

Sunlight
Assessments UK

Daylight & Sunlight Assessment

Neighbours Impact Report

Site address: 2 Arundel Cl, Bury BL8 1YB, UK

Impact address: 4 Arundel Cl, 23 & 25 Rudgwick Dr, Bury BL8 1YB, UK

Designer/Architects | Planning Services

Technical analysis by: Milica Mijajlović

31 March 2025





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1. Introduction

- 1.1 Sunlight Assessments UK have been instructed to assess the daylight and sunlight of the proposed extension on 2 Arundel Cl, Bury BL8 1YB, UK.
- 1.2 The report relates to the proposed Scheme presented by I Planning Services, and provides detailed technical support regarding the potential impact to the daylight and sunlight of 4 Arundel Cl, 23 & 25 Rudgwick Dr, Bury BL8 1YB, UK.
- 1.3 The Local Authority will be informed in this by the BRE document entitled 'Site layout planning for daylight and sunlight: a guide to good practice' (BR209 2022). This document is the principal guidance in this area and sets out the methodology for measuring light and recommends what it considers to be permitted or unobtrusive levels of change.
- 1.4 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located, and the daylight and sunlight will be one of several planning considerations which the local authority will weigh.

Sources of Information

- 1.5 In the process of compiling this report, the following sources of information have been used:
 - Ordnance Survey Data
 - OS Map
 - Proposed drawings in Appendix 1



2. Methodology

Effect on daylight

Vertical Sky Component (VSC), to surrounding properties.

BRE guidance summary on daylight:

2.2.23 If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- the VSC measured at the centre of an existing main window is less than 27%, and less than 0.80 times its former value.

the area of the working plane in a room which can receive direct skylight is reduced to less than 0.80 times its former value.

Effect on sunlight

Annual probable sunlight hours (APSH), to surrounding properties.

BRE guidance summary on sunlight:

3.2.13 If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sun lighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- values less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period.
- also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

Sun on ground

Sunlight on ground (SOG) to surrounding properties.

BRE guidance summary on gardens and amenity spaces:

3.3.17 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 that can receive two hours of sun on 21 March is less than 0.80 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March



3. Standard Survey Limitations

- 3.1 Although we have undertaken as detailed an inspection as possible, we are required by our professional indemnity insurers to notify you that our report is based upon the Standard Terms and Conditions. Our understanding of the proposed development is informed in the drawings in Appendix 1 and information supplied by I Planning Services.
- 3.2 In addition to our standard limitations, the following limitations and assumptions also apply:
- Best estimates were made in establishing building use (residential or commercial) and room uses; generally, these were made from external observations and recourse to planning records where available.



4. The Site

4.1 The site is located at 2 Arundel Cl, Bury BL8 1YB, UK.





5. The Proposal

PROPOSED DEVELOPMENT

- 5.1 Our understanding of the proposed new build is illustrated in the drawings, located in Appendix 1.
- 5.2 I Planning Services has provided floorplans and elevations.





6. Impact on the Surrounding Properties

- 6.1 Due to the proximity to the site, we have assessed windows and garden of 4 Arundel Cl, 23 & 25 Rudgwick Dr, Bury BL8 1YB, UK.
- 6.2 This/these residential properties are located adjacent to the Site.
- 6.3 The location of these properties is highlighted in the map:





7. Assessment Results

Vertical Sky Component (VSC)

- 7.1 The results show that the windows and associated room will not experience a noticeable reduction in daylight as defined in the BRE guidance.

Annual probable sunlight hours (APSH)

- 7.2 The results show that all windows and associated rooms will not experience a noticeable reduction in sunlight as defined in the BRE guidance.

Garden Amenity (SOG)

- 7.3 The results show that the garden amenity space will not experience a noticeable reduction in sunlight as defined in the BRE guidance.



