



Unlocking potential for a better built environment

DAYLIGHT AND SUNLIGHT

IMPACT ON NEIGHBOURING
PROPERTIES REPORT

Alpha House, Wythenshawe

Muse&WythenshaweCommunityHousingGroupLtd

29 October 2025

GIA No: **21918**

PROJECT DATA:

Client **Muse & Wythenshawe Community Housing Group Ltd**
Architect **Levitt Bernstein**
Project Title **Alpha House, Wythenshawe**
Project Number **21918**

REPORT DATA:

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DISCLAIMER:

N.B This report has been prepared for Muse & Wythenshawe Community Housing Group Ltd by GIA as their appointed Daylight & Sunlight consultants. This report is intended solely for Muse & Wythenshawe Community Housing Group Ltd and may contain confidential information. No part or whole of its contents may be disclosed to or relied upon by any Third Parties without the express written consent of GIA. It is accurate as at the time of publication and based upon the information we have been provided with as set out in the report. It does not take into account changes that have taken place since the report was written nor does it take into account private information on internal layouts and room uses of adjoining properties unless this information is publicly available.



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1 EXECUTIVE SUMMARY

GIA have assessed the Proposed Development known as Alpha House, Wythenshawe to understand the potential changes in light to the surrounding sensitive receptors.

- 1.1 GIA have been instructed by Muse & Wythenshawe Community Housing Group Ltd to advise on impacts to daylight and sunlight in relation to the Proposed Development known as Alpha House, Wythenshawe..
- 1.2 GIA have undertaken technical daylight and sunlight assessments to understand the potential effect of the development upon the amenity of the neighbouring residential receptors.
- 1.3 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.
- 1.4 The key headlines from the relevant policy documents are summarised in Section 3 of this report.
- 1.5 With the Proposed Development in place, 19/19 (100%) rooms across six properties would full accord with the BRE criteria for NSL and VSC daylight. As such, our assessment indicates that there would be no noticeable affect upon the daylight amenity of rooms within surrounding properties.
- 1.6 For APSH sunlight, 4/6 (66%) windows across six properties would fully accord with the BRE criteria. The two windows which do not are are small supplementary windows that form part of wider bay window arrangements, however the rooms served by the bay windows are north-west facing, and therefore have a low expectation for sunlight due to their orientation.
- 1.7 Overall, it is our view that the Proposed Development has been designed with due regard for the amenity of neighbouring properties, as per Policy DM1 of the Manchester Core Strategy.
- 1.8 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 01.

