



Poplar Court, 156 Moss Lane East,
Manchester, M16 7DH

Daylight & Sunlight Assessment

Prepared for: Irish Anglo Properties (Hulme) Ltd.

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I Introduction

I.1 Introduction

- I.1.1 Daylight & Sunlight Solutions Ltd was instructed to prepare a Daylight and Sunlight Assessment for the proposed development at Poplar Court, 156 Moss Lane East, Manchester, M16 7DH.
- I.1.2 The purpose of this report is to assess the impact that the proposed development may have on the daylight and sunlight levels of the existing surrounding residential buildings, in accordance with guidance set out in *BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice, Second Edition, 2011 (BR 209)*.
- I.1.3 This report is not to be used to determine any right to light for existing building windows. This report has been carried out using guidelines set out in BR 209 and cannot be used to replace or satisfy the legal requirements surrounding the right to light. The assessment of loss of light in rights to light cases is carried out in a different way to the methods used in BR 209 and this report. It should not be assumed that if the guidelines in BR 209 are satisfied within this report that a proposed development will not infringe rights to light.

I.2 Development Description

- I.2.1 The proposed development comprises of a two storey roof extension to provide 4 self-contained flats at Poplar Court, Manchester.

I.3 3D Models

- I.3.1 Two 3D models have been developed. The first model is of the existing development and existing nearby buildings. The second model is of the proposed development with existing nearby buildings. These are shown in Figures 1 and 2.
- I.3.2 MBS Software, Daylight for SketchUp, a program developed to calculate daylight and sunlight levels in accordance with guidance provided in BR 209, has been used.
- I.3.3 For this assessment boundary fences have been included in this assessment. Window location, size and potential openings have been estimated from drawings and data available.

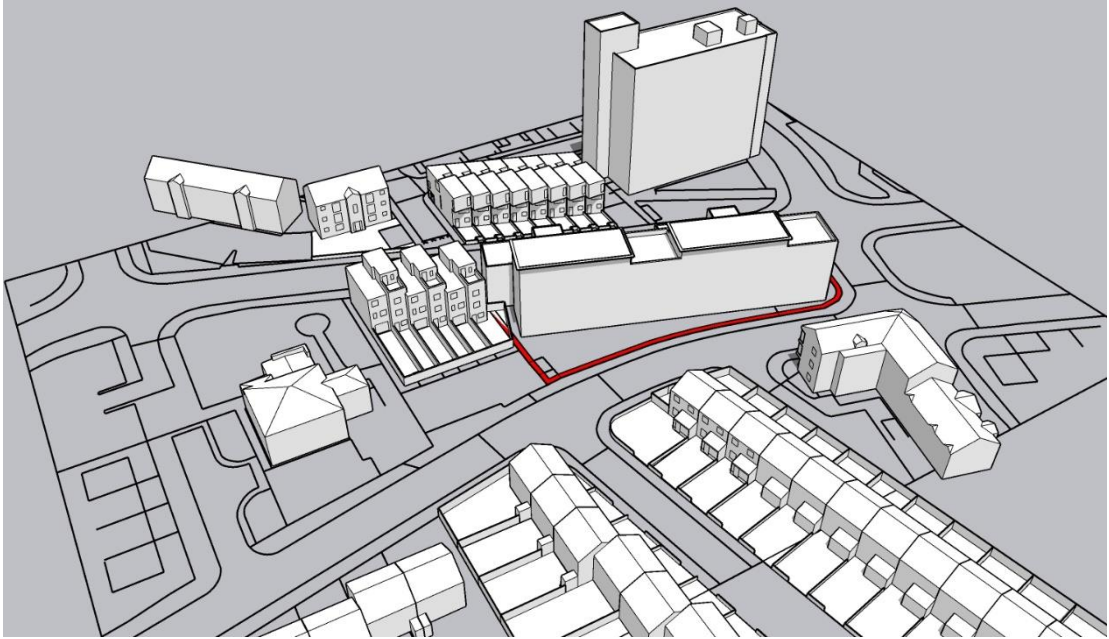


Figure 1 – Development area as existing

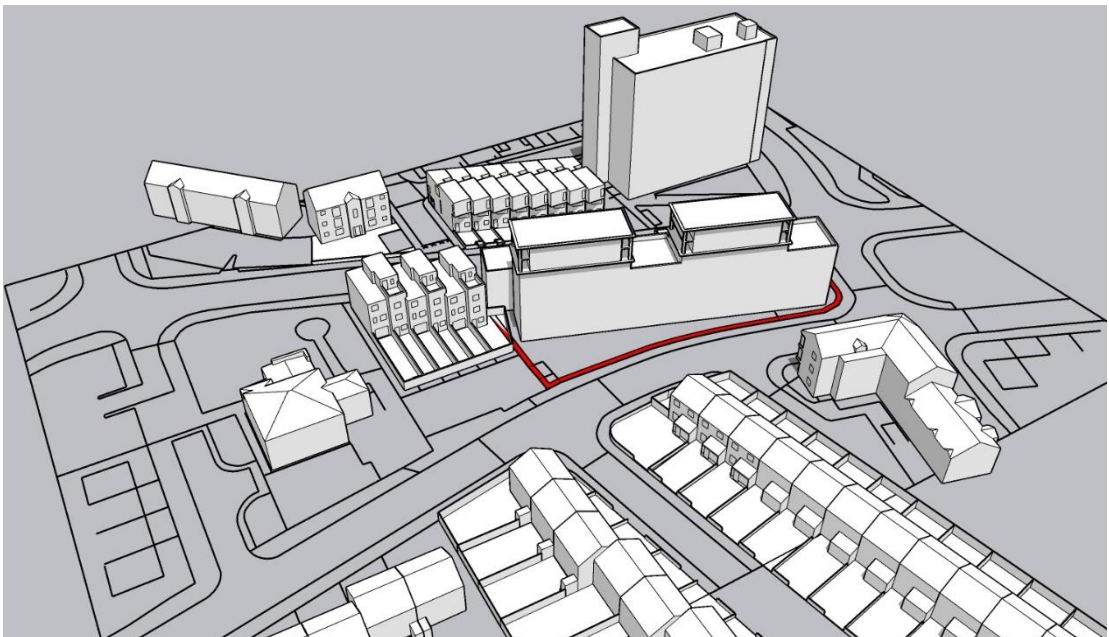


Figure 2 – Development area with proposal

2 Assessment

2.1 Daylight – Vertical Sky Component (VSC) – Existing Buildings

2.1.1 BR 209 paragraph 2.2.7 states:

If the VSC (of the window in an existing building) is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the VSC, with the new development in place, is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of skylight.