8. Conclusion

- 8.1 The daylight and sunlight to the analysed windows and garden space of 4 Arundel Cl, 23 & 25 Rudgwick Dr, Bury BL8 1YB, UK will not experience a noticeable reduction of daylight and sunlight as set out in the BRE guidelines.
- 8.2 We, therefore, conclude that the effects of the proposed scheme in relation to daylight and sunlight are BRE compliant and we have identified no grounds for rejection of a planning application for this proposal.

Appendix 1:

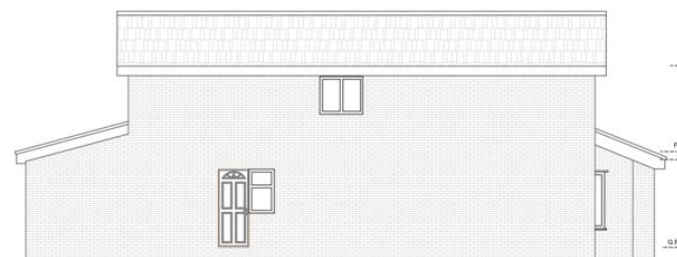
Drawings



PROPOSED FRONT ELEVATION

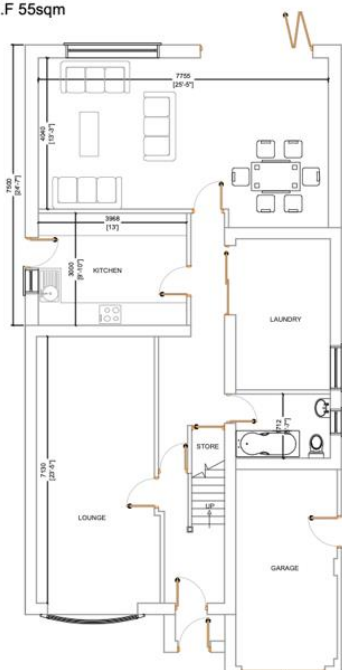


PROPOSED REAR ELEVATION



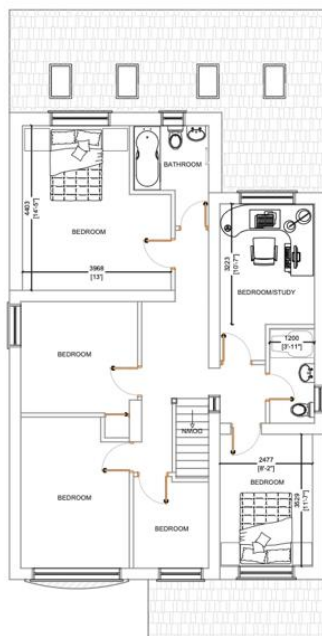
PROPOSED SIDE ELEVATION(WEST)

G.F 55sqm

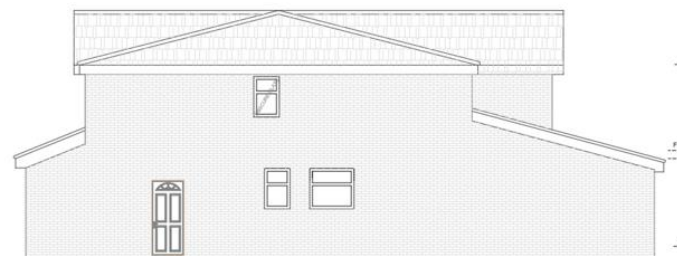


PROPOSED GROUND FLOOR PLAN

G.F 21+11= 32sqm



PROPOSED FIRST FLOOR PLAN



PROPOSED SIDE ELEVATION (EAST)

This drawing is the property of IPS Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorized person without the prior written consent of IPS Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architects for clarification.

All materials and workmanship to be accordance with the current British Standards and codes of practice.

