

Daylight and Sunlight Study (Neighbouring Properties)
136 Withington Road, Whalley Range, Manchester, M16 8FD

18 November 2022

Smith Marston Building Surveyors

DAYLIGHT AND SUNLIGHT STUDY
22085 – 136 Withington Road, Whalley Range, Manchester, M16 8FD

CONTENTS

1 EXECUTIVE SUMMARY	1
1.1 Overview	1
2 INFORMATION SOURCES	3
2.1 Drawings	3
2.2 Daylight Distribution Room Layout Information	3
3 METHODOLOGY OF THE STUDY	4
3.1 Local Planning Policy.....	4
3.2 National Planning Policy Framework.....	4
3.3 National Planning Practice Guidance.....	5
3.4 Daylight to Windows	5
3.5 Sunlight Availability to Windows.....	7
3.6 Overshadowing to Gardens and Open Spaces	8
4 RESULTS OF THE STUDY	9
4.1 Windows & Amenity Areas Considered.....	9
4.2 Daylight to Windows	9
4.3 Sunlight to Windows	10
4.4 Overshadowing to Gardens and Open Spaces	10
4.5 Conclusion.....	10
5 CLARIFICATIONS	12
5.1 General.....	12

APPENDICES

APPENDIX 1	WINDOW & GARDEN KEY
APPENDIX 2	DAYLIGHT AND SUNLIGHT RESULTS
APPENDIX 3	OVERSHADOWING TO GARDENS AND OPEN SPACES
APPENDIX 4	NO SKY LINE CONTOURS

1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Smith Marston Building Surveyors have been commissioned by Greywood Ltd to undertake a daylight and sunlight study of the proposed development at 136 Withington Road, Whalley Range, Manchester, M16 8FD.
- 1.1.2 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.
- 1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring residential properties at 5 and 6 Whitby Avenue, Whalley Range, Manchester M16 8WY and 138 Withington Road, Whalley Range, Manchester, M16 8FD.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Appendix 3 shows sunlight contours to gardens, and Appendix 4 shows No Sky Line contours illustrating daylight distribution where neighbouring property layouts are known.
- 1.1.5 In summary, the numerical results in this study demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties.
- 1.1.6 Non-compliance with the BRE recommendations is limited to the daylight tests in respect of 3 ground floor, assumed bedroom windows (Window 4, 5 and 6) at No. 138 Withington Road. In these cases, reductions in VSC levels are 24% (Window 4) and 27% (Windows 5 and 6), marginally more than the 20% threshold in the BRE Guide. The BRE Guide does however acknowledge that natural light to bedrooms is less important than for example, light to main living rooms.
- 1.1.7 Daylight tests to 5 and 6 Whitby Avenue all pass.
- 1.1.8 Sunlight to all relevant neighbouring windows fully pass the BRE Guide tests, as do the sunlight to garden tests.

1.1.9 In our opinion, as the proposed development achieves an overall high level of compliance with the BRE recommendations and due to the mitigating factors listed in section 4, the loss of daylight or sunlight should not warrant refusal of the application.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Ollier Smurthwaite Architects

A686_P_001	Location Plan	Rev -
A686_P_002	Block Plan	Rev -
A686_P_003	Proposed Site Plan	Rev -
A686_P_100	Proposed Lower Ground Floor Plan	Rev -
A686_P_101	Proposed Upper Ground Floor Plan	Rev -
A686_P_102	Proposed First Floor Plan	Rev -
A686_P_103	Proposed Second Floor Plan	Rev -
A686_P_104	Proposed Roof Plan	Rev -
A686_P_300	Proposed Front Elevation	Rev -
A686_P_301	Proposed Rear Elevation	Rev -
A686_P_302	Proposed Side Elevation (North)	Rev -
A686_P_303	Proposed Side Elevation (South)	Rev -
A686_P_310	Proposed Context Elevations	Rev -
A686_P_400	Proposed Section AA	Rev -
A686_P_401	Proposed Section BB	Rev -
A686_P_402	Proposed Section CC	Rev -

Haycock + Todd

S9652	Site Survey	Rev -
S9652/2	Measured Survey	Rev -
S9652/3	Measured Survey	Rev -
S9652-3D	Site Survey	Rev -

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

5 Whitby Avenue:

Proposed Side Extension	Rev -
-------------------------	-------

6 Whitby Avenue:

ABW 002	Proposed Plan & Elevations	Rev -
---------	----------------------------	-------

www.rightmove.co.uk

6 Whitby Avenue

3 METHODOLOGY OF THE STUDY

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority take the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair 2011. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."
- 3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:
- 3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

- 3.2.1 The BRE numerical guidelines should be considered in the context of the revised National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:
- 3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they

would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”

3.3 National Planning Practice Guidance

- 3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

- 3.4.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.4.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
- 3.4.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the ‘Daylighting and Sunlighting’ guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.4.4 “The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity.”

3.4.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

3.4.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.4.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. However, the guide states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall Vertical Sky Component may be derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

3.4.8 The distribution of daylight within a room can be calculated by plotting the ‘no sky line’. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.4.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don’t endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight Availability to Windows

3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees due north, but a secondary window faces within 90 degrees due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability 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.

3.6 Overshadowing to Gardens and Open Spaces

3.6.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

3.6.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this study.

3.6.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this study. This guide recommends that 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.

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

- 4.1.1 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring residential properties at 5 and 6 Whitby Avenue, Whalley Range, Manchester M16 8WY and 138 Withington Road, Whalley Range, Manchester, M16 8FD.
- 4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this study. Appendix 2 lists the detailed numerical daylight and sunlight test results. Appendix 3 shows sunlight contours to gardens, and Appendix 4 shows No Sky Line contours illustrating daylight distribution where neighbouring property layouts are known.

4.2 Daylight to Windows

Vertical Sky Component

- 4.2.1 82 out of 87 (94%) windows tested with a requirement for daylight pass the Vertical Sky Component test. Only ground floor Windows 4, 5, 6 and 7, and first floor Window 18 at 138 Withington Road, narrowly miss the BRE Guides criteria.
- 4.2.2 It appears that out of the 5 windows noted above, Windows 7 and 18 serve bathrooms, given the presence of extractor fan covers and the positioning of the soil and vent pipe. If so, then these two rooms can be disregarded given that they would be non-habitable rooms. The BRE Guide does not require non-habitable rooms to be tested.
- 4.2.3 With regards the three ground floor Windows 4, 5 and 6, these appear to serve bedrooms. The reduction in light from existing VSC levels is 0.76 (Window 4) and 0.73 (Windows 5 and 6), representing 24% and 27% reductions in VSC levels respectively. This is marginally more than the 20% threshold in the BRE Guide. The BRE consider that reductions in light greater than 20% will cause daylighting to be significantly affected.
- 4.2.4 However, the BRE Guide does acknowledge that natural lighting to bedrooms is less important than to main living rooms, and in the case of these 3 windows, given

that the rooms appear to be bedrooms, we consider this minor departure from the VSC targets to be acceptable.

4.2.5 The VSC to windows serving 5 and 6 Whitby Avenue all pass.

Daylight Distribution

4.2.6 We have undertaken the Daylight Distribution test where room layouts are known at 5 and 6 Whitby Avenue. All rooms with a requirement for daylight pass the daylight distribution test.

4.2.7 Where the room layouts of the neighbouring properties at 138 Withington Road are unknown, the daylight distribution test has not been undertaken.

4.3 Sunlight to Windows

4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

4.5.1 In summary, the numerical results in this study demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties.

4.5.2 Non-compliance with the BRE recommendations is limited to the daylight tests in respect of 3 ground floor, assumed bedroom windows (Window 4, 5 and 6) at No. 138 Withington Road. In these cases, reductions in VSC levels are 24% (Window 4) and 27% (Windows 5 and 6), marginally more than the 20% threshold in the BRE Guide. The BRE Guide does however acknowledge that natural light to bedrooms is less important than for example, light to main living rooms.