2.1.2 Figures 3 to 10 provide a record of the assessment to the existing surrounding residential windows, that may be affected by the proposed development. If the VSC indicator is green then it passes BR 209 guidance, if the indicator is red it does not meet BR 209 guidance.



Figure 3 – VSC of 56-66 St Marys Street (facing Moss Lane East)



Figure 4 – VSC of 18-12 Southcombe Walk (facing Moss Lane East)



Figure 5 – VSC of 10-4 Southcombe Walk (facing Moss Lane East)

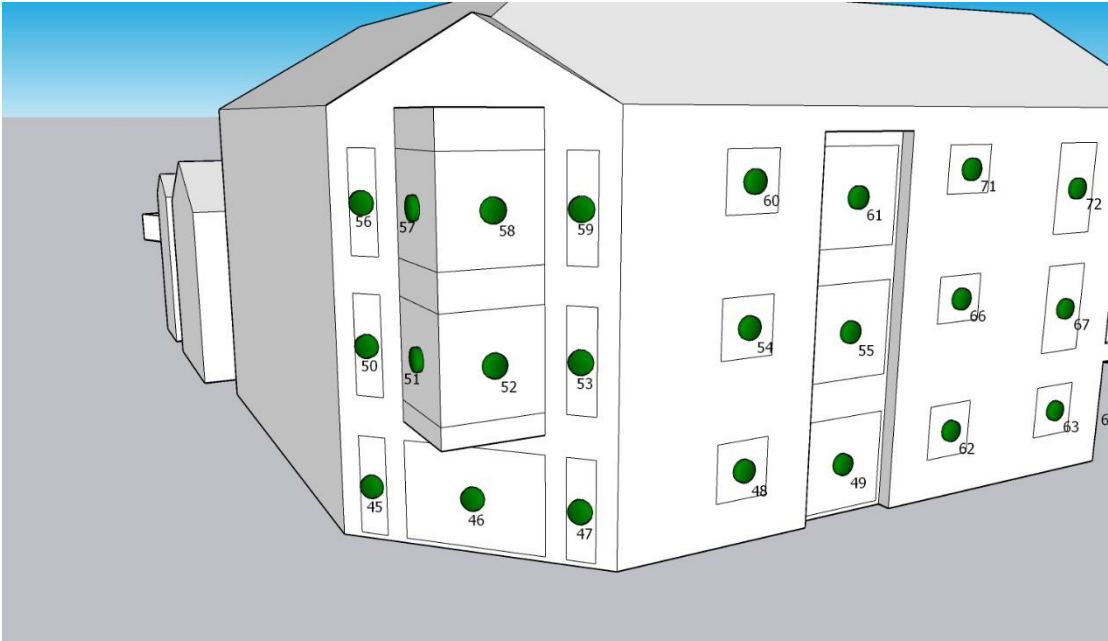


Figure 6 – VSC of 26a Quinney Crescent_1