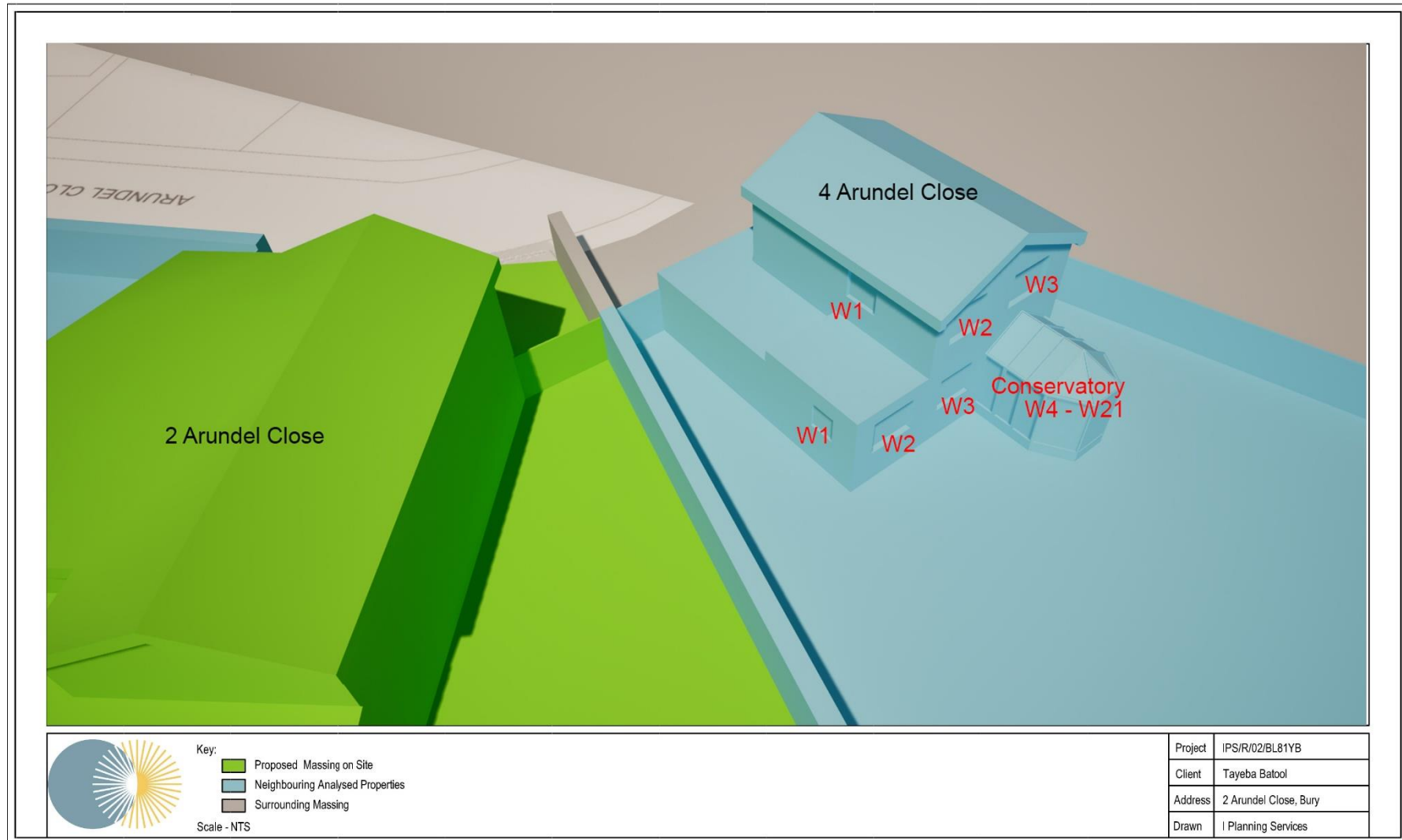
This drawing is to be read in conjunction with all relevant Architectural Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