4.5.3 Daylight tests to 5 and 6 Whitby Avenue all pass.

-
- 4.5.4 Sunlight to all relevant neighbouring windows fully pass the BRE Guide tests, as do the sunlight to garden tests.
- 4.5.5 In our opinion, as the proposed development achieves an overall high level of compliance with the BRE recommendations and due to the mitigating factors listed in section 4, the loss of daylight or sunlight should not warrant refusal of the application.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The study is limited to assessing daylight, sunlight and overshadowing to neighbouring properties as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The study is based on the information listed in section 2 of this report and a site visit undertaken on 18 October 2022. We have not had access to neighbouring properties.
- 5.1.4 This study does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 We have undertaken the study following the guidelines of the RICS publication “Surveying Safely”. Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.
- 5.1.6 This report is based upon and subject to the scope of work set out in Smith Marston Building Surveyor’s quotation and standard terms and conditions.

APPENDICES

APPENDIX 1
WINDOW KEY



Key



Proposed Development



Neighbouring Properties



Neighbouring Gardens and Amenity Areas

Rev	Date	Description

SMITH MARSTON

Building Surveyors

CHARTERED BUILDING SURVEYORS
email: info@smithmarston.co.uk



Drawing Title: 3D Window & Garden Key

Scale: Do not scale



View From South East

Key

- Proposed Development
- Neighbouring Properties

Rev	Date	Description

SMITH MARSTON

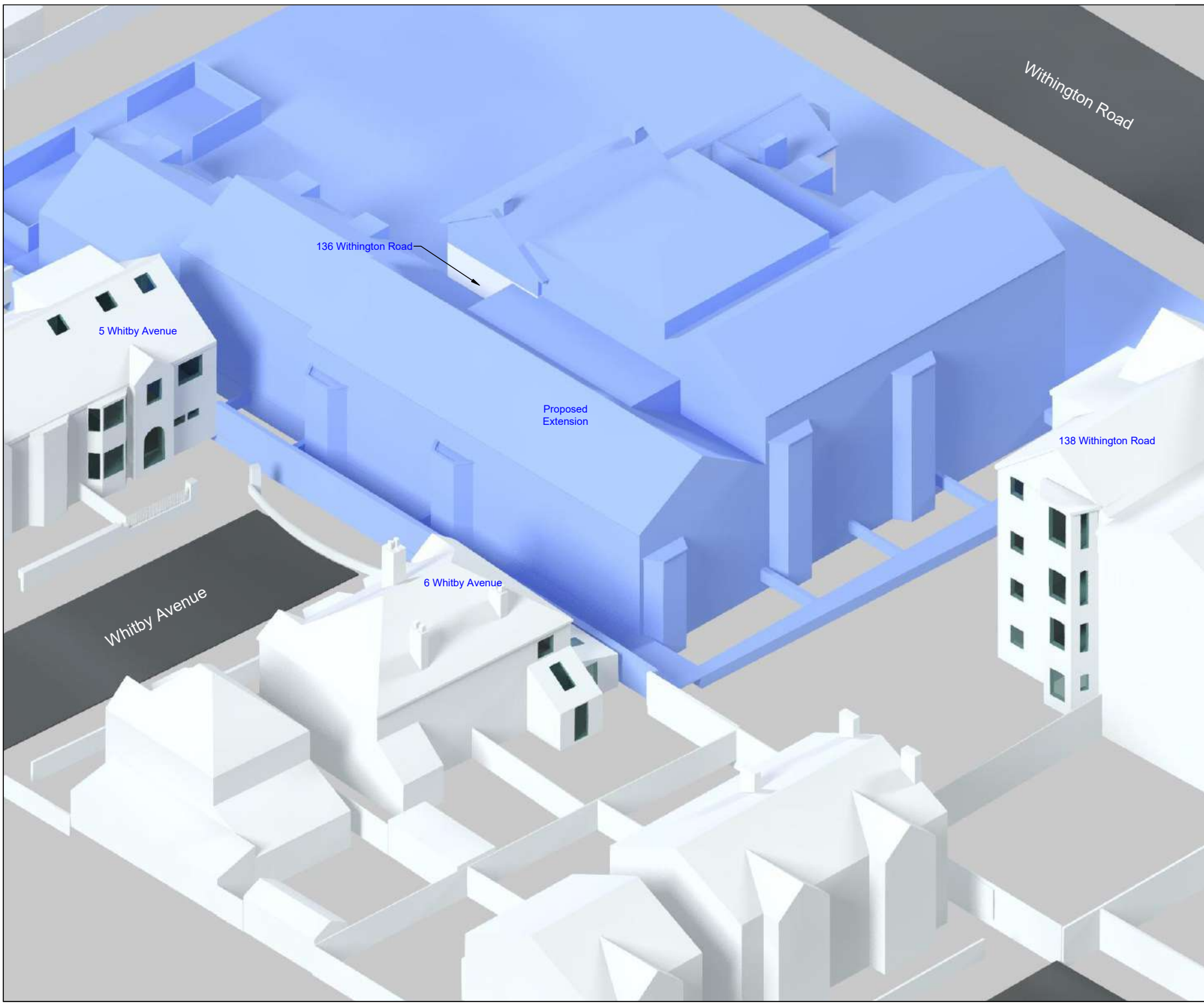
Building Surveyors

CHARTERED BUILDING SURVEYORS
email: info@smithmarston.co.uk



Drawing Title: 3D Window & Garden Key

Scale: Do not scale



View From South West

Key

- Proposed Development
- Neighbouring Properties

Rev	Date	Description

SMITH MARSTON

Building Surveyors

CHARTERED BUILDING SURVEYORS
email: info@smithmarston.co.uk



Drawing Title: 3D Window & Garden Key

Scale: Do not scale



View From North East

Key



Proposed Development



Neighbouring Properties

Rev	Date	Description

SMITH MARSTON

Building Surveyors

CHARTERED BUILDING SURVEYORS

email: info@smithmarston.co.uk



Drawing Title: 3D Window & Garden Key

Scale: Do not scale



View From North West

Key