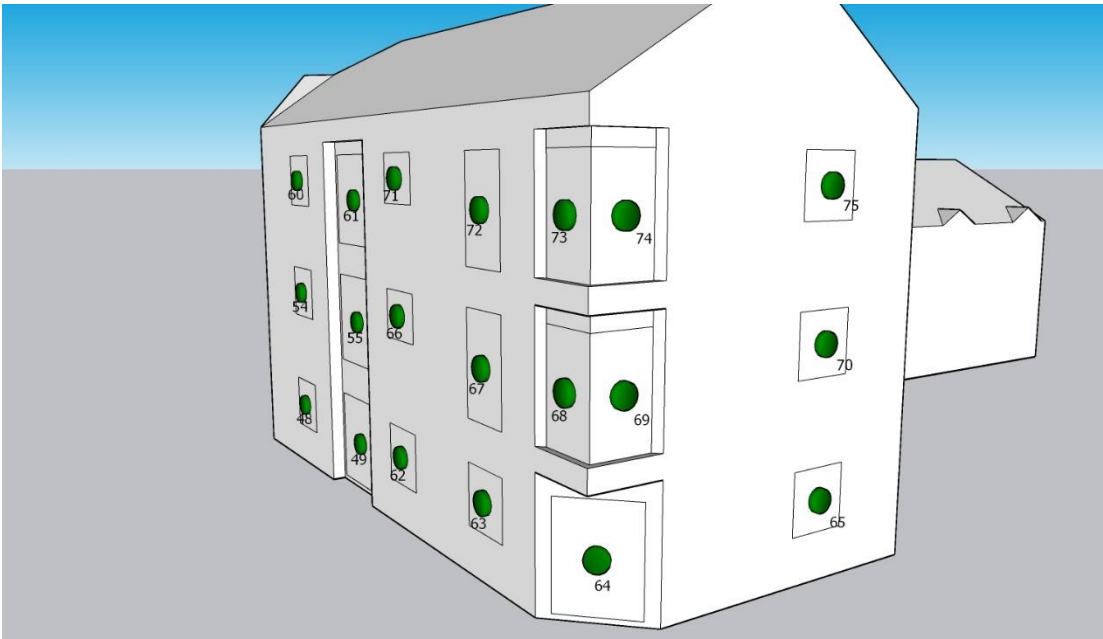


Figure 7 – VSC of 26a Quinney Crescent_2

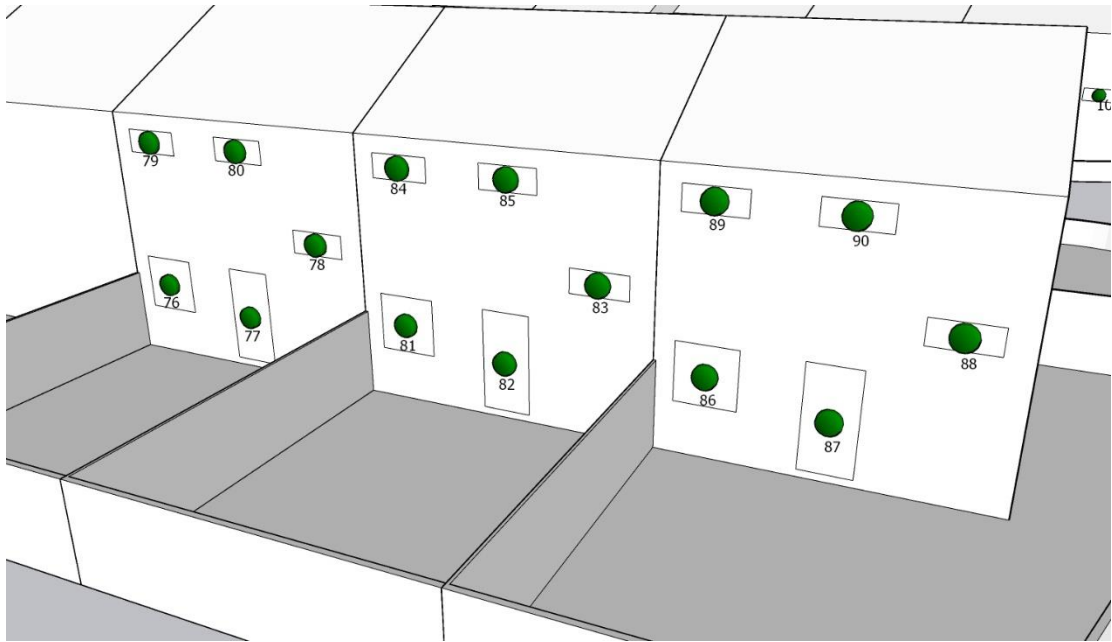


Figure 8 – VSC to the rear of 5, 3 & 1 Sewerby Close

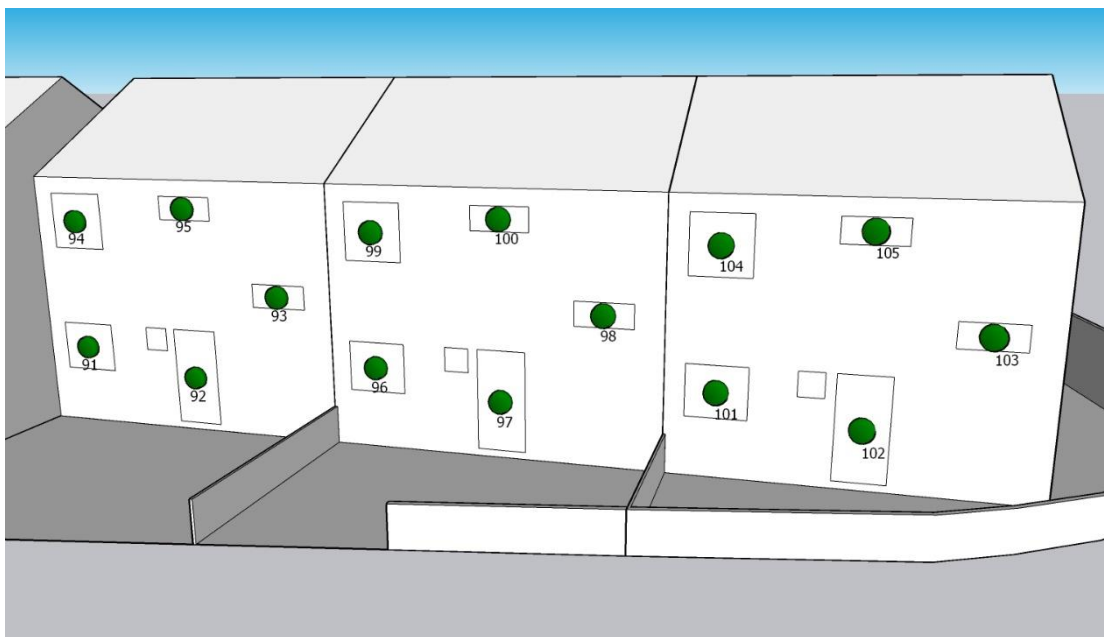


Figure 9 – VSC to the front of 6, 4 & 2 Sewerby Close

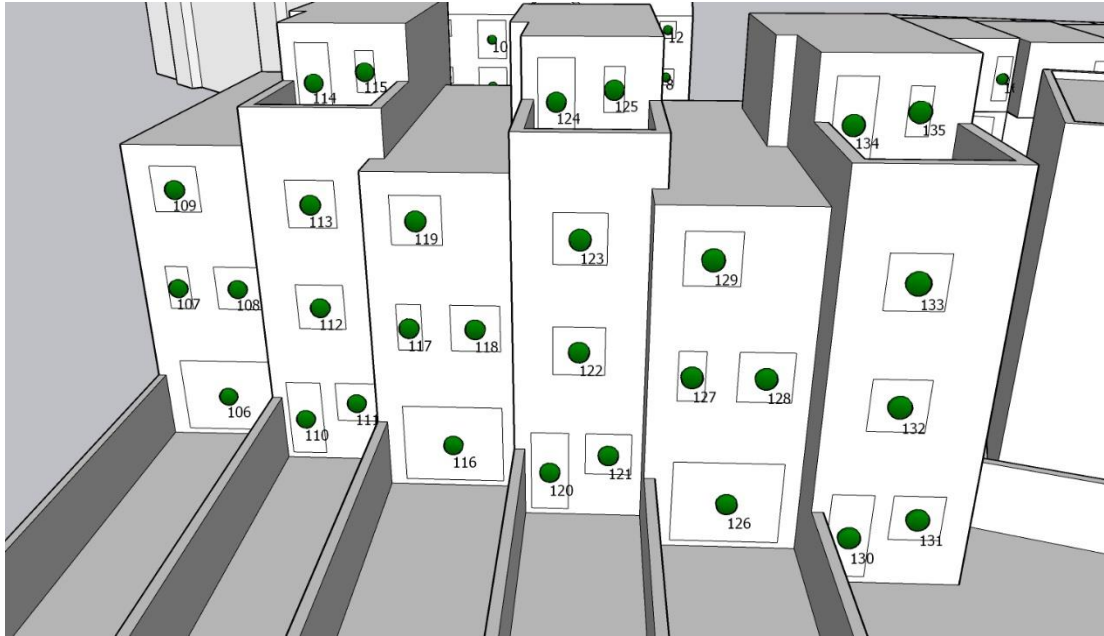


Figure 10 – VSC to the rear of 144-154 Moss Lane East

2.1.3 Table I provides a numerical record of the assessment of the VSC to the existing surrounding residential windows, that may be affected by the proposed development.