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

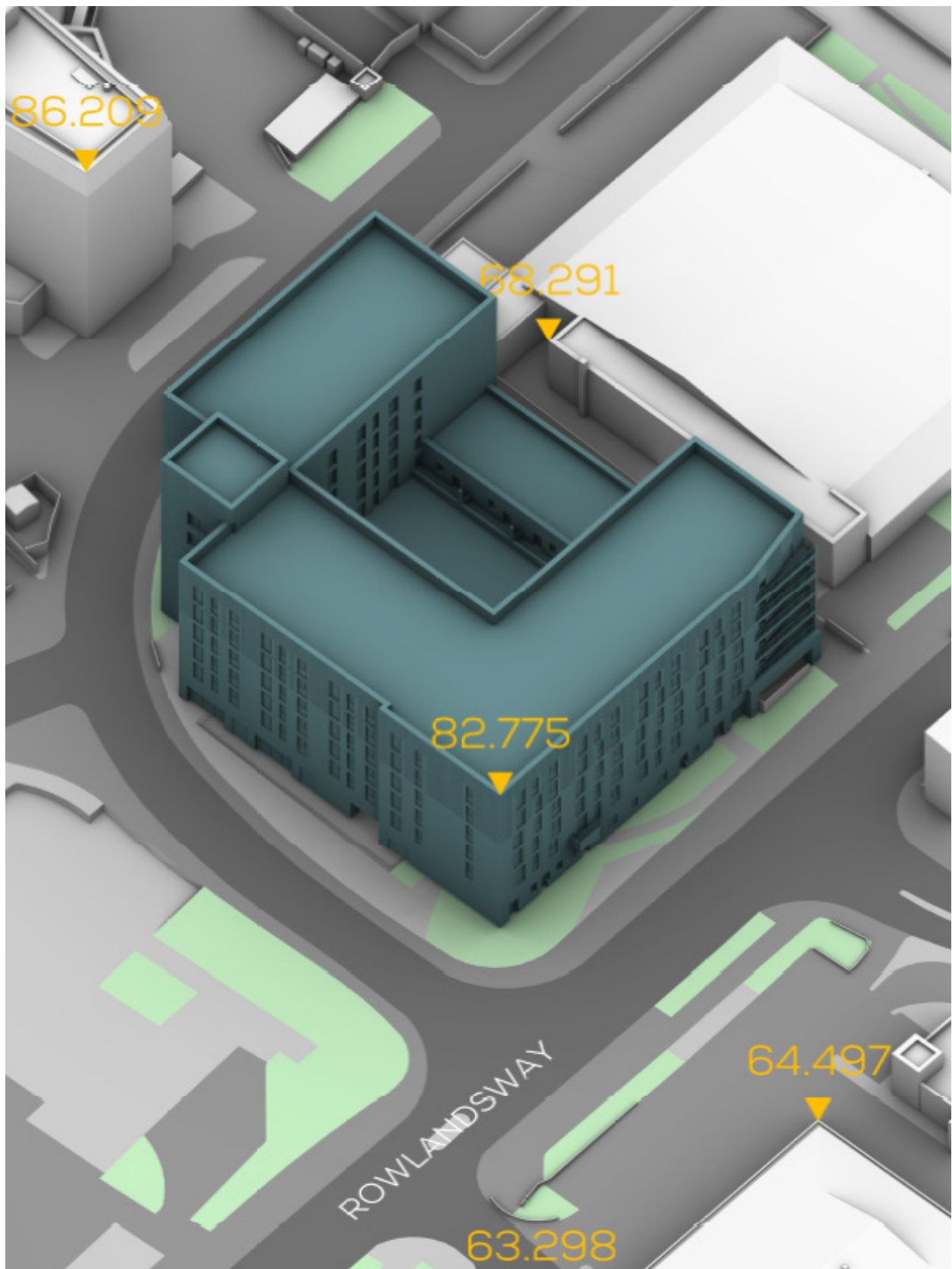


Figure 01: 3D render of the proposed development

2 THE SITE & PROPOSED DEVELOPMENT

GIA have been instructed to review and advise on the daylight and sunlight effects associated with Alpha House, Wythenshawe.

THE SITE

- 2.1 A detailed description of the Site and surrounding area is provided within the Design & Access Statement and not repeated herein. Figure 02 below illustrates the Site in the existing scenario.

