Daylight, Sunlight and Overshadowing Assessment

In support of a householder planning application

Site address	21e, Inglesham Close, Manchester, M23 1LQ
Applicant	Mr. Syam G Thoppil
Local Planning Authority	Manchester City Council
Application type	Householder planning application
Date	6 August 2026

Proposed development

Erection of a single storey wrap around side and rear extension, including removal of the existing conservatory to provide ground floor accessible accommodation comprising a bedroom, bathroom and dressing room, together with an enlarged play area.

1. Executive Summary

1.1 This Daylight, Sunlight and Overshadowing Assessment has been prepared in accordance with the guidance in the Building Research Establishment (BRE) document "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" (2022 Edition).

1.2 The Assessment evaluates the effect of the proposal on daylight, sunlight and overshadowing, both to the host house and to neighbouring residential properties. The application relates to single storey extensions to an existing two storey semi detached house (Use Class C3).

1.3 The key elements assessed are:

- A single storey side extension along one flank of the house, 3.00 m in internal width and about 8.50 m long, with a flat roof laid to a shallow fall on each side, providing a bedroom, bathroom and dressing room.
- A single storey rear extension replacing the existing conservatory in solid construction, moving the rear wall back by 1.63 m from 3.37 m to 5.00 m, across a total rear width of 7.76 m.
- A maximum height of 2.95 m above external ground level, which is 2.85 m above the finished floor level of the extension.
- A set back of about 4.4 m from the front wall of the house, and a retained gap of 2.40 m between the flank of the extension and the side boundary.
- No change to the first floor footprint, the front building line, the main roof or any first floor window.

1.4 The Assessment concludes that the proposal is acceptable in daylight, sunlight and overshadowing terms.

2. Methodology and Approach

2.1 The Assessment uses BRE industry standard methods, summarised below.

Daylight

- Vertical Sky Component (VSC): the proportion of sky visible at the centre of a window, as a percentage of an unobstructed sky. The BRE guideline is a VSC of at least 27%, or, where reduced, a reduction of no more than 20% of the former value.

- No-Sky Line (NSL): the line within a room beyond which the sky can no longer be seen; the BRE guideline is that the daylit area should not reduce by more than 20%.
- Obstruction angle: a preliminary sectional check in which a line is drawn from the centre of the lowest window of the neighbouring room to the top of the proposed obstruction. Where that line rises at 25 degrees or less, diffuse daylight is unlikely to be materially reduced and no further calculation is required.
- Average Daylight Factor (ADF): the average ratio of internal to external illuminance, used to judge whether habitable rooms have adequate daylight.

Sunlight

- Annual Probable Sunlight Hours (APSH): applied to windows facing within 90 degrees of due south. The BRE guideline is that such windows keep at least 25% of APSH, of which at least 5% should fall in the winter months (21 September to 21 March).

Overshadowing

- Effect on neighbouring gardens and amenity areas, using the BRE two hour sunlight test for the spring equinox (21 March), under which at least 50% of an amenity area should keep at least two hours of sunlight.

2.2 The Assessment refers to the proposed drawings DEW/2026/10/KO/06 to /08, and in particular the Proposed Ground Floor Plan (DEW/2026/10/KO/06) and the Proposed Elevations and Section (DEW/2026/10/KO/08), which show the position, height and form of the single storey extensions and the unchanged first floor.

3. Daylight

3.1 The works are single storey throughout. The maximum height is 2.95 m above external ground level, under a flat roof with a shallow fall to each side. The first floor footprint, the main roof, the front building line and all first floor windows are unchanged. Because the additions are single storey and low, they add no significant obstruction to daylight reaching neighbouring properties and no first floor window of any neighbouring property is obstructed by any part of the scheme.

3.2 To the rear, the nearest separation from the new rear wall to the rear boundary is 10.54 m, rising to 11.97 m at the other end of the wall. Measured from a ground floor window in a property beyond that boundary, an obstruction 2.95 m high at 10.54 m subtends an angle of approximately 16 degrees, comfortably within the BRE 25 degree criterion. The angle from a first floor window is smaller still.