Table I: VSC – Existing Surrounding Buildings

Building	Window	Existing VSC	Proposed VSC	Fraction of former value	Complies with BR 209 recommendations
56-66 St Mary's Street (facing Moss Lane E)	W1	33.91	33.30	0.98	✓
	W2	32.45	31.77	0.98	✓
	W3	30.42	29.53	0.97	✓
	W4	30.90	29.92	0.97	✓
	W5	35.73	35.10	0.98	✓
	W6	34.08	33.39	0.98	✓
	W7	32.50	31.59	0.97	✓
	W8	33.61	32.63	0.97	✓
	W9	37.44	36.83	0.98	✓
	W10	36.19	35.51	0.98	✓
	W11	35.14	34.24	0.97	✓
	W12	36.22	35.25	0.97	✓
18 Southcombe Walk (facing Moss Lane E)	W13	27.34	25.86	0.95	✓
	W14	27.08	25.46	0.94	✓
	W15	19.51	17.78	0.91	✓
	W16	22.00	20.46	0.93	✓
16 Southcombe	W17	26.49	24.82	0.94	✓

Building	Window	Existing VSC	Proposed VSC	Fraction of former value	Complies with BR 209 recommendations
16 Southcombe Walk (facing Moss Lane E)	W18	26.42	24.59	0.93	✓
	W19	18.97	17.00	0.90	✓
	W20	21.66	19.88	0.92	✓
14 Southcombe Walk (facing Moss Lane E)	W21	26.03	24.15	0.93	✓
	W22	26.09	24.02	0.92	✓
	W23	18.66	16.42	0.88	✓
	W24	21.44	19.50	0.91	✓
12 Southcombe Walk (facing Moss Lane E)	W25	25.78	23.67	0.92	✓
	W26	25.87	23.58	0.91	✓
	W27	18.40	15.91	0.86	✓
	W28	21.22	19.04	0.90	✓
10 Southcombe Walk (facing Moss Lane E)	W29	25.60	23.31	0.91	✓
	W30	25.73	23.28	0.90	✓
	W31	18.22	15.55	0.85	✓
	W32	21.02	18.66	0.89	✓
8 Southcombe Walk (facing Moss Lane E)	W33	25.51	23.07	0.90	✓
	W34	25.69	23.13	0.90	✓
	W35	18.09	15.30	0.85	✓
	W36	20.86	18.37	0.88	✓
6 Southcombe Walk (facing Moss Lane E)	W37	25.54	23.01	0.90	✓
	W38	25.82	23.20	0.90	✓
	W39	18.06	15.21	0.84	✓
	W40	20.74	18.15	0.88	✓
4 Southcombe Walk (facing Moss Lane E)	W41	25.90	23.32	0.90	✓
	W42	26.69	24.03	0.90	✓
	W43	19.57	16.69	0.85	✓
	W44	32.75	29.87	0.91	✓
26a Quinney Crescent	W45	35.55	35.55	1.00	✓
	W46	29.20	29.09	1.00	✓
	W47	34.36	34.23	1.00	✓
	W48	27.87	26.29	0.94	✓
	W49	24.75	22.94	0.93	✓
	W50	36.00	35.96	1.00	✓
	W51	37.58	37.58	1.00	✓
	W52	30.05	28.79	0.96	✓
	W53	34.97	34.81	1.00	✓

Building	Window	Existing VSC	Proposed VSC	Fraction of former value	Complies with BR 209 recommendations
26a Quinney Crescent	W54	30.17	28.25	0.94	✓
	W55	27.23	25.00	0.92	✓
	W56	36.14	36.14	1.00	✓
	W57	37.88	37.88	1.00	✓
	W58	32.19	30.79	0.96	✓
	W59	35.60	35.40	0.99	✓
	W60	32.74	30.54	0.93	✓
	W61	29.36	26.74	0.91	✓
	W62	24.07	21.92	0.91	✓
	W63	22.23	19.72	0.89	✓
	W64	19.84	16.95	0.85	✓
	W65	30.17	28.97	0.96	✓
	W66	27.18	24.47	0.90	✓
	W67	25.00	21.93	0.88	✓
	W68	23.80	20.35	0.86	✓
	W69	32.45	30.81	0.95	✓
	W70	33.92	32.61	0.96	✓
	W71	30.62	27.38	0.89	✓
	W72	28.69	24.93	0.87	✓
	W73	27.61	23.39	0.85	✓
	W74	35.36	33.53	0.95	✓
	W75	37.13	35.75	0.96	✓
5 Sewerby Close (rear)	W76	28.73	27.99	0.97	✓
	W77	27.69	26.87	0.97	✓
	W78	30.28	29.32	0.97	✓
	W79	33.01	32.28	0.98	✓
	W80	32.63	31.78	0.97	✓
3 Sewerby Close (rear)	W81	27.93	26.88	0.96	✓
	W82	27.08	25.92	0.96	✓
	W83	29.75	28.38	0.95	✓
	W84	32.24	31.12	0.97	✓
	W85	32.03	30.74	0.96	✓
1 Sewerby Close (rear)	W86	27.69	26.25	0.95	✓
	W87	26.67	25.10	0.94	✓
	W88	29.08	27.20	0.94	✓
	W89	31.68	30.05	0.95	✓

