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DAYLIGHT AND SUNLIGHT

IMPACT ON NEIGHBOURING PROPERTIES REPORT

Lane End Road, Burnage

Hasaza Estates Limited

23 January 2026

GIA No: **21280**

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Client	**Hasaza Estates Limited**
Architect	**Group D Architects**
Project Title	**Lane End Road, Burnage**
Project Number	**21280**

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1 EXECUTIVE SUMMARY

GIA have assessed the Group D Architects scheme at Lane End Road, Burnage to understand the potential changes in light to the relevant sensitive receptors.

1.1 GIA have been instructed by Hasaza Estates Limited to advise on impacts to daylight and sunlight in relation to the proposal at Lane End Road, Burnage ("the Proposed Development").

1.2 A detailed description of the Site and surrounding area is provided within the Design and Access Statement and not repeated herein.

1.3 GIA have undertaken technical assessments on daylight and sunlight to understand the potential effect of the Proposed Development on the amenity of the relevant neighbouring receptors.

1.4 The technical analysis has been considered by reference to the criteria and methodology within the Building Research Establishment Guidance (BR209, 2022) which when published, recognised that it *"is advisory and the numerical target values within it may be varied to meet the needs of the development and its location"*[1].

1.5 The approach to be taken to daylight and sunlight challenges has been considered carefully by a number of recent appeal decisions from the Inspectorate. A two-stage process is to be adopted. This was examined more recently at the appeal at Goldsworth Road, Woking with the Inspector fully endorsing the two stage approach (PINS Ref: APP/A3655/W/21/3276474) which stems from the High Court decision on the application of Melanie Rainbird and The Council of the London Borough of Tower Hamlets[2].

1.6 The key headlines from the relevant policy documents are summarised in Section 3 of this report.

1.7 Where room layouts are unknown, only the VSC methodology has been considered for daylight, in accordance with BRE guidelines. When reviewing the three relevant neighbouring residential properties, which considers 44 windows in total, there will be an overall compliance of 75% for Vertical Sky Component ("VSC"), and 100% for Annual Probable Sunlight Hours ("APSH").

1.8 The existing site is largely cleared or occupied by low-rise, single storey buildings. As such, in some instances, the existing condition means that daylight levels are higher than would be expected in an area of this nature, particularly at lower levels.

1.9 In recent years, Inspectors and other decision makers have observed that achieving the target level of VSC is challenging whilst seeking to make more efficient use of brownfield land in urban areas. The Inspector (John Braithwaite) who determined the Goldsworth Road appeal (2022) notes that:

> *"Retaining a VSC level of 27% in neighbouring properties is unrealistic; as has been recognised in many appeal decisions and other documents. Even retaining 20% VSC is considered, generally, to be reasonably good, and in urban areas retaining around mid-teen % VSC is considered acceptable".*

1.10 Retained VSC daylight levels to the surrounding properties range from 20.9% to 38.4%, so all windows assessed will retain levels which are at least considered to be reasonably good, and many will be well in excess of the BRE recommendations.

1.11 Having considered the relevant local policies and the Government's recognition for increased flexibility on daylight and sunlight matters, it is our view that the daylight and sunlight impacts arising from the Proposed Development are acceptable in context.

1.12 This report is supported by several documents, drawings and results which are all enclosed within the Appendices as listed on the Contents Page. All assumptions used in collating this report can be found in Appendix 03.

1 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 85 para F1

2 Rainbird, R (on the application of) v The Council of the London Borough of Tower Hamlets [2018] EWHC 657 (Admin) (28 March 2018)

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2 THE SITE & PROPOSED DEVELOPMENT

GIA have been instructed to review and advise on the daylight and sunlight impacts associated with the implementation of the proposed development at Lane End Road, Burnage.

THE SITE

2.1 The site is bound by Lane End Road to the north, Fog Lane to the south and Kingsway to the west. Figure 01 below illustrates the Site in the existing scenario.

