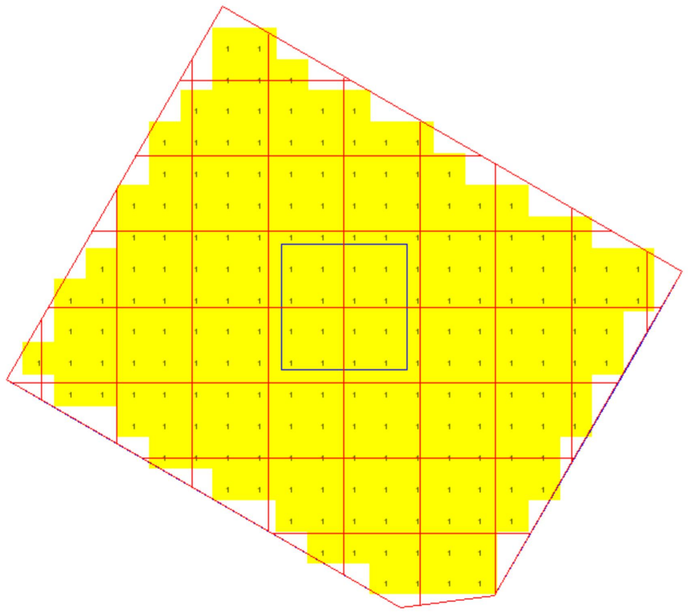
Analysis calculation for room -

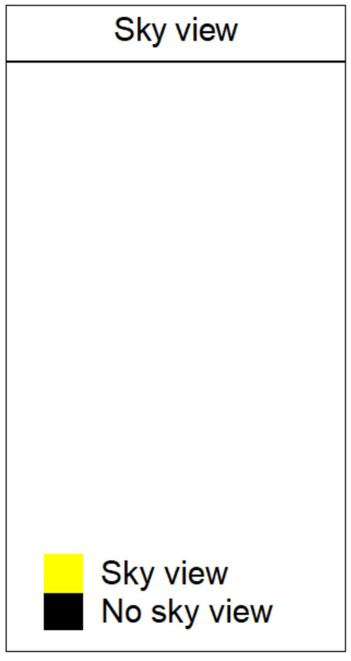
Summary results for working planes and floor

Surface	Quantity	Values			Uniformity (Min./Ave.)	Diversity (Min./Max.)
		Min.	Ave.	Max.		
Working plane 1 Reflectance=0% Transmittance=100% Grid size=0.25 m Area=11.828m² Margin=0.10 m	Daylight factor	0.3 %	5.0 %	34.0 %	0.07	0.01
	Daylight illuminance	41.77 lux	605.62 lux	4159.93 lux	0.07	0.01
	Sky view	1.00	1.00	1.00	1.00	1.00

27 NETHERPARK DRIVE

Dining Room





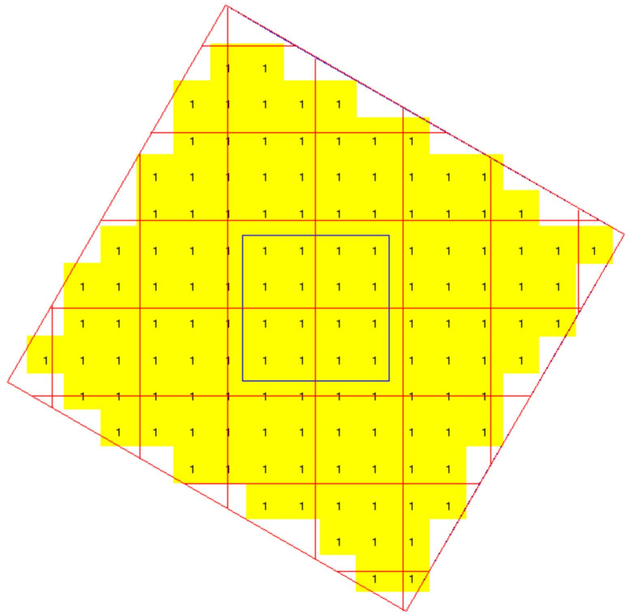
Room 00000006 (27_Dining Room)