Building	Window	Existing VSC	Proposed VSC	Fraction of former value	Complies with BR 209 recommendations
I Sewerby Close	W90	31.38	29.52	0.94	✓
6 Sewerby Close (front)	W91	23.00	22.44	0.98	✓
	W92	30.85	30.21	0.98	✓
	W93	34.25	33.58	0.98	✓
	W94	27.22	26.73	0.98	✓
	W95	35.43	34.88	0.98	✓
4 Sewerby Close (front)	W96	33.30	32.52	0.98	✓
	W97	32.84	31.96	0.97	✓
	W98	34.34	33.40	0.97	✓
	W99	35.66	34.95	0.98	✓
	W100	35.79	35.00	0.98	✓
2 Sewerby Close (front)	W101	33.02	31.95	0.97	✓
	W102	32.39	31.20	0.96	✓
	W103	33.89	32.57	0.96	✓
	W104	35.29	34.27	0.97	✓
	W105	35.36	34.20	0.97	✓
144 Moss Lane East (rear)	W106	30.48	30.48	1.00	✓
	W107	35.80	35.65	1.00	✓
	W108	31.18	31.18	1.00	✓
	W109	37.46	37.35	1.00	✓
146 Moss Lane East (rear)	W110	27.10	26.99	1.00	✓
	W111	28.33	28.33	1.00	✓
	W112	34.23	34.23	1.00	✓
	W113	36.99	36.99	1.00	✓
	W114	37.79	37.11	0.98	✓
	W115	38.48	37.69	0.98	✓
148 Moss Lane East (rear)	W116	30.73	30.72	1.00	✓
	W117	35.81	35.51	0.99	✓
	W118	31.61	31.61	1.00	✓
	W119	37.19	36.90	0.99	✓
150 Moss Lane East (rear)	W120	26.37	26.16	0.99	✓
	W121	28.96	28.96	1.00	✓
	W122	34.38	34.32	1.00	✓
	W123	36.89	36.13	0.98	✓
	W124	36.88	35.58	0.96	✓
	W125	37.36	35.81	0.96	✓

Building	Window	Existing VSC	Proposed VSC	Fraction of former value	Complies with BR 209 recommendations
152 Moss Lane East (rear)	W126	29.38	29.20	0.99	✓
	W127	34.52	34.05	0.99	✓
	W128	31.78	31.77	1.00	✓
	W129	35.88	35.01	0.98	✓
154 Moss Lane East (rear)	W130	23.91	23.60	0.99	✓
	W131	29.09	28.77	0.99	✓
	W132	31.47	30.88	0.98	✓
	W133	32.82	31.75	0.97	✓
	W134	33.44	31.03	0.93	✓
	W135	32.85	30.02	0.91	✓

- 2.1.4 The proposed development would have an imperceptible impact on the daylight levels to all 135 windows assessed, complying with BR 209 guidance.

2.2 Sunlight – Annual Probable Sunlight Hours – Existing Buildings

2.2.1 BR 209 paragraph 3.2.3 states:

To assess the loss of sunlight to an existing building it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south.

2.2.2 BR 209 paragraph 3.2.11 states:

If a living room of an existing dwelling has a main window facing within 90° of due south...the sunlighting of the existing dwelling may be adversely affected...if the centre of the window:

- Receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and;
- Receives less than 0.8 times its former sunlight hours during either period and;
- Has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

2.2.3 Table 2 provides a numerical record of the assessment of the annual probable sunlight hours (APSH) and the APSH in the winter months (WPSH) to windows of the existing surrounding residential buildings, that may be affected by the proposed development. Only windows that face within 90° due South have been assessed. The closest Weather data has been used from BREEAM Location Manchester (53.5° N). The total annual unobstructed hours for Manchester are 1392h.

2.2.4 A total of 91 out of the 135 windows face within 90° due South. The proposed development would have an imperceptible impact on the sunlight levels to all 91 windows assessed during APSH and WPSH, complying with BR 209 guidance.

Table 2: APSH and WPSH – Existing Surrounding Buildings

Building	Window	APSH before development (%)	APSH after development (%)	Fraction of former value	WPSH before development (%)	WPSH after development (%)	Fraction of former value	Complies with BR 209 recommendations
56-66 St Mary's Street (facing Moss Lane East)	W1	78	77	0.99	23	22	0.96	✓
	W2	74	72	0.97	22	20	0.91	✓
	W3	65	64	0.98	19	18	0.95	✓
	W4	67	65	0.97	18	16	0.89	✓
	W5	81	80	0.99	25	24	0.96	✓
	W6	76	74	0.97	24	22	0.92	✓
	W7	69	67	0.97	23	21	0.91	✓
	W8	74	73	0.99	23	22	0.96	✓
	W9	86	86	1.00	29	29	1.00	✓
	W10	81	79	0.98	28	26	0.93	✓
	W11	75	72	0.96	28	25	0.89	✓
	W12	84	81	0.96	29	26	0.90	✓
18 Southcombe Walk (facing Moss Lane East)	W13	68	65	0.96	13	10	0.77	✓
	W14	66	63	0.95	14	11	0.79	✓
	W15	44	40	0.91	16	12	0.75	✓

Building	Window	APSH before development (%)	APSH after development (%)	Fraction of former value	WPSH before development (%)	WPSH after development (%)	Fraction of former value	Complies with BR 209 recommendations
18 Southcombe	W16	50	47	0.94	13	10	0.77	✓
16 Southcombe Walk (facing Moss Lane East)	W17	68	64	0.94	13	9	0.69	✓
	W18	66	63	0.95	14	11	0.79	✓
	W19	43	38	0.88	17	12	0.71	✓
	W20	51	49	0.96	14	12	0.86	✓
14 Southcombe Walk (facing Moss Lane East)	W21	68	65	0.96	13	10	0.77	✓
	W22	66	62	0.94	14	10	0.71	✓
	W23	41	36	0.88	16	11	0.69	✓
	W24	48	45	0.94	11	8	0.73	✓
12 Southcombe Walk (facing Moss Lane East)	W25	68	64	0.94	13	9	0.69	✓
	W26	64	60	0.94	13	9	0.69	✓
	W27	39	35	0.90	14	10	0.71	✓
	W28	49	44	0.90	12	7	0.58	✓
10 Southcombe Walk (facing Moss Lane East)	W29	65	62	0.95	11	8	0.73	✓
	W30	64	60	0.94	13	9	0.69	✓
	W31	39	34	0.87	14	9	0.64	✓
	W32	50	46	0.92	13	9	0.69	✓