2.2 The Site is located within the local authority of Manchester City Council.



Figure 01: 3D model of existing site

PROPOSED DEVELOPMENT

2.3 Our assessment is based on the 2D plans and elevations prepared by Group D Architects, provided on 12 January 2026.

2.4 Figure 02 below illustrates the Site in the proposed scenario.

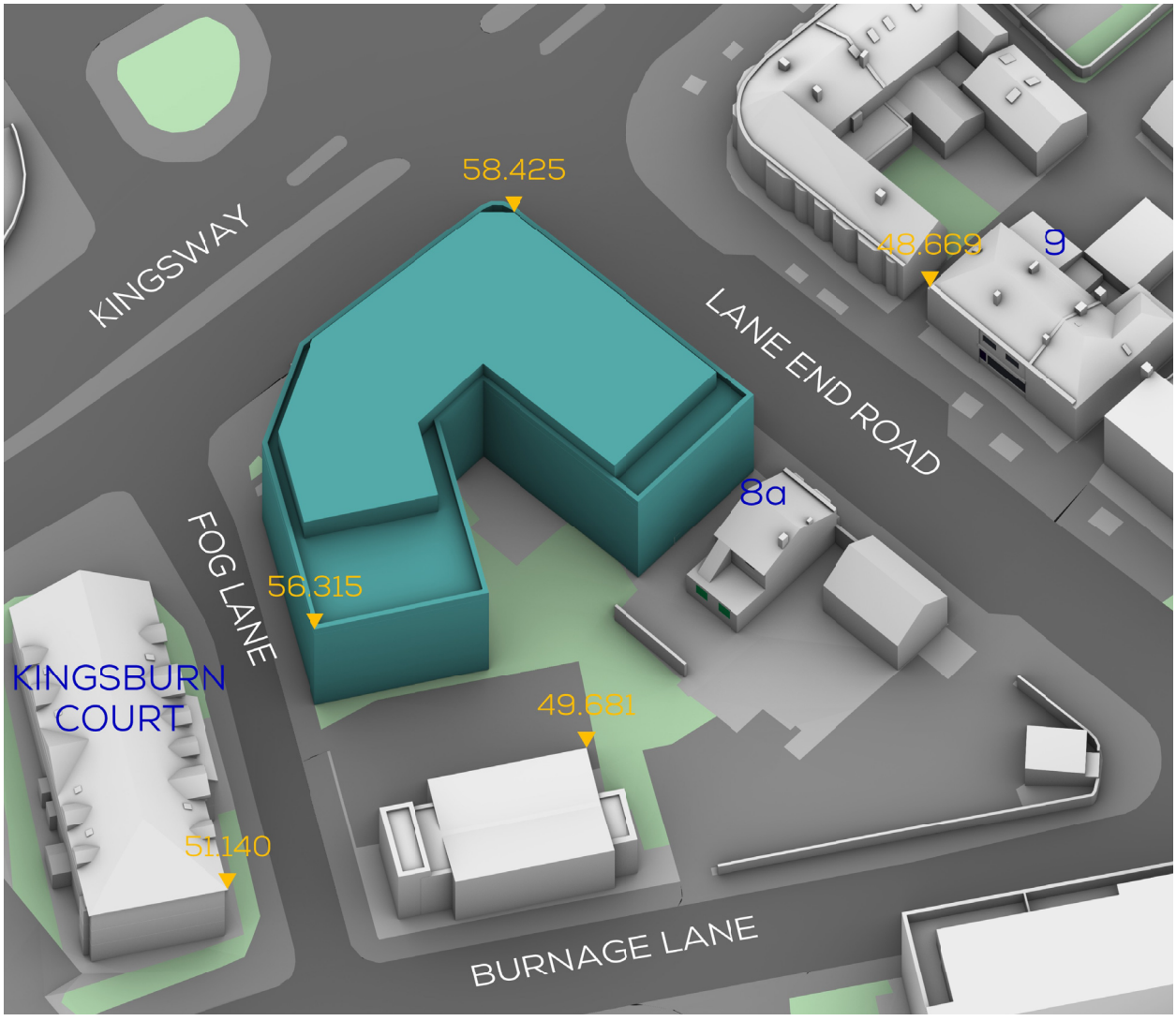


Figure 02: 3D model of the Proposed Development

3 POLICY & GUIDANCE

This section details the relevant policy and guidance for daylight and sunlight amenity.