- Proposed Development
- Neighbouring Properties

--	--	--

Rev	Date	Description
-----	------	-------------

SMITH MARSTON

Building Surveyors

CHARTERED BUILDING SURVEYORS
email: info@smithmarston.co.uk



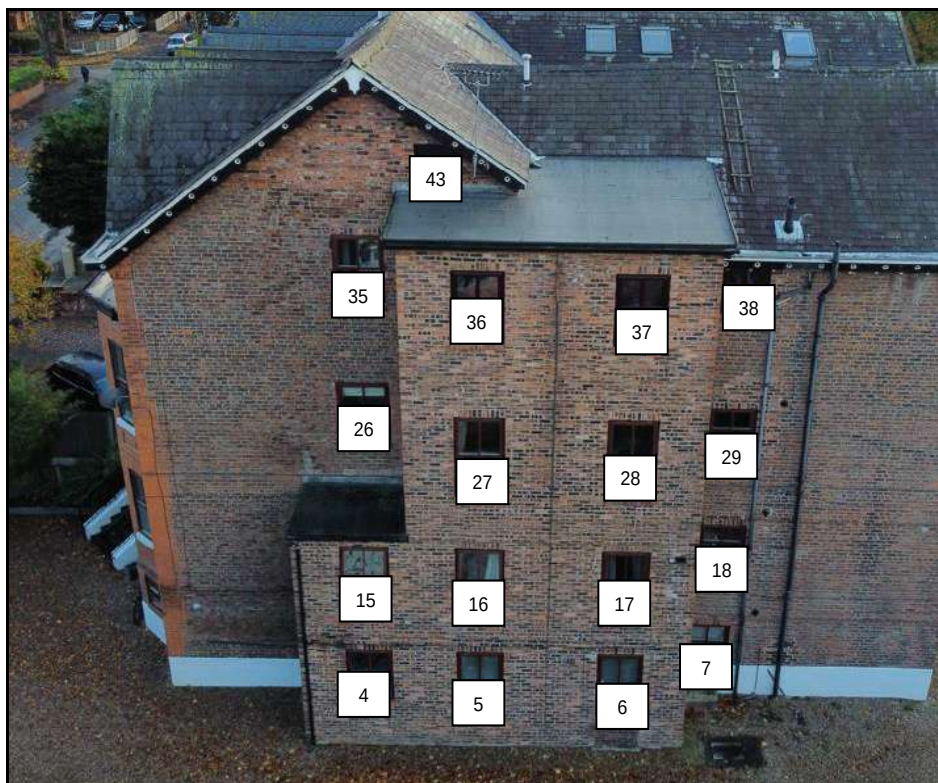
Drawing Title: 3D Window & Garden Key

Scale: Do not scale

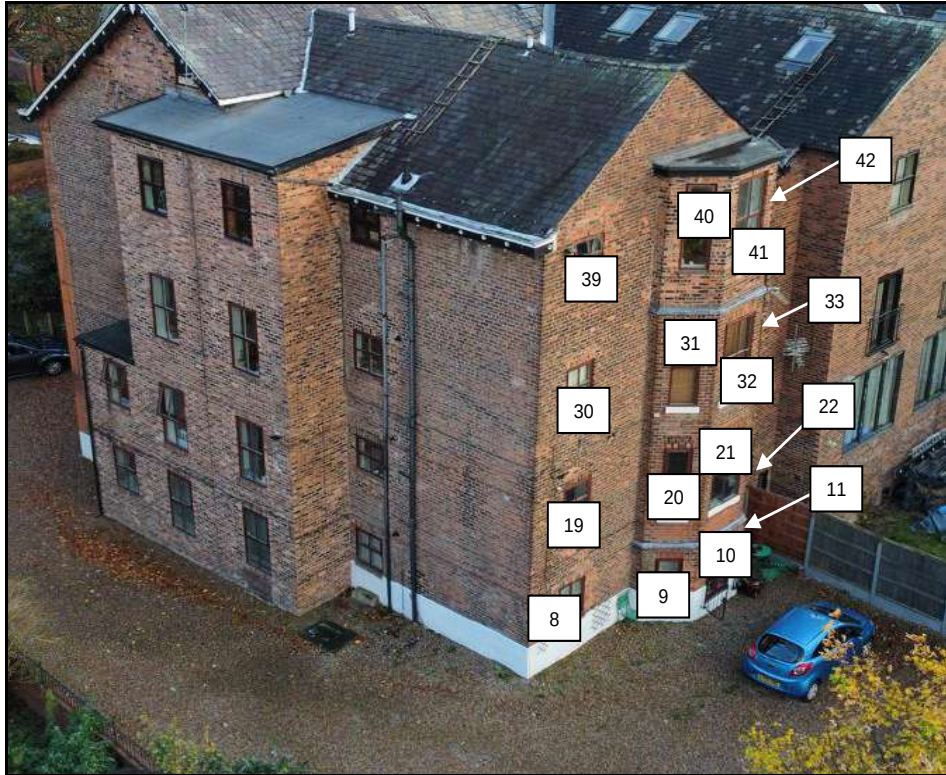
Neighbouring Windows



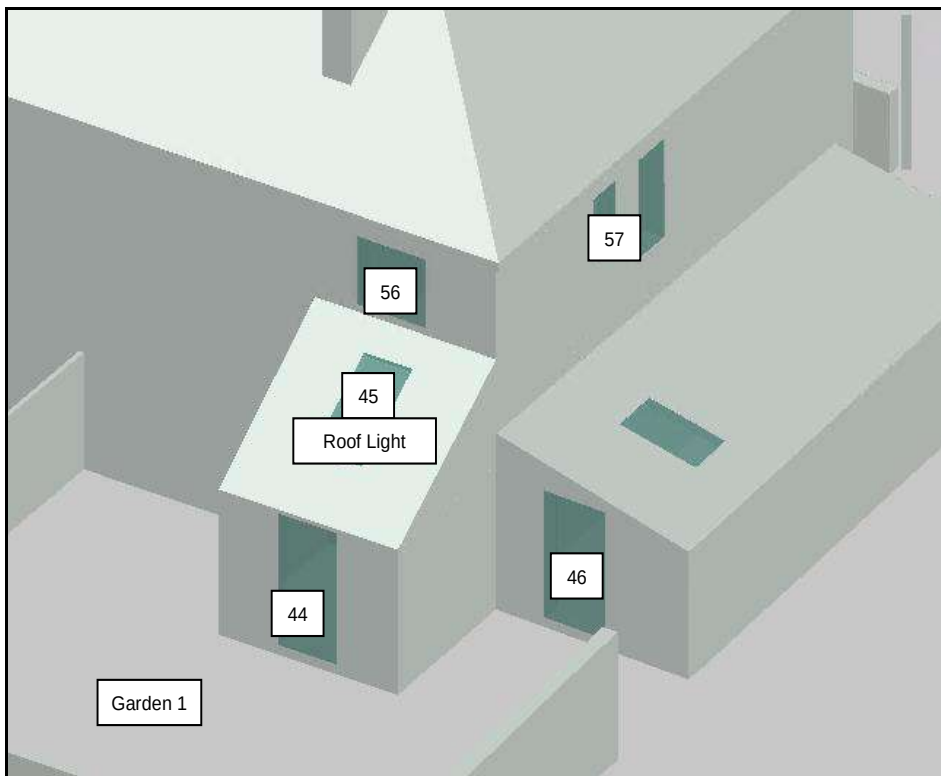
138 Withington Road



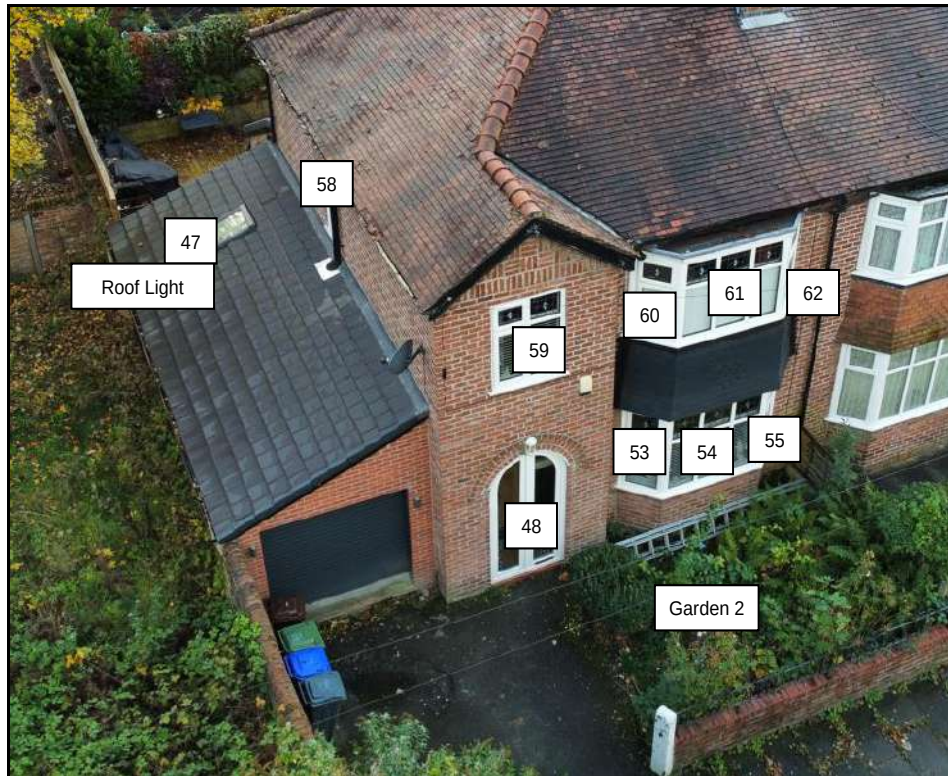
138 Withington Road



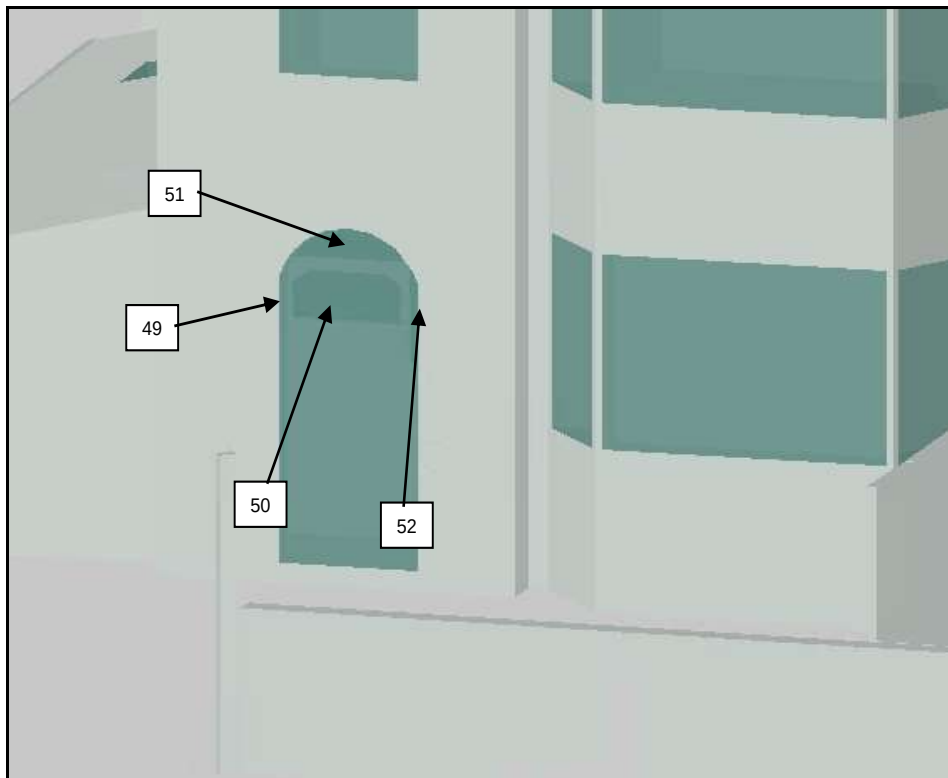
138 Withington Road



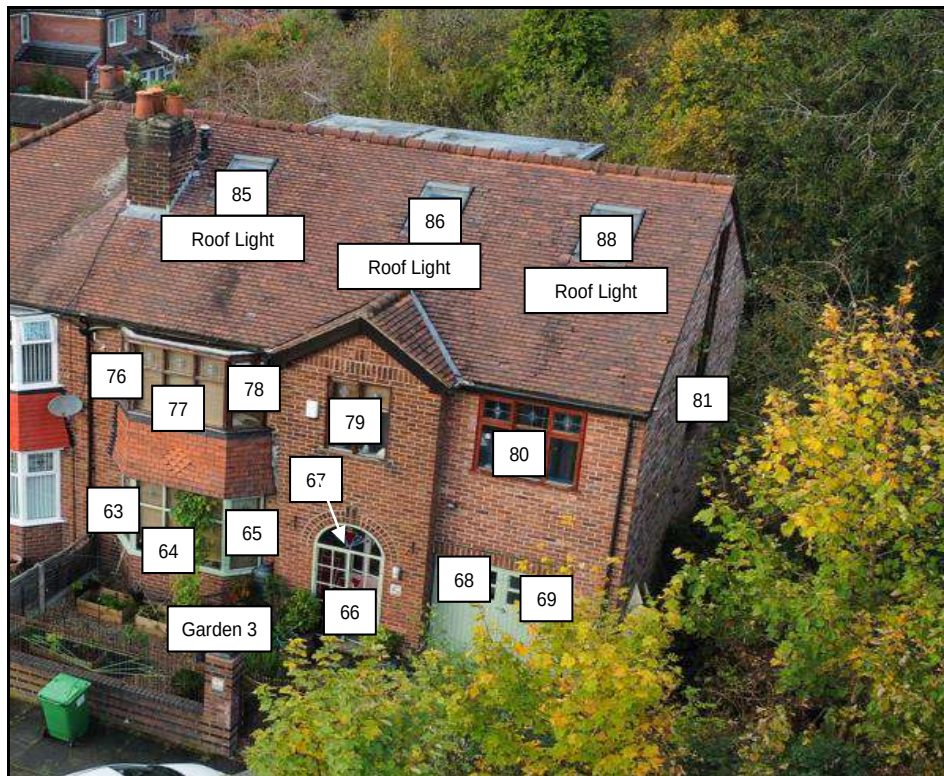
6 Whitby Avenue



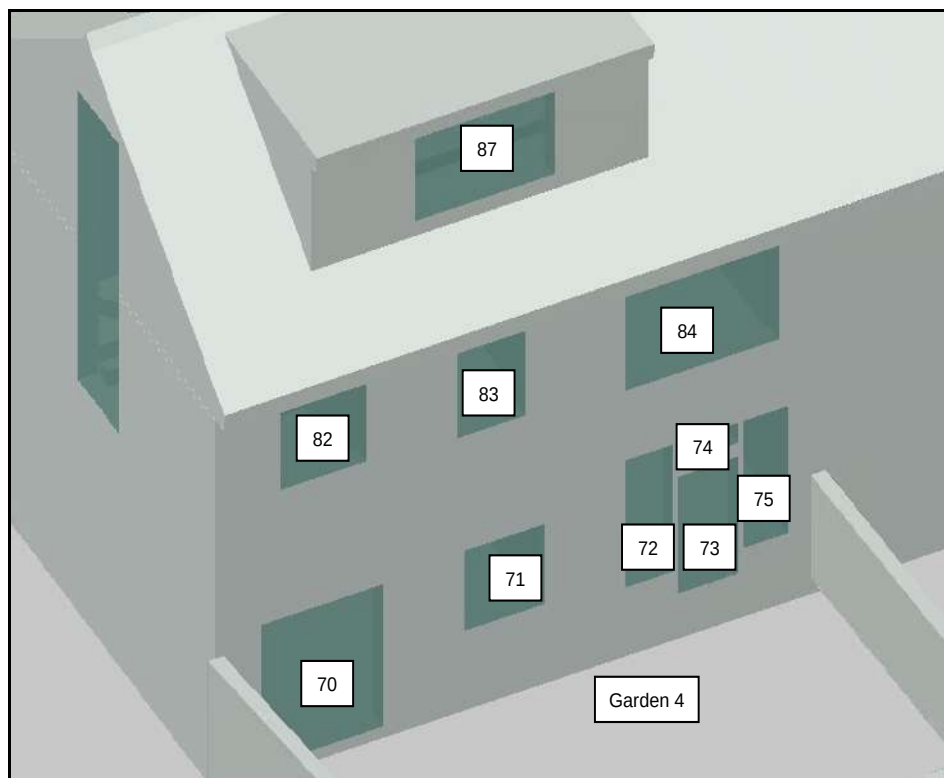
6 Whitby Avenue



6 Whitby Avenue



5 Whitby Avenue



5 Whitby Avenue

APPENDIX 2

NUMERICAL RESULTS

Appendix 2 - Daylight and Sunlight to Windows

136 Withington Road, Whalley Range, Manchester, M16 8FD

Reference	Room Use	Daylight to Windows								Sunlight to Windows							
		Vertical Sky Component				No-Sky Line				Total Sunlight Hours				Winter Sunlight Hours			
		Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result
138 Withington Road																	
Basement Floor																	
Window 1	Domestic	31.0%	31.0%	1.0	Pass	n/a	n/a	n/a	n/a	44%	44%	1.0	Pass	13%	13%	1.0	Pass
Window 2	Domestic	37.5%	37.6%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 3	Domestic	36.1%	34.8%	0.96	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 4	Assumed bedroom	34.7%	26.2%	0.76	Fail	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 5	Assumed bedroom	34.1%	25.0%	0.73	Fail	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 6	Assumed bedroom	33.6%	24.4%	0.73	Fail	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 7	Assumed bathroom - n/a	22.2%	16.4%	0.74	Fail	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 8	Domestic	32.6%	32.2%	0.99	Pass	n/a	n/a	n/a	n/a	36%	36%	1.0	Pass	7%	7%	1.0	Pass
Window 9	Domestic	30.4%	28.8%	0.95	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 10	Domestic	33.2%	33.0%	0.99	Pass	n/a	n/a	n/a	n/a	49%	49%	1.0	Pass	13%	13%	1.0	Pass
Window 11	Domestic	17.9%	17.9%	1.0	Pass	n/a	n/a	n/a	n/a	37%	37%	1.0	Pass	8%	8%	1.0	Pass
Ground Floor																	
Window 12	Domestic	32.8%	32.8%	1.0	Pass	n/a	n/a	n/a	n/a	46%	46%	1.0	Pass	13%	13%	1.0	Pass