Building	Window	APSH before development (%)	APSH after development (%)	Fraction of former value	WPSH before development (%)	WPSH after development (%)	Fraction of former value	Complies with BR 209 recommendations
8 Southcombe Walk (facing Moss Lane East)	W33	64	61	0.95	10	8	0.80	✓
	W34	68	64	0.94	16	12	0.75	✓
	W35	39	36	0.92	14	11	0.79	✓
	W36	50	46	0.92	13	9	0.69	✓
6 Southcombe Walk (facing Moss Lane East)	W37	65	63	0.97	11	10	0.91	✓
	W38	71	66	0.93	16	11	0.69	✓
	W39	40	37	0.93	15	12	0.80	✓
	W40	48	42	0.88	11	5	0.45	✓
4 Southcombe Walk (facing Moss Lane East)	W41	69	65	0.94	12	9	0.75	✓
	W42	70	68	0.97	13	11	0.85	✓
	W43	48	44	0.92	16	12	0.75	✓
	W44	80	75	0.94	21	16	0.76	✓
26a Quinney Crescent	W51	44	44	1.00	13	13	1.00	✓
	W57	45	45	1.00	13	13	1.00	✓
6 Sewerby Close (front)	W91	10	10	1.00	0	0	1.00	✓
	W92	30	30	1.00	5	5	1.00	✓
	W93	38	38	1.00	7	7	1.00	✓

Building	Window	APSH before development (%)	APSH after development (%)	Fraction of former value	WPSH before development (%)	WPSH after development (%)	Fraction of former value	Complies with BR 209 recommendations
6 Sewerby Close (front)	W94	15	15	1.00	1	1	1.00	✓
	W95	43	43	1.00	11	11	1.00	✓
4 Sewerby Close (front)	W96	40	40	1.00	10	10	1.00	✓
	W97	41	41	1.00	11	11	1.00	✓
	W98	42	42	1.00	11	11	1.00	✓
	W99	45	45	1.00	13	13	1.00	✓
	W100	46	46	1.00	14	14	1.00	✓
2 Sewerby Close (front)	W101	41	41	1.00	11	11	1.00	✓
	W102	40	40	1.00	11	11	1.00	✓
	W103	43	42	0.98	12	12	1.00	✓
	W104	46	46	1.00	14	14	1.00	✓
	W105	45	45	1.00	14	14	1.00	✓
144 Moss Lane East (rear)	W106	66	66	1.00	22	22	1.00	✓
	W107	74	73	0.99	24	24	1.00	✓
	W108	65	65	1.00	23	23	1.00	✓
	W109	77	77	1.00	27	27	1.00	✓
146 Moss Lane	W110	53	52	0.98	17	17	1.00	✓

Building	Window	APSH before development (%)	APSH after development (%)	Fraction of former value	WPSH before development (%)	WPSH after development (%)	Fraction of former value	Complies with BR 209 recommendations
146 Moss Lane East (rear)	W111	59	59	1.00	19	19	1.00	✓
	W112	70	70	1.00	24	24	1.00	✓
	W113	77	77	1.00	25	25	1.00	✓
	W114	84	81	0.96	27	25	0.93	✓
	W115	84	81	0.96	27	25	0.93	✓
148 Moss Lane East (rear)	W116	66	65	0.98	22	22	1.00	✓
	W117	76	75	0.99	27	27	1.00	✓
	W118	67	67	1.00	25	25	1.00	✓
	W119	77	75	0.97	27	27	1.00	✓
150 Moss Lane East (rear)	W120	50	50	1.00	16	16	1.00	✓
	W121	62	62	1.00	22	22	1.00	✓
	W122	71	71	1.00	25	25	1.00	✓
	W123	77	72	0.94	25	25	1.00	✓
	W124	82	79	0.96	25	25	1.00	✓
	W125	82	77	0.94	25	25	1.00	✓
152 Moss Lane East (rear)	W126	63	63	1.00	22	22	1.00	✓
	W127	72	70	0.97	25	25	1.00	✓

Building	Window	APSH before development (%)	APSH after development (%)	Fraction of former value	WPSH before development (%)	WPSH after development (%)	Fraction of former value	Complies with BR 209 recommendations
152 Moss Lane East (rear)	W128	67	67	1.00	25	25	1.00	✓
	W129	72	69	0.96	25	25	1.00	✓
154 Moss Lane East (rear)	W130	46	46	1.00	16	16	1.00	✓
	W131	61	61	1.00	22	22	1.00	✓
	W132	65	65	1.00	23	23	1.00	✓
	W133	65	65	1.00	23	23	1.00	✓
	W134	75	66	0.88	22	22	1.00	✓
	W135	73	64	0.88	21	21	1.00	✓