3.1 Outlined below are sections from the following documents which are considered to be the most pertinent in relation to daylight and sunlight matters and how the effects of the Proposed Development on relevant neighbouring properties have been approached:

- National Planning Policy Framework (2024);
- Planning Practice Guidance (2019 and regularly updated as a 'live' resource);
- Manchester Core Strategy (2012 – 2027); and
- BRE Guidelines (2022).

3.2 The key headlines from the above policy documents can be summarised as follows:

NATIONAL PLANNING POLICY FRAMEWORK

3.3 Paragraph 130 (c) of the NPPF highlights the Government's recognition that increased flexibility is required on daylight and sunlight in response to the requirement for higher density development by stating that *"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)"* (our emphasis).

PLANNING PRACTICE GUIDANCE

3.4 Paragraph 007 Reference ID: 66-007-20190722 of the PPG states that *"All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings."*

MANCHESTER CORE STRATEGY

3.5 Policy DM1 – Development Management – States that all developments should have regard to the effects on amenity including privacy, light, noise, vibration, air quality and odours.

BRE GUIDELINES

3.6 Finally, the BRE Guidelines 2022 offer a numerical methodology to calculate changes in daylight and sunlight condition and are widely used in the industry. The key criteria within the BRE (Vertical Sky Component "VSC" and Annual Probable Sunlight Hours "APSH") have been used to understand and compare the existing and retained levels of light once the Proposed Development has been implemented. A summary of the BRE Guidelines 2022 are provided within Appendix 01.

3.7 In accordance with BRE guidelines, where room layouts are not available, no No Sky Line "NSL" assessment has been undertaken.

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4 DAYLIGHT & SUNLIGHT IMPACTS TO NEIGHBOURING PROPERTIES

This section details the daylight and sunlight impacts in relation to the relevant properties neighbouring the Site.

MODELLING

4.1 A three-dimensional computer model of the Site and surrounding properties was produced based on photogrammetric modelling techniques. Where available, floor plans of the relevant properties have been included and this context model has been used to carry out the technical assessments. All relevant assumptions made in producing this model can be found in Appendix 03.

TWO-STAGE APPROACH

4.2 The impacts to relevant neighbouring properties have been considered in two stages:

Stage 1 - Is there a strict compliance with the BRE Guidelines?

- The national numerical assessments for daylight and sunlight as outlined in the BRE Guidelines are applied. Where properties, windows and/or rooms meet the recommendations of the BRE Guidelines, these are not discussed further.

Stage 2 - Is there unacceptable harm to daylight and sunlight amenity?

- Where properties, windows and rooms do not meet the recommendations of the BRE Guidelines, wider material considerations are examined and applied.

RELEVANT NEIGHBOURING PROPERTIES

4.3 GIA have identified the following properties as relevant for daylight and sunlight assessment. All results can be found in Appendix 04:

- Kingsburn Court;
- 8a Lane End Road; and
- 9 Lane End Road.

4.4 The following properties will meet the numerical recommendations set out within the BRE Guidelines (Stage 1) and are not discussed further:

- 8a Lane End Road; and
- 9 Lane End Road.

4.5 The properties which do not meet the numerical recommendations set out within the BRE Guidelines are considered in further detail. These properties are identified in Figure 03 overleaf.

DISCUSSION OF RESULTS

4.6 In order to establish whether the Proposed Development will result in unacceptable harm (Stage 2), the following material considerations have been examined and applied (where relevant):

- If room layouts are unknown, then only the VSC methodology will be considered in line with paragraph 2.2.10 and Appendix D of the BRE Guidelines; and
- Where windows and rooms overlooking the site currently benefit from high levels of daylight and sunlight, some degree of impact must be expected for any meaningful development of the site to come forward.



Figure 03: Location of properties accessed.