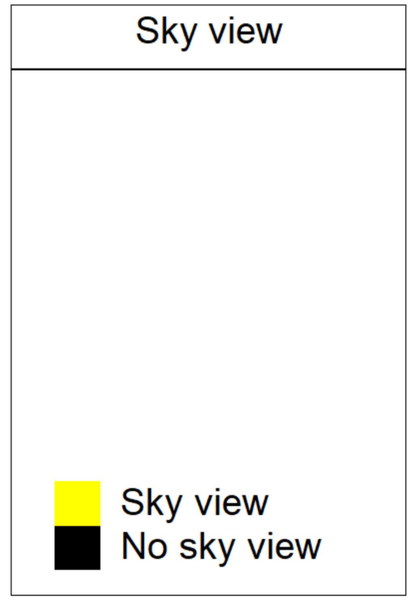
Analysis calculation for room -

Summary results for working planes and floor

Surface	Quantity	Values			Uniformity (Min./Ave.)	Diversity (Min./Max.)
		Min.	Ave.	Max.		
Working plane 1 Reflectance=0% Transmittance=100% Grid size=0.25 m Area=12.826m² Margin=0.10 m	Daylight factor	0.8 %	9.4 %	45.4 %	0.08	0.02
	Daylight illuminance	96.72 lux	1152.73 lux	5544.22 lux	0.08	0.02
	Sky view	1.00	1.00	1.00	1.00	1.00

Kitchen Room





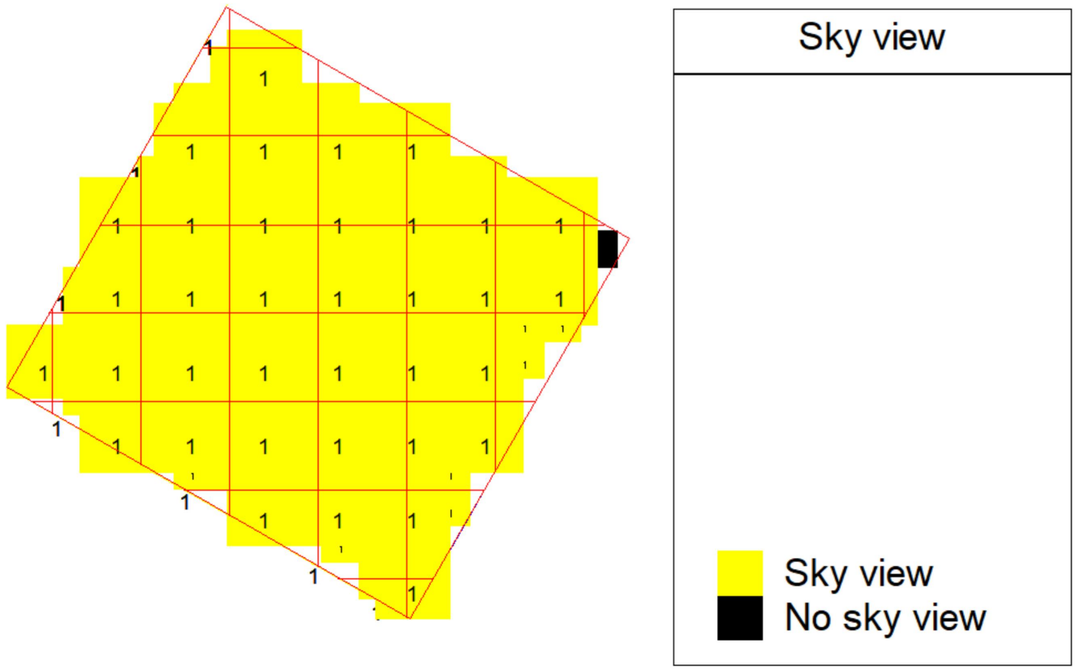
Room 00000009 (27_Kitchen)

Analysis calculation for room -

Summary results for working planes and floor

Surface	Quantity	Values			Uniformity (Min./Ave.)	Diversity (Min./Max.)
		Min.	Ave.	Max.		
Working plane 1 Reflectance=0% Transmittance=100% Grid size=0.25 m Area=8.201m² Margin=0.10 m	Daylight factor	0.5 %	4.5 %	31.1 %	0.10	0.01
	Daylight illuminance	55.72 lux	552.05 lux	3793.66 lux	0.10	0.01
	Sky view	1.00	1.00	1.00	1.00	1.00