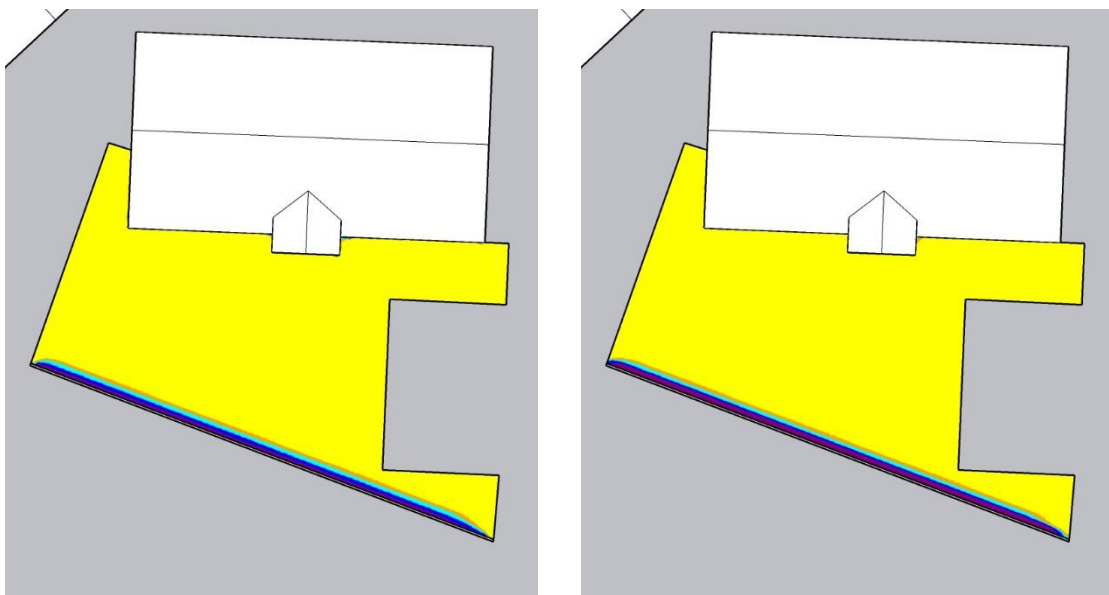
2.3 Sunlight - Existing Gardens

2.3.1 BR 209 paragraph 3.3.17 states:

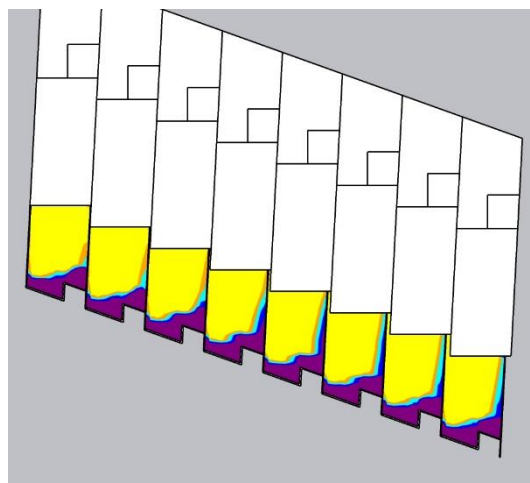
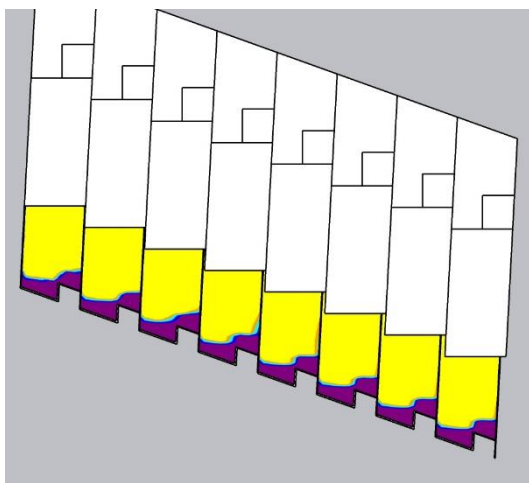
It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.

2.3.2 An assessment of the % of direct sunlight the amenity spaces of existing surrounding residential buildings, has been carried out both as existing and with the proposal in place.

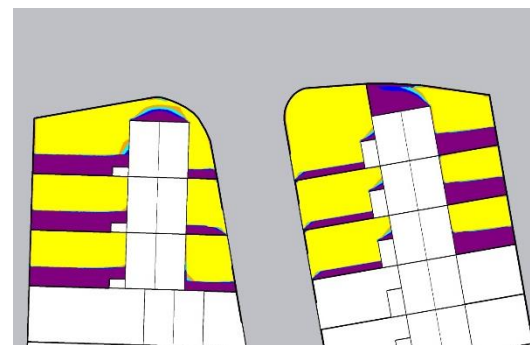
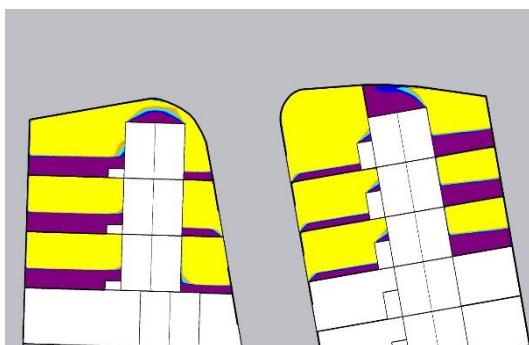
2.3.3 Figures 11 to 18 show the areas of amenity that would most likely enjoy direct sunlight on March 21 (equinox). Areas in yellow meet BR 209 guidance; darker colours fall outside BR 209 guidance and are more shaded throughout the day.



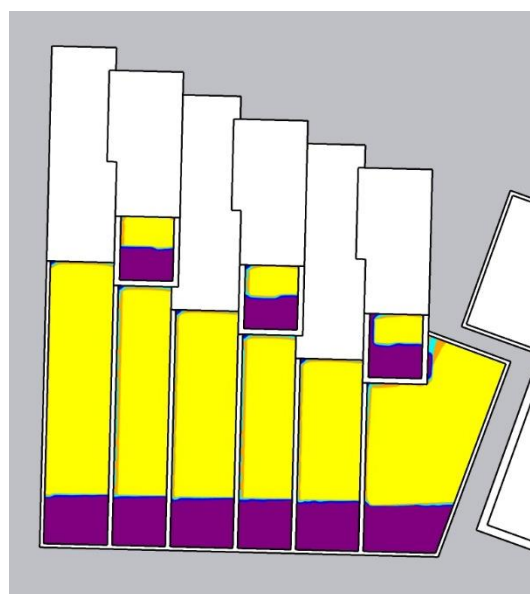
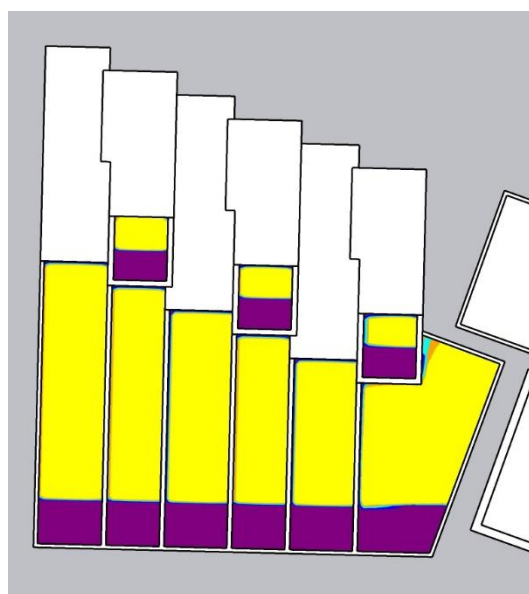
Figures 11 & 12 – Amenity area of 55-66 St Mary's Street as existing (left) and proposed (right)



Figures 13 & 14 – Amenity area of 18 – 4 Southcombe Walk as existing (left) and proposed (right)



Figures 15 & 16 – Amenity area of 1 – 6 Sewerby Close as existing (left) and proposed (right)



Figures 17 & 18 – Amenity area of 144 – 154 Moss Lane East as existing (left) and proposed (right)

- 2.3.4 Figures 19 (18-4 Southcombe Walk) & 20 (144-154 Moss Lane East) show the ratio between the existing and proposed development. Areas in black receive no direct sunlight during both existing, and with the proposal in place. Areas in red show the loss of direct sunlight on March 21, with the proposal in place.