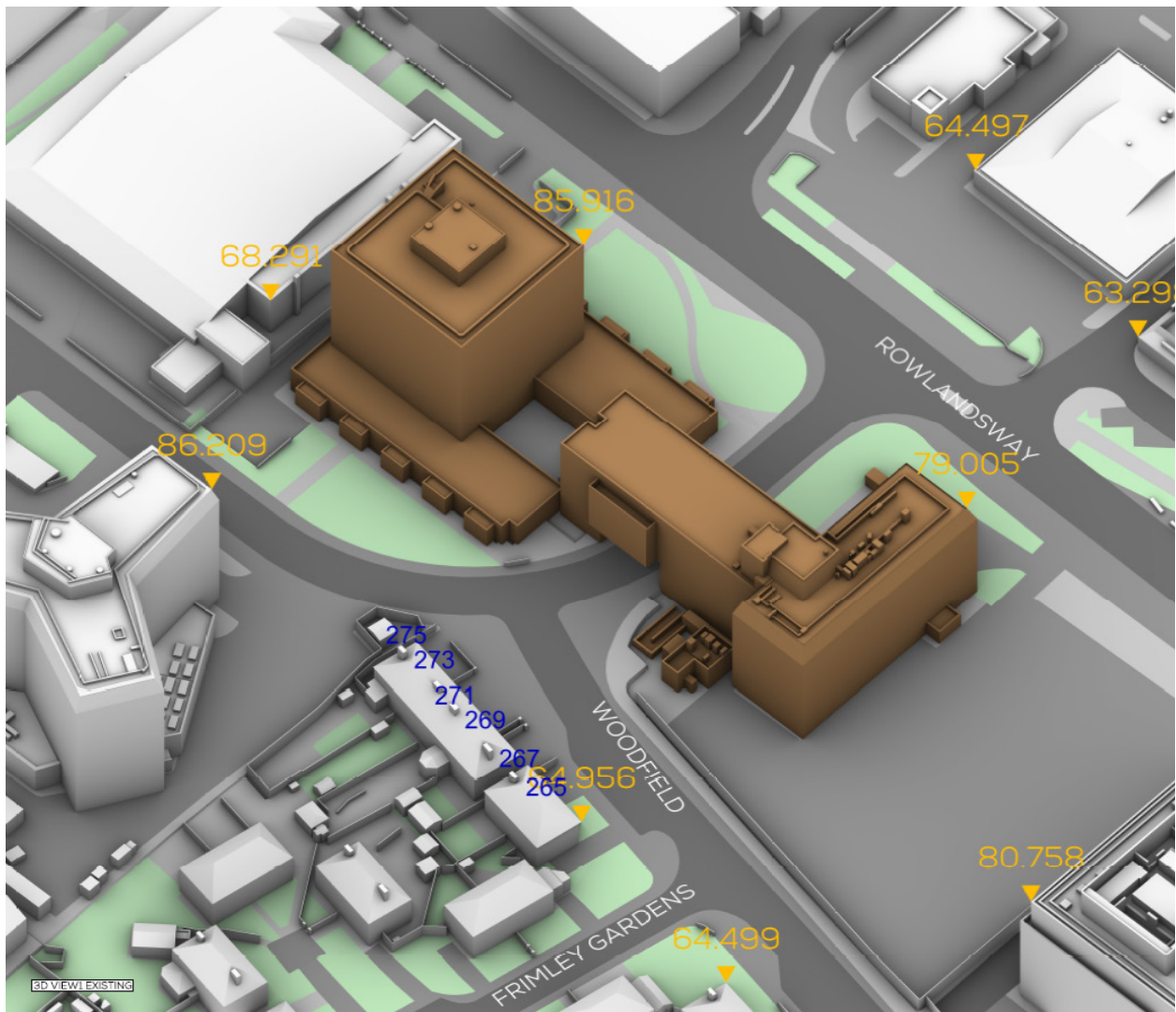


Figure 02: 3D model of existing site

PROPOSED DEVELOPMENT

2.2 Figure 03 below illustrates the Site in the proposed scenario.

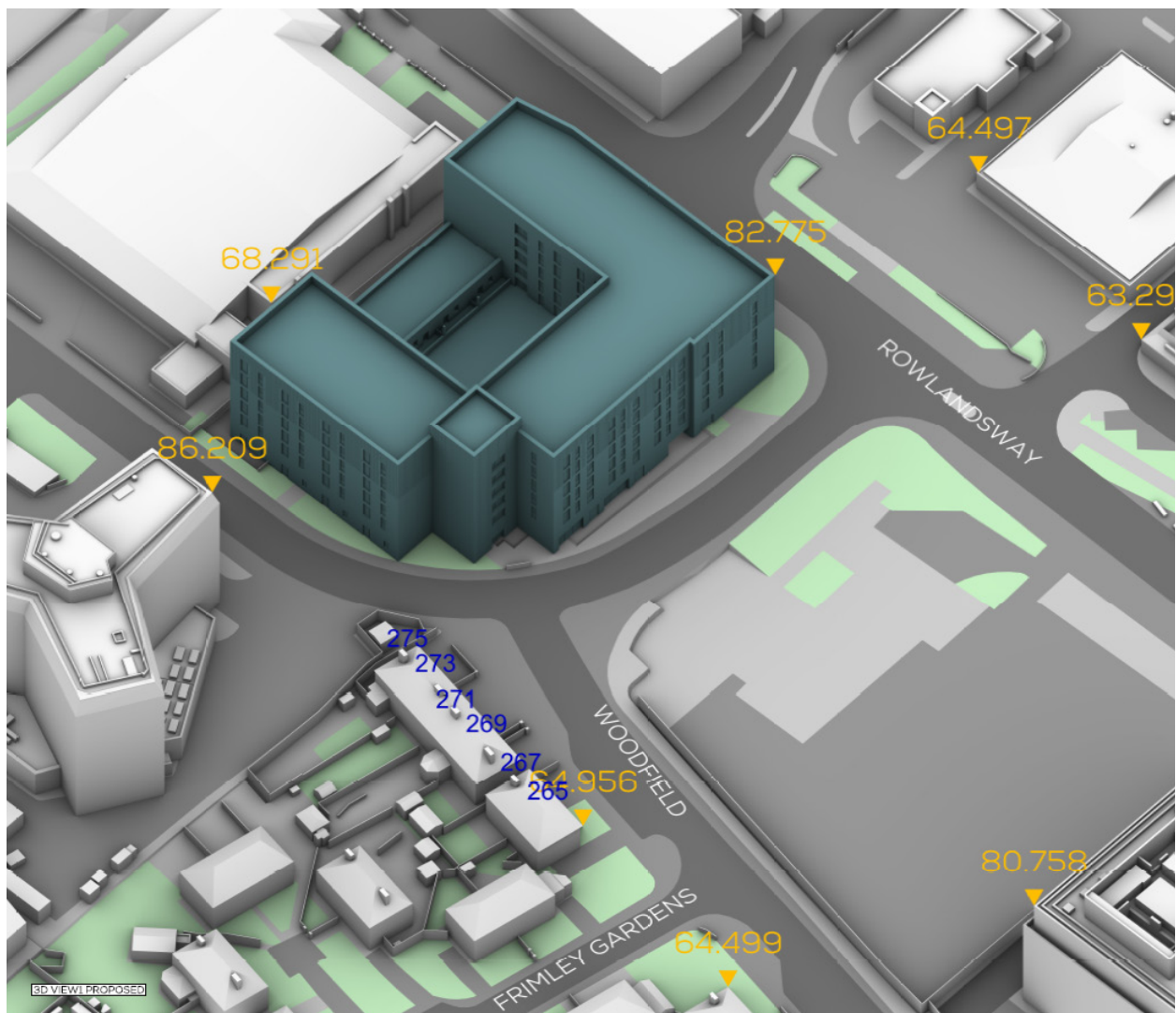


Figure 03: 3D model of the Proposed Development

3 POLICY & GUIDANCE

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

3.1 Below we have detailed sections from the following documents as they are, in our opinion, the most pertinent in relation to daylight and sunlight matters and how we have approached the effects of the Proposed Development on the relevant neighbouring properties:

- National Planning Policy Framework (2024)
- National Planning Practice Guidance
- BRE Guidelines
- Manchester Core Strategy

NATIONAL PLANNING POLICY FRAMEWORK (2025)

3.2 Paragraph 130 c) of the NPPF (February 2025) states that local planning authorities should refuse applications which they consider fail to make efficient use of land. The discussion in relation to daylight and sunlight highlights the Government's recognition that increased flexibility is required in response to the requirement for higher density development:

"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)".

NATIONAL PLANNING PRACTICE GUIDANCE

3.3 GIA have considered the relevant paragraphs which relate to daylight and sunlight.

3.4 Paragraph 6 of the NPPG (Ref ID: 66-006-20190722) acknowledges that new development may cause an impact on daylight and sunlight levels enjoyed by neighbouring occupiers. It requires local authorities to assess whether the impact to neighbouring occupiers would be "unreasonable".