Bedroom 03



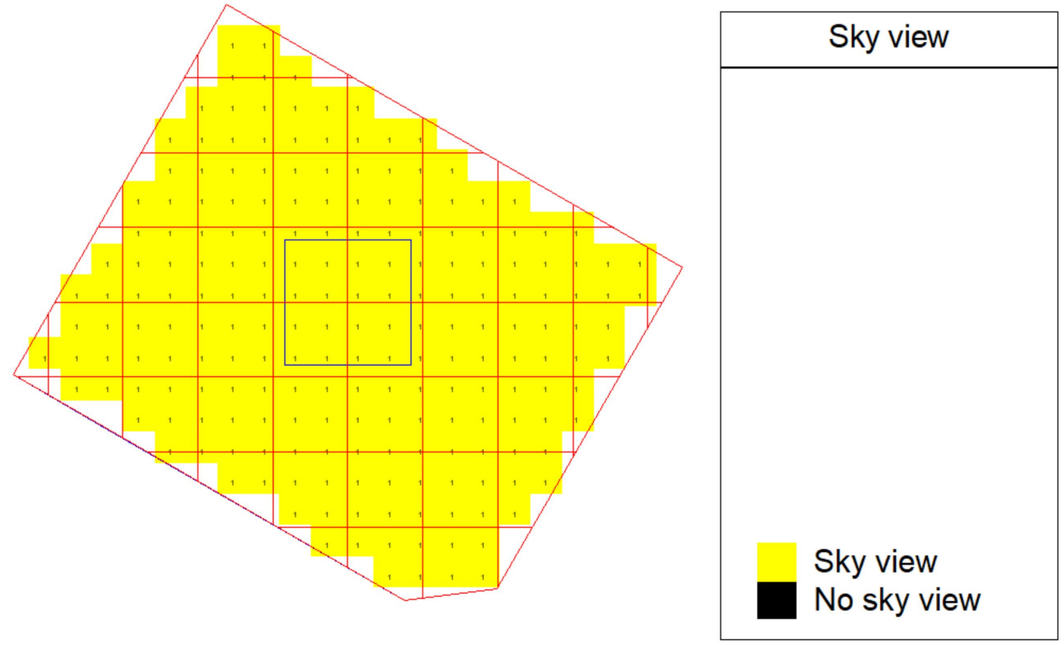
Room 00000019 (Room 025)

Analysis calculation for room -

Summary results for working planes and floor

Surface	Quantity	Values			Uniformity (Min./Ave.)	Diversity (Min./Max.)
		Min.	Ave.	Max.		
Working plane 1 Reflectance=0% Transmittance=100% Grid size=0.25 m Area=8.201m² Margin=0.10 m	Daylight factor	0.0 %	3.0 %	27.1 %	0.00	0.00
	Daylight illuminance	0.00 lux	363.10 lux	3309.14 lux	0.00	0.00
	Sky view	0.00	0.99	1.00	0.00	0.00

Bedroom 02



Room 00000020 (27_Bedroom 2)

Analysis calculation for room -

Summary results for working planes and floor

Surface	Quantity	Values			Uniformity (Min./Ave.)	Diversity (Min./Max.)
		Min.	Ave.	Max.		
Working plane 1 Reflectance=0% Transmittance=100% Grid size=0.25 m Area=12.826m² Margin=0.10 m	Daylight factor	0.5 %	8.0 %	44.8 %	0.07	0.01
	Daylight illuminance	64.14 lux	979.05 lux	5468.29 lux	0.07	0.01
	Sky view	1.00	1.00	1.00	1.00	1.00