Figure 19 – Ratio of Amenity areas of 18 – 4 Southcombe Walk

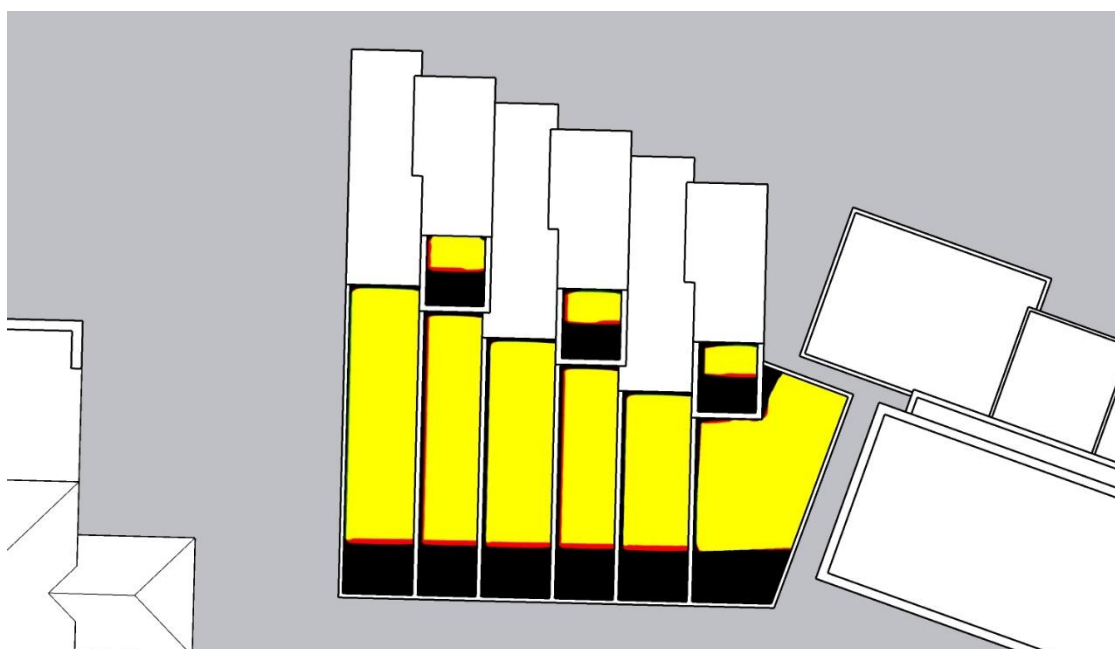


Figure 20 – Ratio of Amenity areas of 144 – 154 Moss Lane East

2.3.5 Table 3 provides a numerical record of the amenity spaces of existing surrounding residential buildings that may be affected by the proposed development.

Table 3: % of Amenity Space that receives direct sunlight

Building	Existing amenity space that receives 2 or more hours of direct sunlight on March 21	Proposed amenity space that receives 2 or more hours of direct sunlight on March 21	Fraction of former value	Complies with BR 209 recommendations
56-66 St Mary's Street	92.18%	92.18%	1.00	✓
18 Southcombe Walk	81.39%	75.87%	0.93	✓
16 Southcombe Walk	81.99%	74.32%	0.91	✓
14 Southcombe Walk	80.37%	71.73%	0.89	✓
12 Southcombe Walk	78.49%	69.43%	0.88	✓
10 Southcombe Walk	79.14%	69.03%	0.87	✓
8 Southcombe Walk	80.59%	69.00%	0.86	✓
6 Southcombe Walk	80.87%	69.22%	0.86	✓
4 Southcombe Walk	80.73%	68.64%	0.85	✓
5 Sewerby Close (front)	57.55%	57.55%	1.00	✓
5 Sewerby Close (rear)	84.05%	84.05%	1.00	✓
3 Sewerby Close (front)	57.52%	57.52%	1.00	✓
3 Sewerby Close (rear)	83.88%	83.88%	1.00	✓
1 Sewerby Close (front)	47.06%	47.06%	1.00	✓
1 Sewerby Close (rear)	90.89%	90.89%	1.00	✓

Building	Existing amenity space that receives 2 or more hours of direct sunlight on March 21	Proposed amenity space that receives 2 or more hours of direct sunlight on March 21	Fraction of former value	Complies with BR 209 recommendations
6 Sewerby Close (front)	79.92%	79.92%	1.00	✓
6 Sewerby Close (rear)	65.38%	65.38%	1.00	✓
4 Sewerby Close (front)	83.41%	83.41%	1.00	✓
4 Sewerby Close (rear)	65.16%	65.16%	1.00	✓
2 Sewerby Close	65.82%	65.82%	1.00	✓
144 Moss Lane East	82.66%	82.66%	1.00	✓
146 Moss Lane East	80.92%	80.92%	1.00	✓
146 Moss Lane East (Terrace)	78.60%	78.60%	1.00	✓
148 Moss Lane East	76.98%	76.98%	1.00	✓
150 Moss Lane East	73.82%	73.82%	1.00	✓
150 Moss Lane East (Terrace)	77.87%	77.87%	1.00	✓
152 Moss Lane East	50.38%	50.32%	1.00	✓
154 Moss Lane East	49.15%	48.95%	1.00	✓
154 Moss Lane East (Terrace)	45.48%	45.41%	1.00	✓

2.3.6 The proposed development would have an imperceptible impact on the sunlight levels to all existing amenity areas assessed, complying with BR 209 guidance.

3 Conclusions

- 3.1.1 An assessment of the impact that the proposed development may have on the daylight and sunlight levels of existing surrounding residential buildings, has been undertaken in accordance with guidance set out in *BRE report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice, Second Edition, 2011 (BR 209)*.
- 3.1.2 The following conclusions have been drawn:
- 1) The proposed development would have an imperceptible impact on the daylight levels to all 135 windows assessed, complying with BR 209 guidance.
 - 2) A total of 91 out of the 135 windows face within 90° due South. The proposed development would have an imperceptible impact on the sunlight levels to all 91 windows assessed during APSH and WPSH, complying with BR 209 guidance.
 - 3) The proposed development would have an imperceptible impact on the sunlight levels to all existing amenity areas assessed, complying with BR 209 guidance.