Window 13	Domestic	38.7%	38.7%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 14	Domestic	37.1%	35.9%	0.97	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 15	Assumed bedroom	36.8%	29.7%	0.81	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 16	Assumed bedroom	36.7%	28.9%	0.79	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 17	Assumed bedroom	36.5%	28.4%	0.78	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 18	Assumed bathroom - n/a	24.8%	19.7%	0.79	Fail	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 19	Domestic	35.9%	35.3%	0.98	Pass	n/a	n/a	n/a	n/a	38%	38%	1.0	Pass	8%	8%	1.0	Pass
Window 20	Domestic	33.4%	31.9%	0.96	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 21	Domestic	37.2%	37.0%	0.99	Pass	n/a	n/a	n/a	n/a	54%	54%	1.0	Pass	16%	16%	1.0	Pass
Window 22	Domestic	21.0%	21.0%	1.0	Pass	n/a	n/a	n/a	n/a	41%	41%	1.0	Pass	10%	10%	1.0	Pass
First Floor																	
Window 23	Lounge/Kitchen	33.6%	33.6%	1.0	Pass	n/a	n/a	n/a	n/a	49%	49%	1.0	Pass	13%	13%	1.0	Pass
Window 24	Lounge/Kitchen	38.9%	38.9%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 25	Lounge/Kitchen	37.8%	37.0%	0.98	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 26	Bedroom	29.1%	26.0%	0.89	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 27	Assumed bedroom	38.7%	33.6%	0.87	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 28	Assumed bedroom	38.7%	33.5%	0.87	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 29	Assumed bathroom - n/a	26.7%	23.2%	0.87	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 30	Domestic	37.6%	37.4%	0.99	Pass	n/a	n/a	n/a	n/a	38%	38%	1.0	Pass	8%	8%	1.0	Pass
Window 31	Domestic	35.3%	34.7%	0.98	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 32	Domestic	38.9%	38.9%	1.0	Pass	n/a	n/a	n/a	n/a	54%	54%	1.0	Pass	16%	16%	1.0	Pass
Window 33	Domestic	22.0%	22.0%	1.0	Pass	n/a	n/a	n/a	n/a	41%	41%	1.0	Pass	10%	10%	1.0	Pass

136 Withington Road, Whalley Range, Manchester, M16 8FD

6 Whitby Avenue

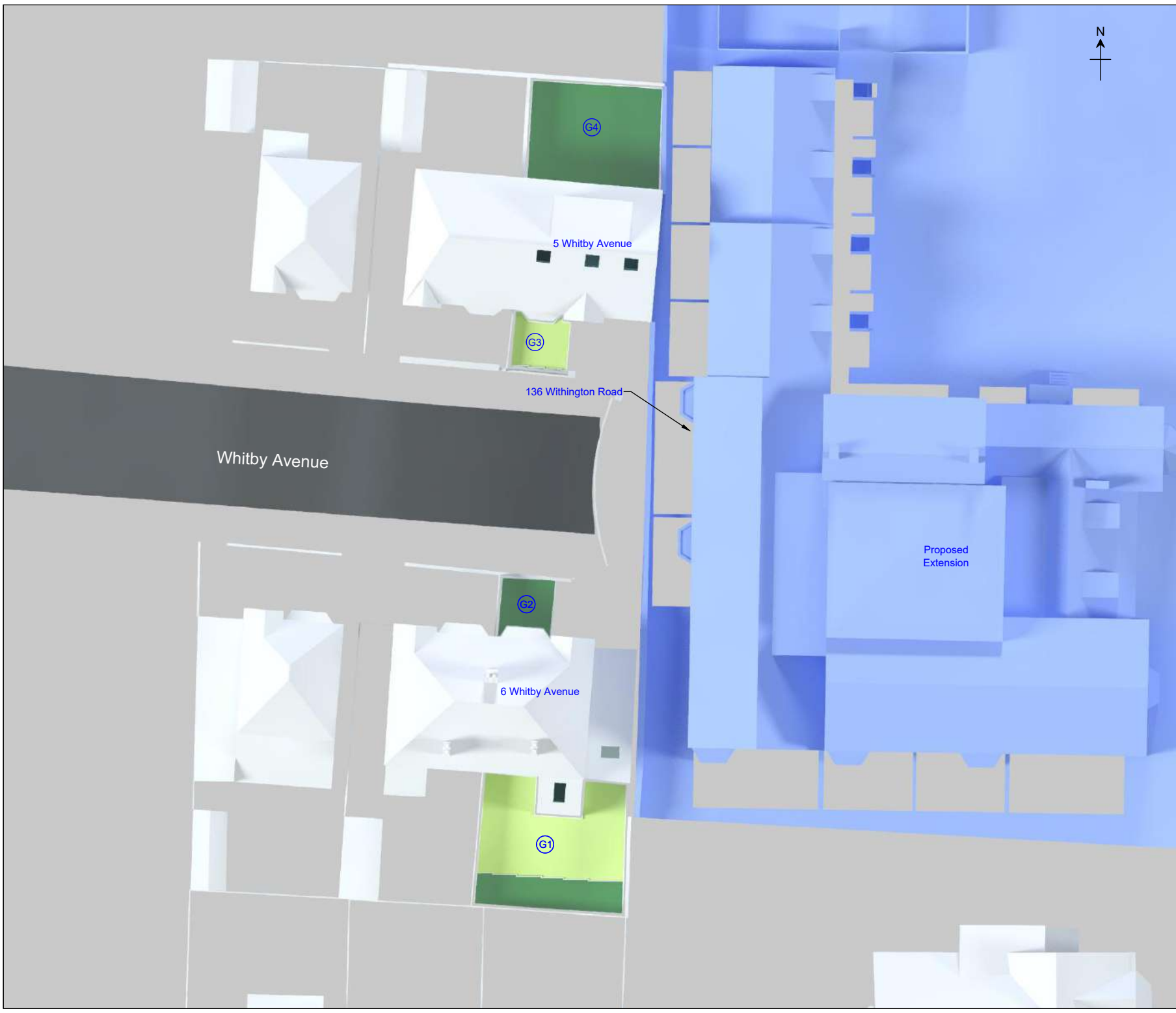
136 Withington Road, Whalley Range, Manchester, M16 8FD

Reference	Room Use	Daylight to Windows								Sunlight to Windows							
		Vertical Sky Component				No-Sky Line				Total Sunlight Hours				Winter Sunlight Hours			
		Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result
5 Whitby Avenue																	
Ground Floor																	
Window 63	Dining Room	28.4%	28.4%	1.0	Pass	99%	99%	1.0	Pass	62%	62%	1.0	Pass	22%	22%	1.0	Pass