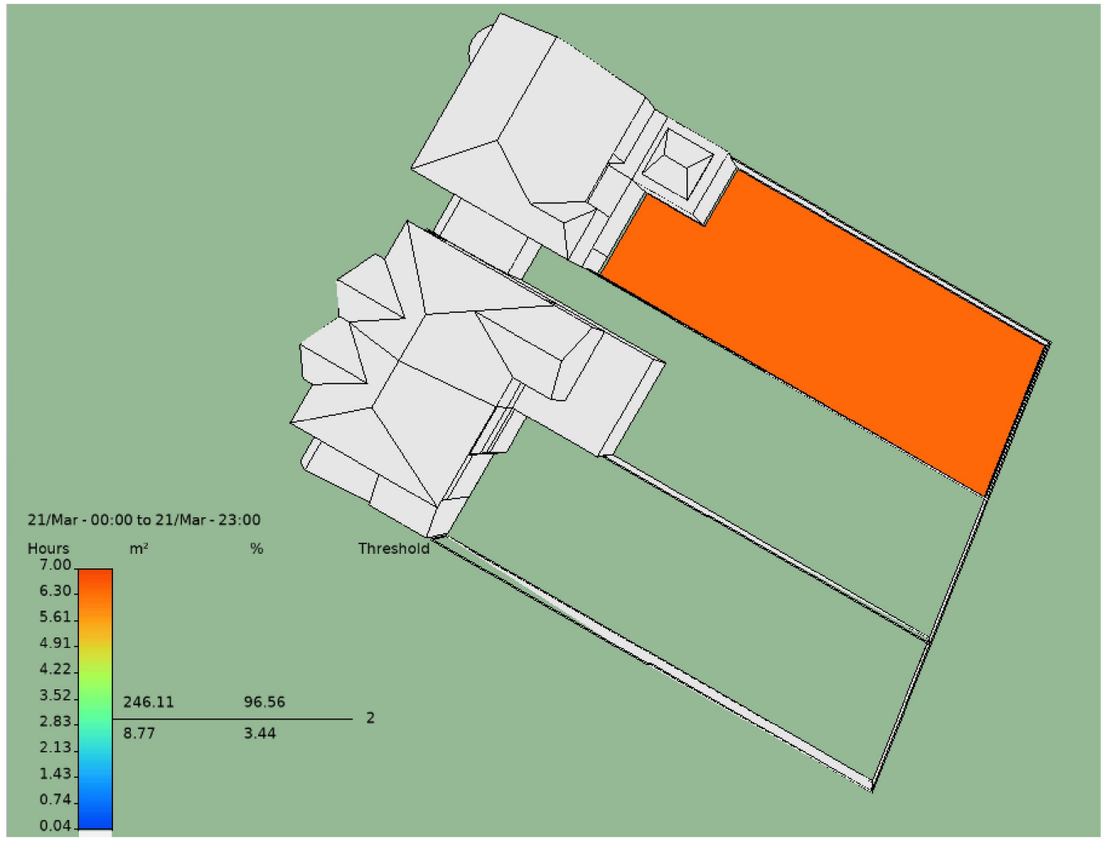
The neighbouring properties at 23 Netherpark Drive and 27 Netherpark Drive were assessed as part of the No Skyline Line (NSL) analysis.

Based on the NSL simulation results, the assessed windows continue to satisfy the relevant BRE sunlight guidance criteria. The analysis demonstrates that the proposed development would not result in a material adverse impact on the existing sunlight amenity experienced by these neighbouring properties.

Furthermore, the assessment confirms that the No Skyline Line (NSL) criteria remain compliant for all assessed openings, indicating that adequate levels of direct sunlight access would be maintained following the construction of the proposed development.

OVERSHADOWING

23 NETHERPARK DRIVE



As per the simulation results, the garden space at 23 NETHERPARK DRIVE, will receive more than 2 hours of sunlight on 21st March, with 96.56 % of the garden area achieving this standard. This is well above the requirement set out in the 2022 BRE Guidance: Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice and is therefore considered acceptable..

27 NETHERPARK DRIVE



As per the simulation results, the garden space a27 NETHERPARK DRIVE will receive more than 2 hours of sunlight on 21st March, with 96.68 % of the garden area achieving this standard. This is well above the requirement set out in the 2022 BRE Guidance: Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice and is therefore considered acceptable.

CONCLUSION

The assessment demonstrates that the proposed development at 25 Netherpark Drive, Romford, RM2 5RJ will not give rise to any adverse daylight, sunlight, or overshadowing impacts on the neighbouring properties at 23 Netherpark Drive, Romford, RM2 5RJ and 27 Netherpark Drive, Romford, RM2 5RJ.

All assessment results fall within the acceptable limits set out in the BRE (2022) Guidance, Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. In summary:

• Vertical Sky Component (VSC): All assessed windows achieve values that satisfy the recommended BRE criteria, confirming that adequate levels of daylight will be retained.

• Annual Probable Sunlight Hours (APSH): All relevant habitable room windows continue to receive sufficient levels of sunlight in accordance with BRE guidance.

• No Sky Line (NSL): The assessment confirms that all assessed windows retain acceptable levels of sky visibility, with no material loss resulting from the proposed development.