Location of properties to be discussed in detail (Stage 2)

KINGSBURN COURT

4.7 Kingsburn Court is a residentail apartment building located directly south of the Proposed Development (Fig. 04).

4.8 No internal layouts are publicly available so only VSC methodology has been considered for daylight, in accordance with BRE guidance.

4.9 41 windows have been modelled and analysed for daylight, however none of these are a material consideration in sunlight terms as they are not orientated within 90 degrees of due south.

4.10 Existing buildings on the Proposed Development site which are to be demolished are currently single and two storey, with a large area of open space directly in front of Kingsburn Court. Consequently, any windows overlooking the Site will currently benefit from high levels of daylight. As such, some degree of change must be expected for any meaningful development of the site to come forward.

Stage 1 - Is there a strict compliance with the recommendations in the BRE Guidelines?

4.11 With the Proposed Development in place any changes in daylight amenity (VSC) to 30 of the 41 (73%) windows tested will be BRE compliant.

4.12 For the eleven windows which do not meet recommendations, four will experience minor changes of between 22-28% (shown in yellow), a further five windows will experience moderate changes of between 32-38% (shown in orange), and the remaining two windows will experience a change of 43% (shown in blue). The location of these windows can be seen in the image on the opposite page (Fig. 05).

Stage 2 - Is there unacceptable harm to daylight and sunlight amenity?

4.13 Given the orientation and spatial relationship with the development site, it is inevitable that the lower level windows will undergo a change in light condition with any viable development occurring on the development site.

4.14 In these circumstances it is relevant not only to look at the change in light condition, but also to the retained light levels, and make a determination on whether the retained daylight levels are acceptable and commensurate with the context of the site. The retained absolute light levels for the eleven windows falling below guidance range from 20.9-26.8%, which is considered to be wholly acceptable for the location.

4.15 In recent years, Inspectors and other decision makers have observed that achieving the target level of VSC is challenging whilst seeking to make more efficient use of brownfield land in urban areas. The Inspector (John Braithwaite) who determined the Goldsworth Road appeal (2022) notes that:

> *"Retaining a VSC level of 27% in neighbouring properties is unrealistic; as has been recognised in many appeal decisions and other documents. Even retaining 20% VSC is considered, generally, to be reasonably good, and in urban areas retaining around mid-teen % VSC is considered acceptable".*

4.16 In consideration of the above, our analysis indicates that there may be a change in light condition which could be noticeable to some windows. Notwithstanding the change in light condition, which is inevitable owing to the existing site condition, the retained values are very good and are comparable with similar residential typologies.

4.17 It should be noted that the windows which fall short of the BRE criteria are confined to a localised area of Kingsburn Court, while the majority of windows across the building are affected by the proposed development only to a minor extent, with impacts being negligible and remaining within the BRE guidance criteria.

4.18 As such, having considered the relevant local policies and the Government's recognition for increased flexibility on daylight and sunlight matters, it is our view that the daylight impacts arising from the Proposed Development are acceptable in context.