Window 64	Dining Room	33.5%	32.7%	0.98	Pass	99%	99%	1.0	Pass	81%	78%	0.96	Pass	24%	22%	0.92	Pass
Window 65	Dining Room	23.7%	22.3%	0.94	Pass	99%	99%	1.0	Pass	58%	56%	0.97	Pass	21%	19%	0.9	Pass
Window 66	Entrance - n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 67	Landing - n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 67	Staircase - n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 68	Garage - n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 69	Garage - n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 70	Dining/Kitchen	36.6%	34.7%	0.95	Pass	99%	99%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 71	Dining/Kitchen	37.0%	35.9%	0.97	Pass	99%	99%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 72	Lounge	37.6%	37.0%	0.98	Pass	98%	98%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 73	Lounge	36.0%	35.4%	0.98	Pass	98%	98%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 74	Lounge	38.7%	38.3%	0.99	Pass	98%	98%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 75	Lounge	37.6%	37.1%	0.99	Pass	98%	98%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
First Floor																	
Window 76	Bedroom	32.4%	32.4%	1.0	Pass	99%	99%	1.0	Pass	66%	66%	1.0	Pass	25%	25%	1.0	Pass
Window 77	Bedroom	36.3%	35.6%	0.98	Pass	99%	99%	1.0	Pass	84%	83%	0.99	Pass	26%	25%	0.96	Pass
Window 78	Bedroom	26.5%	25.3%	0.95	Pass	99%	99%	1.0	Pass	62%	60%	0.97	Pass	24%	22%	0.92	Pass
Window 79	Bedroom	36.1%	35.3%	0.98	Pass	98%	98%	1.0	Pass	83%	81%	0.98	Pass	25%	24%	0.96	Pass
Window 80	Bedroom	35.3%	34.2%	0.97	Pass	98%	98%	1.0	Pass	77%	74%	0.96	Pass	25%	24%	0.96	Pass
Window 81	Landing - n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 82	Bathroom/WC - n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 83	Bathroom/WC - n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 84	Bedroom	37.3%	37.2%	1.0	Pass	99%	99%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 81 & 88	Staircase - n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Second Floor																	
Window 85	Bedroom	86.0%	85.8%	1.0	Pass	88%	88%	1.0	Pass	95%	94%	0.99	Pass	28%	27%	0.96	Pass
Window 86	Bedroom	86.0%	85.7%	1.0	Pass	88%	88%	1.0	Pass	95%	94%	0.99	Pass	28%	27%	0.96	Pass
Window 87	Bedroom	37.9%	37.9%	1.0	Pass	88%	88%	1.0	Pass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Appendix 2 - Overshadowing to Gardens and Open Spaces
136 Withington Road, Whalley Range, Manchester, M16 8FD