• Overshadowing: Adjoining garden and amenity areas continue to receive in excess of two hours of direct sunlight across more than 96% of the assessed area on 21 March, significantly exceeding the minimum BRE recommendation.

On this basis, the proposed development is considered to fully comply with the relevant BRE daylight, sunlight, and overshadowing criteria and will not result in any material reduction in neighbouring residential amenity.
The quantitative assessment confirms that the proposed scale, massing, siting, and orientation of the development do not result in any significant loss of daylight or sunlight to neighbouring properties or their associated amenity areas. Accordingly, the proposal is considered acceptable in daylight and sunlight terms and complies with the recommendations of the BRE (2022) Guidance.

ANNEXTURE 01 – SITE LAYOUT



Proposed Block Plan 1:500

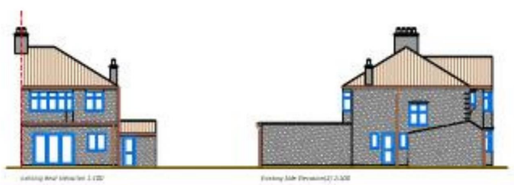
ANNEXTURE 02 – EXISTING LAYOUTS - 25 NETHERPARK DRIVE







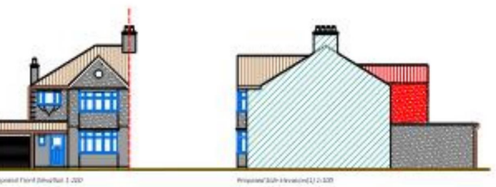




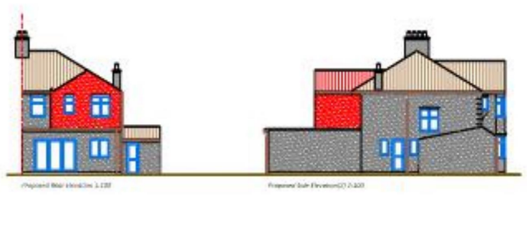
ANNEXTURE 03 – PROPOSED LAYOUTS - 25 NETHERPARK DRIVE



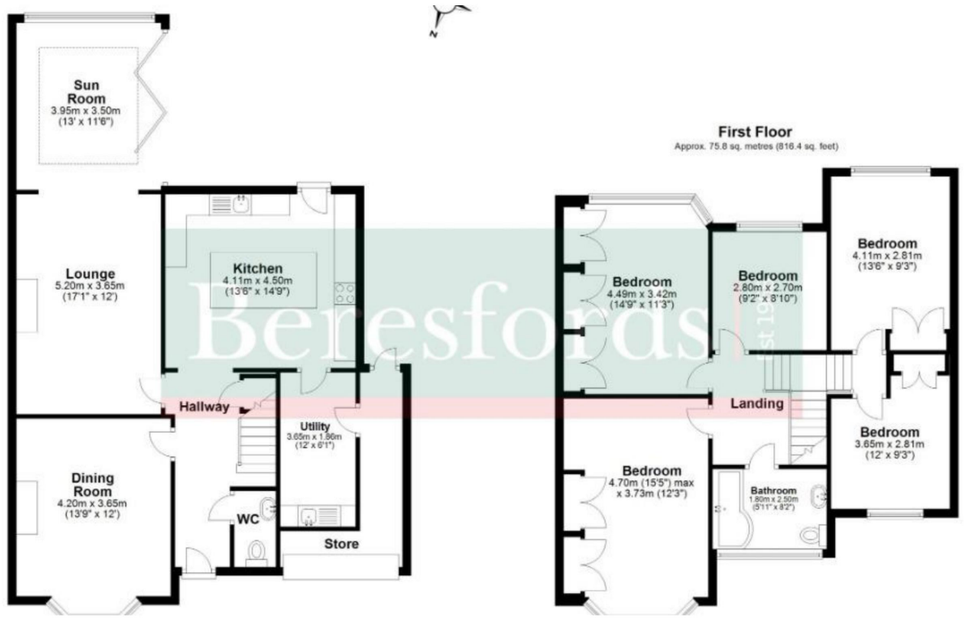








ANNEXTURE 04 – LAYOUTS - 23 NETHERPARK DRIVE



ANNEXTURE 05 – LAYOUTS - 27 NETHERPARK DRIVE