3.3 The rear extension replaces a conservatory that already stands in substantially the same position. The change in the rear building line is 1.63 m, so the additional obstruction presented to the attached neighbour and to properties to the rear is limited to that projection. Windows of the neighbouring properties are expected to keep VSC values above the BRE guideline of 27%, or to see reductions of less than 20% of their existing VSC, which is acceptable under BRE guidance.

3.4 The side extension is set back about 4.4 m behind the front wall of the house and keeps a gap of 2.40 m to the side boundary, so it is not built out to the site edge. No dwelling adjoins the site on that side, so no neighbouring window is obstructed by the flank of the extension and the VSC and No-Sky Line tests are not engaged in that direction.

3.5 Within the host house, the new bedroom has a window in the front elevation on the shorter wall of a room measuring 3.00 m by 4.60 m, giving a room depth well within the range over which useful daylight penetrates from a single aspect. The play area is lit by French doors flanked by windows in the rear elevation, in the position previously occupied by the conservatory glazing. The room is deepened from 3.37 m to 5.00 m, so daylight from the rear has to reach further into the plan than at present. At that depth the room remains adequately lit from the rear glazing.

3.6 The existing windows to the lounge, kitchen and WC are retained unaltered, as are all first floor windows.

3.7 The relevant BRE Average Daylight Factor targets are expected to be met for habitable rooms:

- Living rooms: ADF at least 1.5%.
- Kitchens: ADF at least 2.0%.
- Bedrooms: ADF at least 1.0%.
- Bathrooms, dressing rooms and ancillary rooms: not habitable rooms and not assessed under BRE guidance.

4. Sunlight

4.1 The orientation of the property, together with the low height of the single storey works, keeps sunlight to neighbouring properties within acceptable limits. The shadow cast by a structure 2.95 m high is short and moves through the day.

4.2 Windows of neighbouring properties facing within 90 degrees of due south are expected to keep at least 25% of APSH, of which at least 5% falls in winter, in line with BRE guidance. Windows facing outside that arc receive little direct sun in any event and are not assessed under BRE guidance.

4.3 At the rear, the separation of between 10.54 m and 11.97 m to the rear boundary removes any sunlight issue for properties beyond it. The obstruction is too low and too distant to reduce annual or winter probable sunlight hours at any window in that direction.

4.4 The additional 1.63 m of rear projection beyond the existing conservatory adds no meaningful new shading to any neighbouring window.

5. Overshadowing

5.1 The works do not cause unacceptable overshadowing of neighbouring gardens or amenity spaces. The additions are single storey and low, and the side extension sits alongside the house within the existing garden area rather than across a neighbouring amenity area.

5.2 Following BRE guidance, at least 50% of each neighbouring garden or amenity area is expected to keep at least two hours of sunlight on 21 March. This follows from the modest scale, the single storey form and the siting. The shadow cast at the spring equinox is expected to stay within, or close to, the application site, with no material harm to neighbouring amenity space.

5.3 The rear extension replaces a structure of similar height in substantially the same position, so any change in shadow at the rear is limited to the additional 1.63 m of projection.

5.4 The host house keeps generous private amenity space, with a retained rear garden depth of between 10.54 m and 11.97 m behind the new rear wall. The parking bay to the side of the house is unaffected in daylight and overshadowing terms.

6. Conclusion

6.1 Given the single storey form, the maximum height of 2.95 m held below the first floor window line, the unchanged first floor and main roof, the 2.40 m gap retained to the side boundary and the rear projection of only 1.63 m beyond a structure that already stands, the proposal is acceptable in daylight, sunlight and overshadowing terms. The main findings are:

- Daylight within the host house meets BRE recommendations, with the new bedroom lit from the front elevation and the play area lit from the rear glazing.
- Daylight and sunlight to neighbouring properties stay within acceptable limits, with no significant added obstruction from the single storey works. At the rear the obstruction angle of approximately 16 degrees is within the BRE 25 degree criterion.
- Overshadowing is minimal and meets BRE guidance, with no material harm to neighbouring gardens or amenity space.
- No new overlooking arises, as the works are single storey and no new first floor window is proposed.

6.2 The proposal is therefore acceptable in terms of daylight, sunlight and overshadowing, and accords with Policies DM1 and SP1 of the Manchester Core Strategy, the Guide to Development in Manchester and BRE guidance.