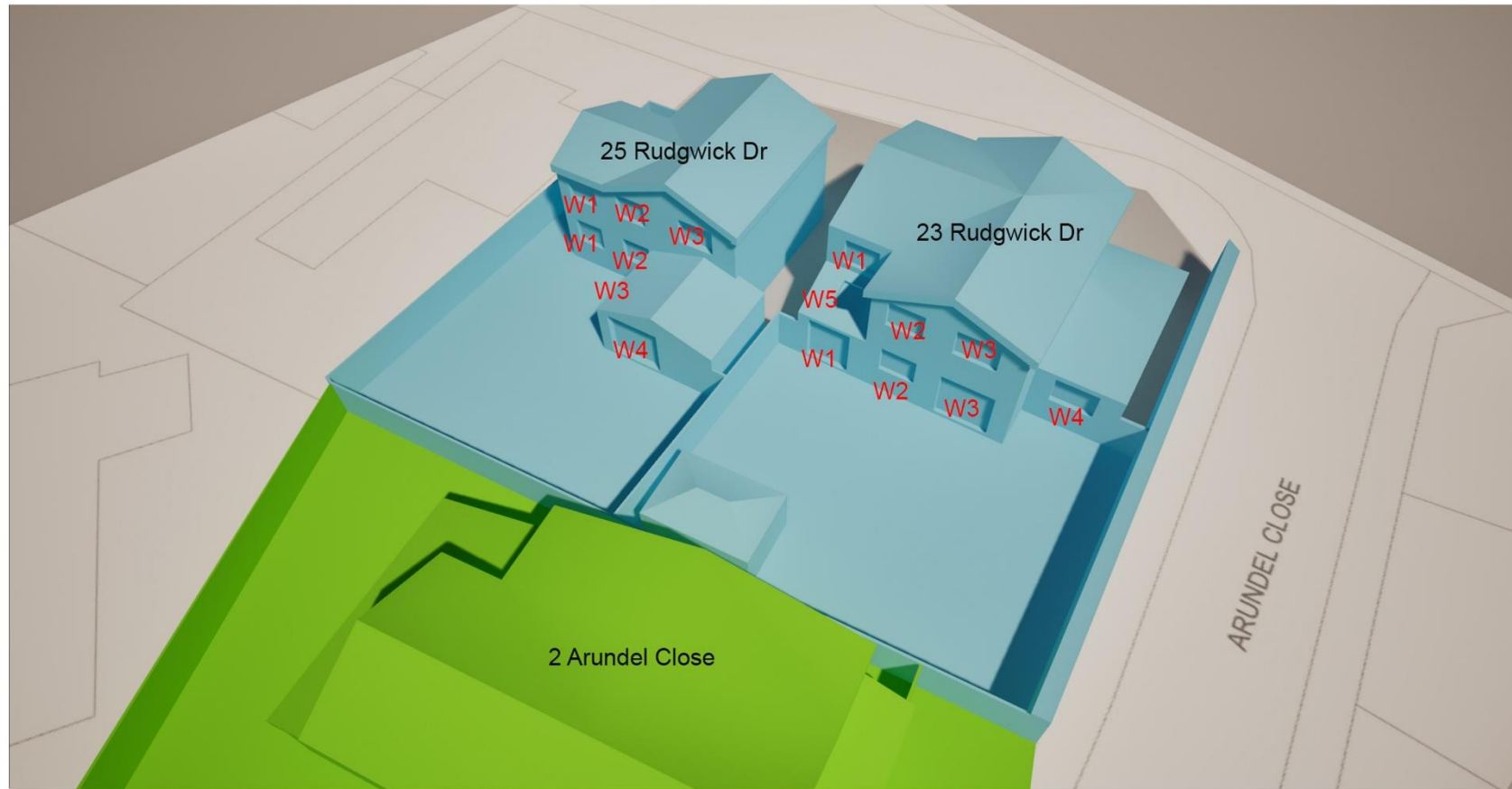
Planning Services email: ipsuk@live.co.uk		2A Cook Street, Bury, Lancashire BL9 0RP, 0161 8717405
Proposed Floor plans and Elevations of 2 Arundel Close, Bury BL8 1YB		
Scale :1 : 100 on A3		All Dimensions in Meters
Ref: IPS/R/02/BL81YB		Date : 13/11/2024
REV: C Date:18/02/2025		Proposal
SHT 4 of 4		