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before			After			Loss		Ratio	
<u>6 Whitby Avenue</u>												
<u>Ground Floor</u>												
Garden 1	69.92	m2	50.95	m2	73%	50.95	m2	73%	0.0	m2	0%	1.0
Garden 2	10.9	m2	0.0	m2	0%	0.0	m2	0%	0.0	m2	0%	1.0
<u>5 Whitby Avenue</u>												
<u>Ground Floor</u>												
Garden 3	11.17	m2	10.93	m2	98%	10.93	m2	98%	0.0	m2	0%	1.0
Garden 4	54.27	m2	0.0	m2	0%	0.0	m2	0%	0.0	m2	0%	1.0

APPENDIX 3
OUTDOOR SPACES PLAN



Key

- Proposed Development
- Neighbouring Properties
- Receives under two hours sunlight on 21st March before and after the development.
- Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
- Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
- Receives at least two hours sunlight on 21st March before and after the development.
- Neighbouring Gardens and Amenity Areas

Notes:

1. Contours derived in accordance with BRE Guide : Site Layout Planning for Daylight and Sunlight

Rev	Date	Description
-----	------	-------------

Building Surveyors

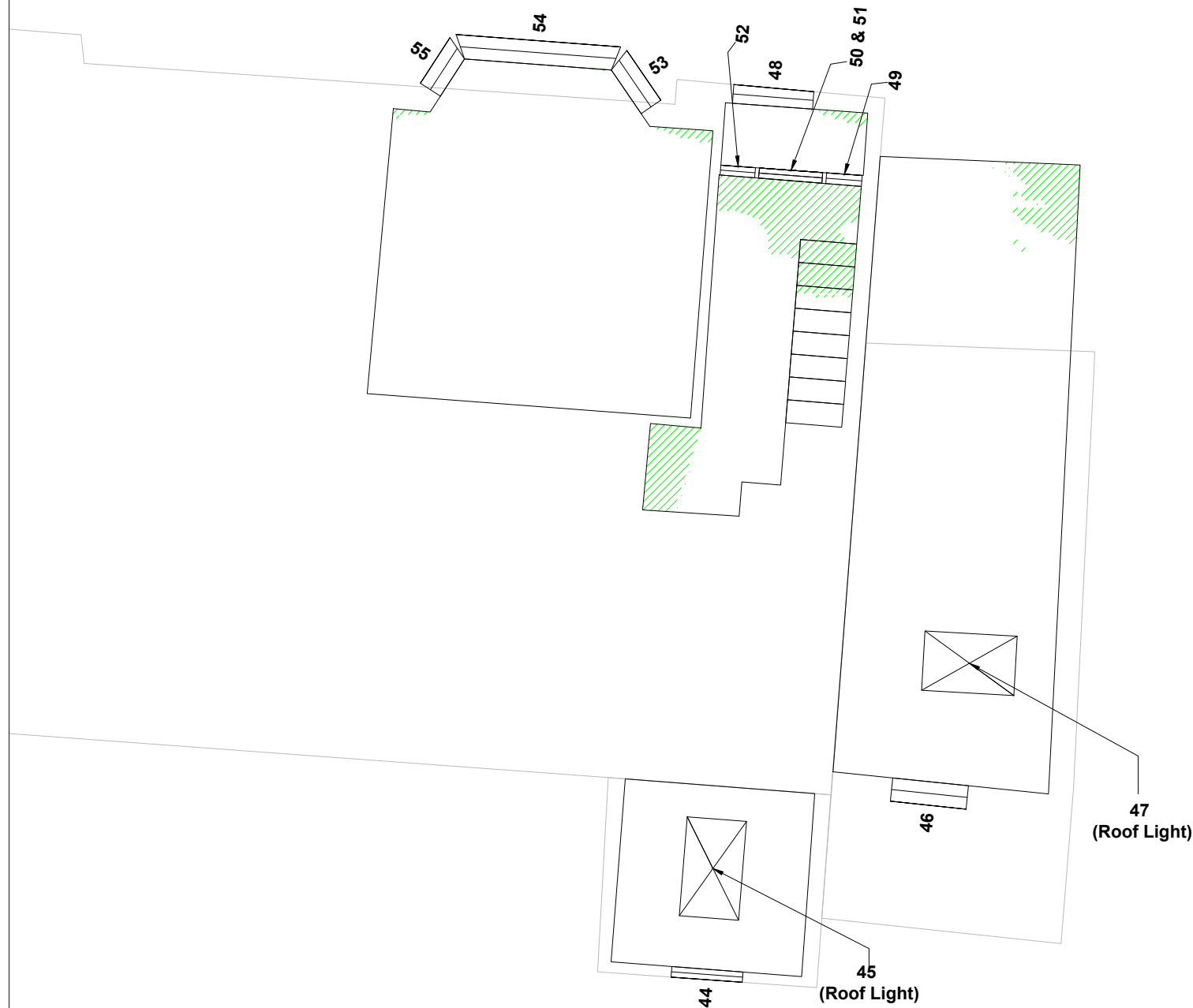
CHARTERED BUILDING SURVEYORS

email: info@smithmarston.co.uk

Drawing Title: Overshadowing to Gardens and Open Spaces

Scale: Do not scale

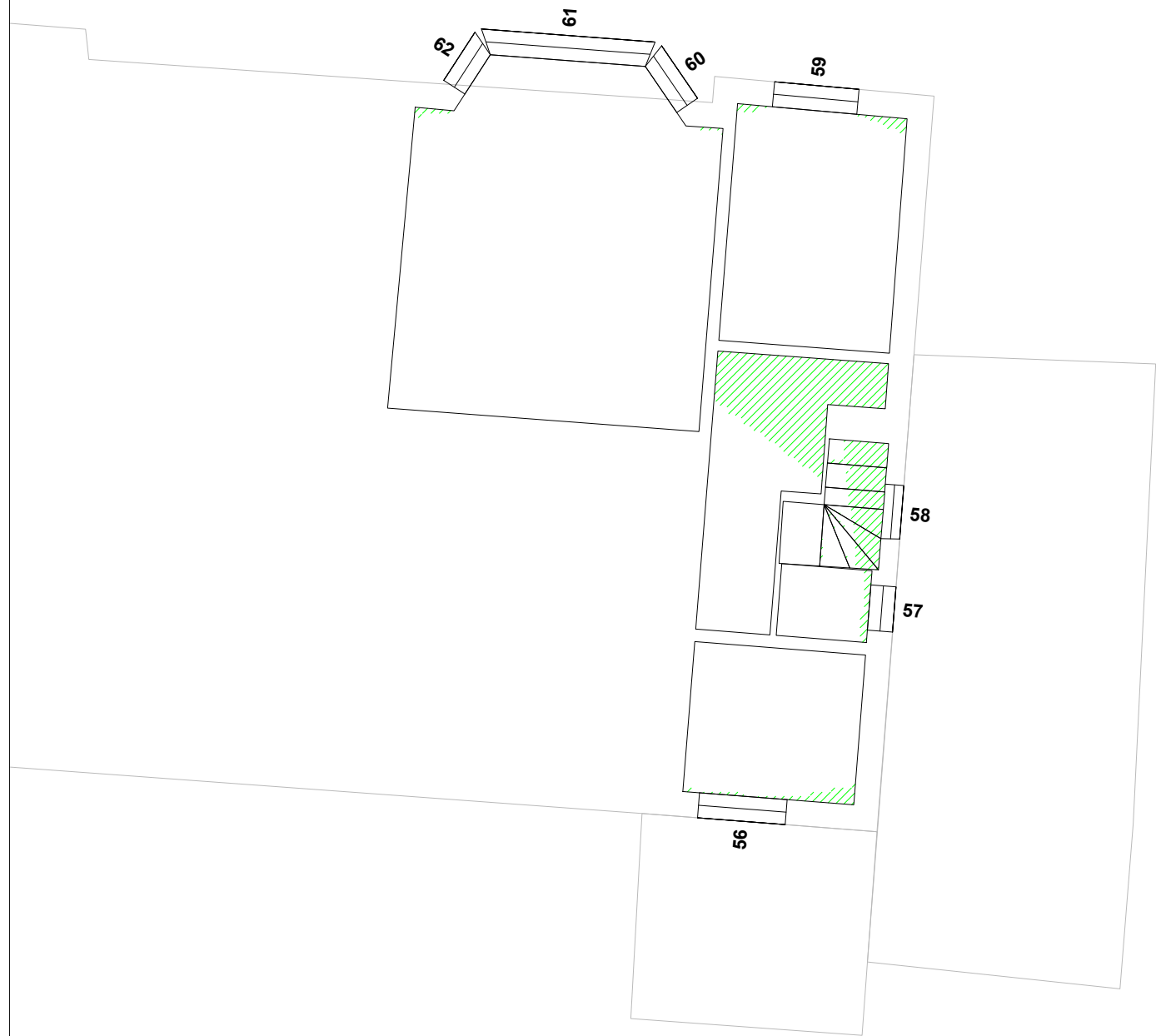