Figure 04: Image of Kingsburn Court

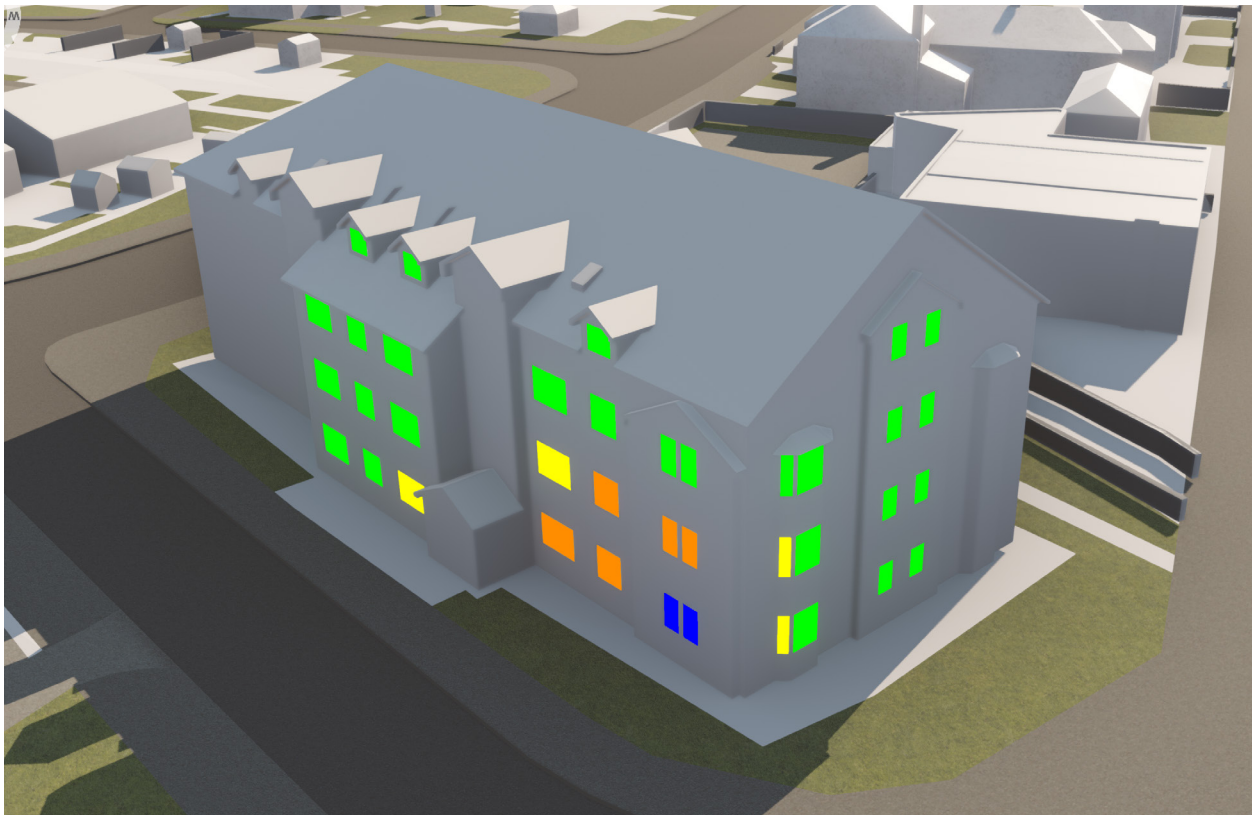


Figure 05: VSC % Change Window Map of Kingsburn Court

5 CONCLUSIONS

GIA have undertaken a daylight and sunlight assessment in relation to the Proposed Development at Lane End Road, Burnage. The technical analysis has been undertaken in accordance with the BRE Guidelines.

5.1 GIA have completed a comprehensive technical analysis of the impact to daylight and sunlight produced by the Proposed Development at Lane End Road, Burnage.

5.2 When constructing buildings, alterations in light to adjoining properties are often unavoidable and the numerical guidance given in the BRE document should be treated flexibly in consideration of site specifics.

5.3 Our technical analysis demonstrates that the overall compliance rates for the surrounding properties are 75% for VSC (daylight).

5.4 Where breaches of guidance occur, this is because the existing condition means that daylight levels are higher than would be expected in an area of this nature, particularly at lower levels.

5.5 In these circumstances it is relevant not only to look at the change in light condition, but also to the retained light levels. Overall, these are shown to be good for the location.

5.6 When assessed against the APSH methodology, all three windows material for assessment meet the BRE recommendations.

5.7 It is worth reiterating that the BRE's numerical guidance should be treated flexibly in an urban environment. Furthermore, Section 1.6 of the BRE suggests that*; "Although, it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design".*

5.8 It is GIA's opinion that the impacts to the neighbouring properties are considered to be within the intention and flexible application of the BRE Guidelines.

5.9 Having considered the relevant local policies and the Governments recognition for increased flexibility on daylight and sunlight matters, it is our view that the daylight and sunlight impacts rising from the proposal are acceptable in context.

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GIA SURVEYORS LIMITED incorporated and registered in England and Wales with company number **14032506** whose registered office is at **The Whitehouse, Belvedere Road, London SE1 8GA**