3.5 Paragraph 7 (Ref ID: 66-007-20190722) refers to the wider planning considerations in assessing appropriate levels of daylight and sunlight. The test is whether living standards are 'acceptable' and recognises that acceptability will depend to some extent on context. Please see local policy reference Manchester Core Strategy (2012-2027) 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.

SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT - A GUIDE TO GOOD PRACTICE (THE BRE GUIDE 2022)

3.6 The BRE Guide 2022 offers a numerical methodology to calculate changes in daylight and sunlight and are widely used in the industry. The key criteria within the BRE (Vertical Sky Component "VSC", No Sky Line "NSL" 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 Guide 2022 is provided within Appendix 02.

MANCHESTER CORE STRATEGY (2012 – 2027)

3.7 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.

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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 to carry out the relevant technical studies. 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 01.

TWO-STAGE APPROACH

- 4.2 The impacts to the 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 an unacceptable material deterioration of the sunlight and daylight conditions of surrounding development?

- 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 a daylight and sunlight assessment:

- 265 Woodfield
- 267 Woodfield
- 269 Woodfield
- 271 Woodfield
- 273 Woodfield
- 275 Woodfield

- 4.4 To assist the reader's understanding of the surrounding properties, a property use map has been produced (see Figure 04).

- A1.9 The property uses have been ascertained by reference to a Valuation Office Agency search carried out on 1 October 2025.

- 4.1 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.

DISCUSSION OF RESULTS

- 5.1 The following properties meet the numerical recommendations set out within the BRE Guidelines and are not discussed further:

- 265 Woodfield
- 267 Woodfield
- 269 Woodfield
- 271 Woodfield

- 4.2 The remaining properties are fully discussed in the following section, and all results can be found in Appendix 04.

- Site Boundary
- Commercial
- Residential
- Mixed Use
- Educational Building
- Hotel / Hostel
- Student Accommodation