APPENDIX 4
NO SKY LINE CONTOURS



-  Area that does not receive visible sky both before and after the development.
-  Area that can receive visible sky as a result of the development.
-  Area that cannot receive visible sky as a result of the development.
-  Area that can receive visible sky both before and after the development.

Rev	Date	Description

6 Whitby Avenue (First Floor)



-  Area that does not receive visible sky both before and after the development.
-  Area that can receive visible sky as a result of the development.
-  Area that cannot receive visible sky as a result of the development.
-  Area that can receive visible sky both before and after the development.

Rev	Date	Description

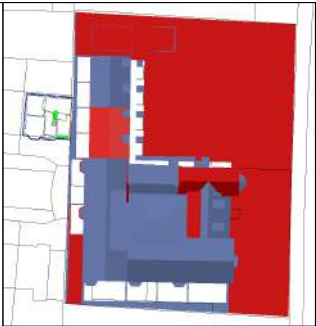
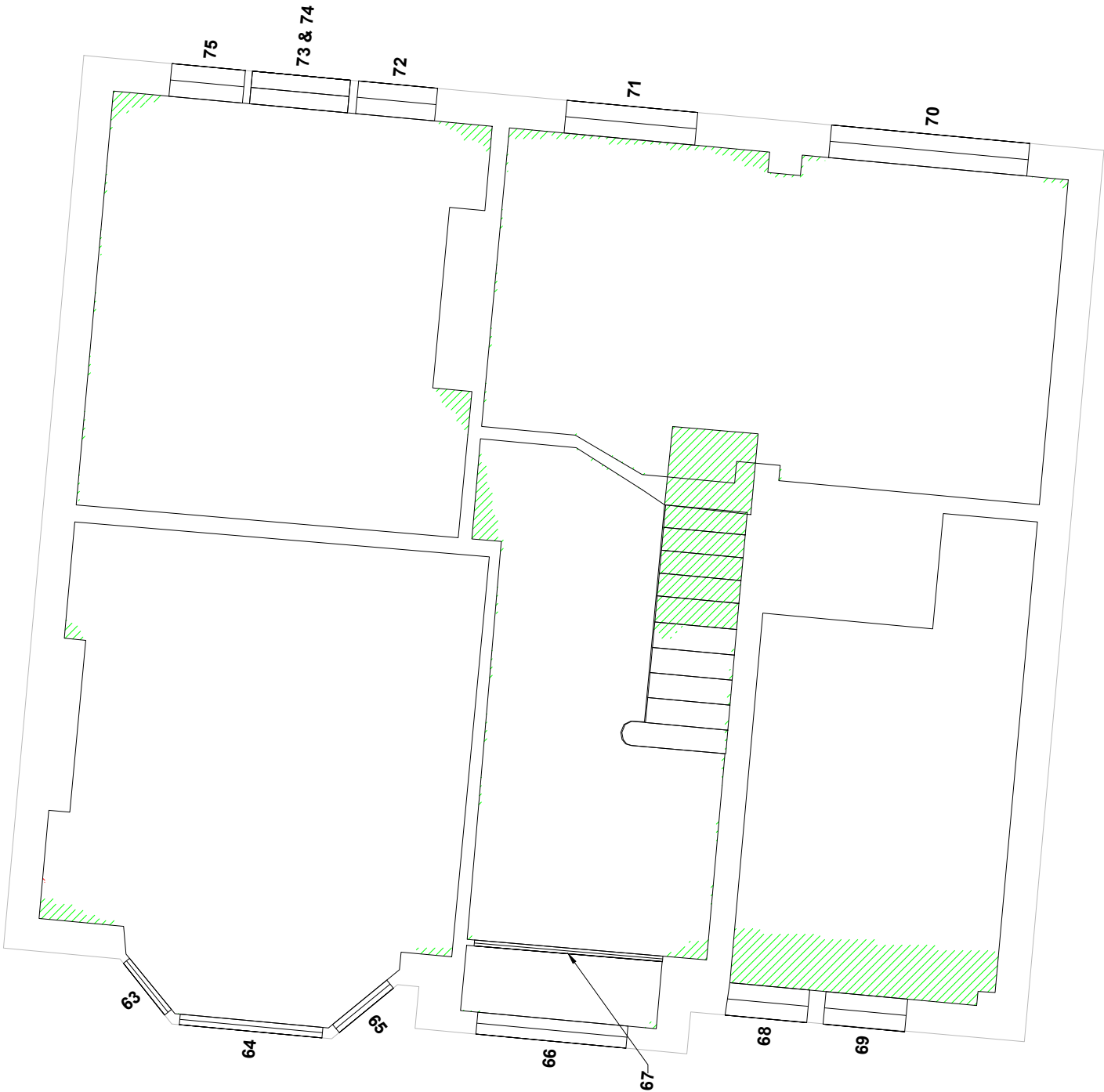
CHARTERED BUILDING SURVEYORS
email: info@smithmarston.co.uk



Drawing Title: No Sky Line Contours

Scale: Do not scale

5 Whitby Avenue (Ground Floor)



-  Area that does not receive visible sky both before and after the development.
-  Area that can receive visible sky as a result of the development.
-  Area that cannot receive visible sky as a result of the development.
-  Area that can receive visible sky both before and after the development.