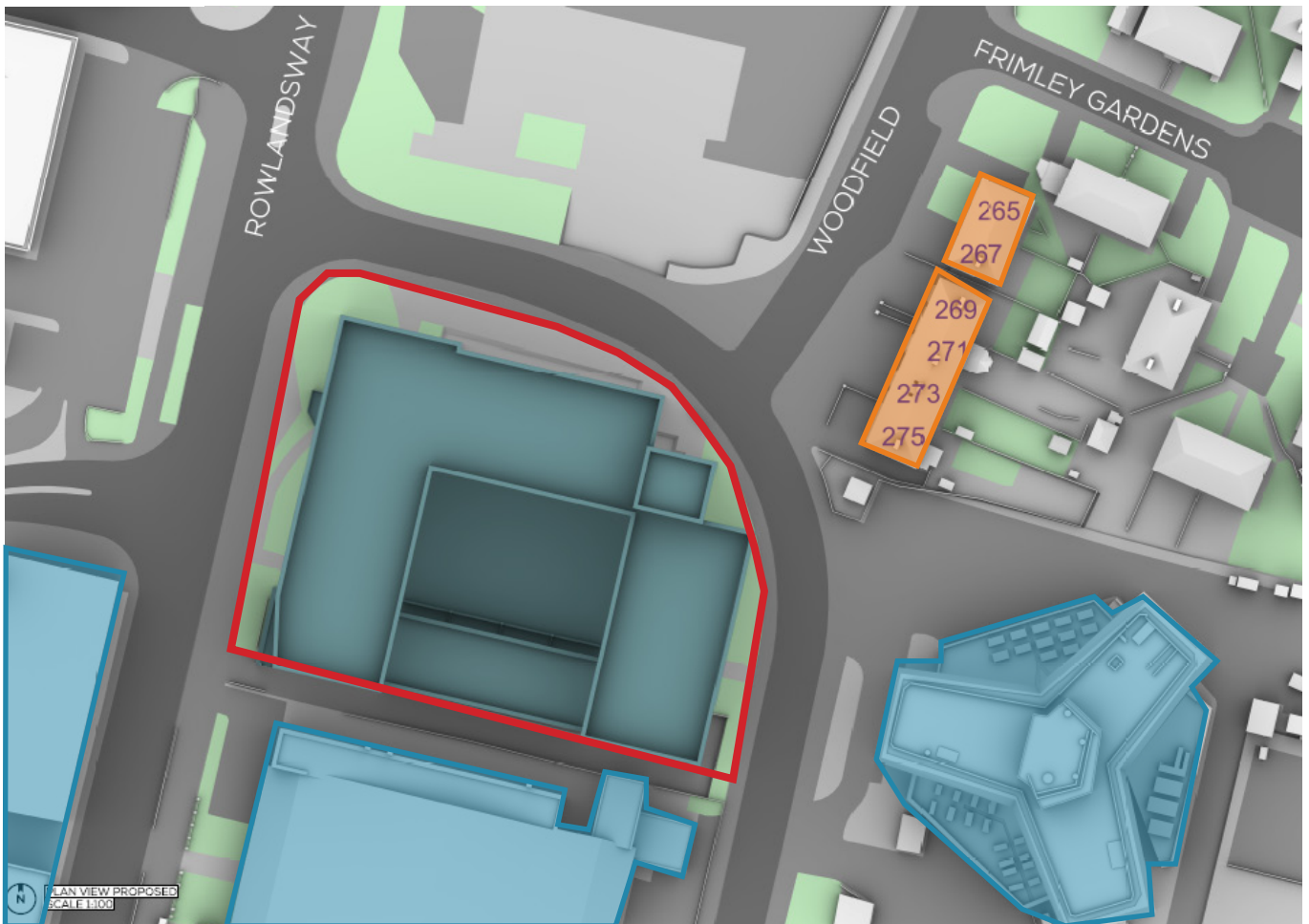
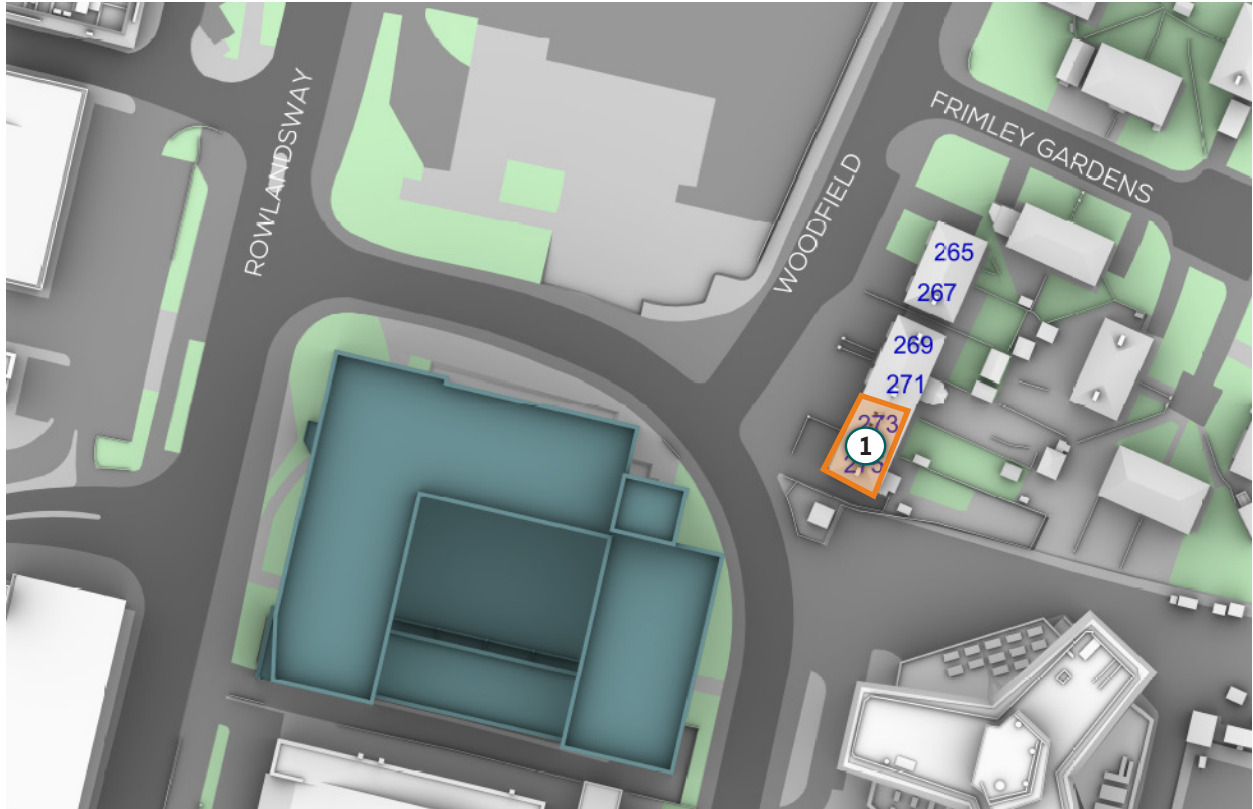