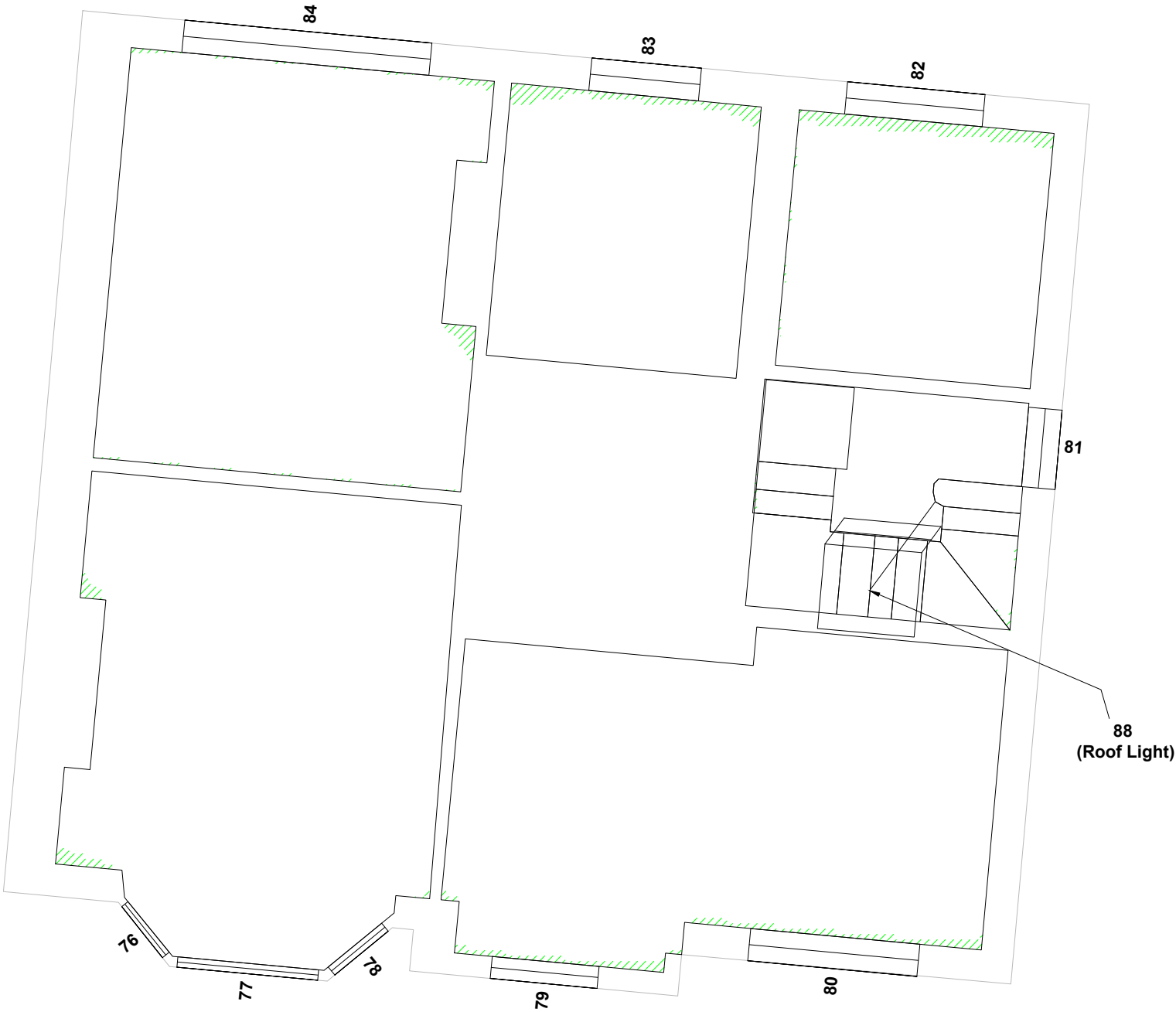
Rev	Date	Description
-----	------	-------------

CHARTERED BUILDING SURVEYORS
email: info@smithmarston.co.uk



Drawing Title: No Sky Line Contours

Scale: Do not scale

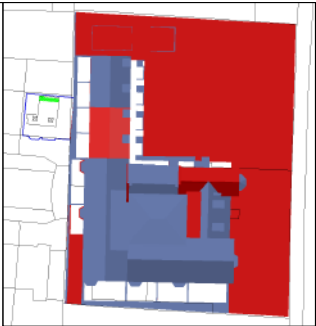
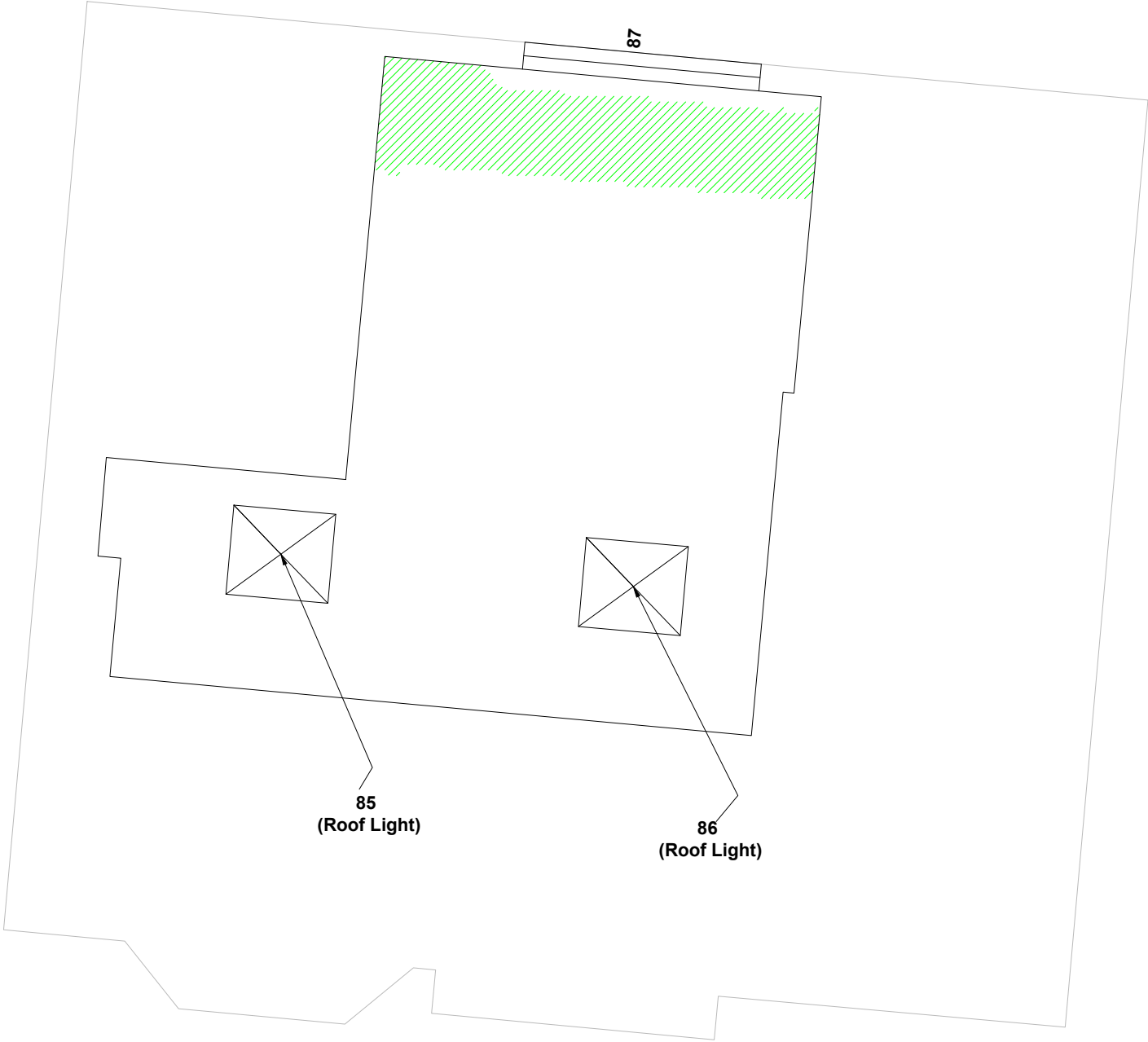


-  Area that does not receive visible sky both before and after the development.
-  Area that can receive visible sky as a result of the development.
-  Area that cannot receive visible sky as a result of the development.
-  Area that can receive visible sky both before and after the development.

--	--	--

Rev	Date	Description
-----	------	-------------

--	--	--



-  Area that does not receive visible sky both before and after the development.
-  Area that can receive visible sky as a result of the development.
-  Area that cannot receive visible sky as a result of the development.
-  Area that can receive visible sky both before and after the development.

Rev	Date	Description