Figure 04: Property use map

273-275 WOODFIELD



NO SKY LINE				
ROOM				
TOTAL	PASS	LOSS		
		20-30	30-40	40+
7	7	0	0	0

Table 03 - NSL Results - 273-275 Woodfield

VERTICAL SKY COMPONENT					VERTICAL SKY COMPONENT				
WINDOW					ROOM				
TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
		20-30	30-40	40+			20-30	30-40	40+
12	10	1	1	0	7	7	0	0	0

Table 02 - VSC Window Results - 273-275 Woodfield

Table 03 - VSC Room Results - 273-275 Woodfield

ANNUAL PROBABLE SUNLIGHT HOURS							
WINDOW							
TOTAL	PASS	ANNUAL (%)			WINTER (%)		
		20-30	30-40	40+	20-30	30-40	40+
2	0	0	1	1	0	0	2

Table 04 - APSH Results - 273-275 Woodfield

Daylight

- 5.1 273-275 Woodfield are residential dwellings located immediately east of the Proposed Development.
- 5.2 For NSL daylight, all 7 rooms assessed would fully accord with the BRE recommendations.
- 5.3 For VSC daylight, 10/12 (83%) windows would fully accord with the BRE recommendations. Notwithstanding, the two windows which do not are small supplementary windows which form part of a wider bay window.
- 5.4 The BRE states that where a room is served by more than one window of similar sizes, the mean VSC to the room can be calculated. When adopting this approach in respect of 273-275 Woodfield, both rooms would fully accord with the BRE recommendations for VSC daylight.
- 5.5 As such, the rooms within 273-275 Woodfield would fully accord with the BRE criteria for daylight.

Sunlight

- 5.6 We have assessed APSH sunlight for those windows facing within 90 degrees of due south, and 0/2 (0%) windows would accord with the BRE recommendations.
- 5.7 Similarly to the window based VSC assessment, both of the windows that fall short of the BRE recommendations are small supplementary windows that form part of a wider bay window arrangement. The angle of these individual windows means that they fall within the orientation required for the APSH assessment, however the living rooms are primarily oriented north, and so there is a low expectation of direct sunlight access.
- 5.8 When discussing new developments, the BRE states that the sunlight potential of a property can be summarised by ensuring living rooms face south, east or west, and that *"The aim should be to minimise the number of dwellings whose living rooms face solely north"*. Applying this principle in respect of 273-275 Woodfield shows that the arrangement of the properties is not conducive to sunlight access.
- 5.9 Notwithstanding, the BRE also says of sunlight within new developments that *"for dwellings, at least one habitable room, preferably a main living room, should meet the minimum criterion"*. It is expected that the south-east facing rooms to the rear of the properties would achieve good levels of sunlight access given their orientation.
- 5.10 As such, the overall affect upon the sunlight amenity received by 273-275 Woodfield is minimal.

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What we do:

Building Surveying
Daylight & Sunlight
Light Obstruction Notices
Measured Surveys
Party Wall & Neighbourly Matters
Rights of Light
Solar PV
Wind Analysis

Where we are:

Belfast
Birmingham
Bristol
Dublin
London
Manchester