Appendix 2:

Window Maps





Key:
Proposed Massing on Site
Neighbouring Analysed Properties
Surrounding Massing
Scale - NTS

Project	IPS/R/02/BL81YB
Client	Tayeba Batool
Address	2 Arundel Close, Bury
Drawn	I Planning Services

Appendix 3:

Technical Analysis



Vertical Sky Component (VSC) results

Building Name	Floor Name	Window Name	Window Orientation	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria
4 Arundale Close	First	W1	26°N	34.39	33.98	0.99	YES
4 Arundale Close	First	W2	296°N	38.23	38.23	1	YES
4 Arundale Close	First	W3	296°N	38.51	38.51	1	YES
4 Arundale Close	Ground	W1	26°N	35.11	33.69	0.96	YES
4 Arundale Close	Ground	W2	296°N	38.65	38.64	1	YES
4 Arundale Close	Ground	W3	296°N	35.56	35.56	1	YES
4 Arundale Close	Ground - Conservatory	W4	26°N	21.24	21.11	0.99	YES
4 Arundale Close	Ground - Conservatory	W5	26°N	25.79	25.35	0.98	YES
4 Arundale Close	Ground - Conservatory	W6	26°N	29.35	28.68	0.98	YES
4 Arundale Close	Ground - Conservatory	W7	355°N	37.15	36.71	0.99	YES
4 Arundale Close	Ground - Conservatory	W8	296°N	38.67	38.67	1	YES
4 Arundale Close	Ground - Conservatory	W9	239°	38.03	38.03	1	YES
4 Arundale Close	Ground - Conservatory	W10	206°	37.05	37.05	1	YES
4 Arundale Close	Ground - Conservatory	W11	206°	36.28	36.28	1	YES
4 Arundale Close	Ground - Conservatory	W12	206°	31.66	31.66	1	YES
4 Arundale Close	Ground - Conservatory	W13	26°N Inc	47.29	47.15	1	YES
4 Arundale Close	Ground - Conservatory	W14	26°N Inc	59.24	58.89	0.99	YES



Building Name	Floor Name	Window Name	Window Orientation	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria
4 Arundale Close	Ground - Conservatory	W15	26°N Inc	68.38	68.05	1	YES
4 Arundale Close	Ground - Conservatory	W16	355°N Inc	79.75	79.5	1	YES
4 Arundale Close	Ground - Conservatory	W17	296°N Inc	84.22	84.22	1	YES
4 Arundale Close	Ground - Conservatory	W18	239° Inc	82.52	82.52	1	YES
4 Arundale Close	Ground - Conservatory	W19	206° Inc	75.89	75.89	1	YES
4 Arundale Close	Ground - Conservatory	W20	206° Inc	67.52	67.52	1	YES
4 Arundale Close	Ground - Conservatory	W21	206° Inc	52.18	52.18	1	YES



Vertical Sky Component (VSC) results

Building Name	Floor Name	Window Name	Window Orientation	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria
23 Rudgwick Drive	First	W1	254°	33.37	33.03	0.99	YES
23 Rudgwick Drive	First	W2	254°	37.49	37.12	0.99	YES
23 Rudgwick Drive	First	W3	254°	37.61	37.33	0.99	YES
23 Rudgwick Drive	Ground	W1	254°	33.06	31.66	0.96	YES
23 Rudgwick Drive	Ground	W2	254°	35.64	34.48	0.97	YES
23 Rudgwick Drive	Ground	W3	254°	34.32	33.43	0.97	YES
23 Rudgwick Drive	Ground	W4	254°	30.03	29.62	0.99	YES
23 Rudgwick Drive	Ground	W5	254° Inc	66.22	65.82	0.99	YES
25 Rudgwick Drive	First	W1	253°	36.21	35.81	0.99	YES
25 Rudgwick Drive	First	W2	253°	37.67	37.21	0.99	YES
25 Rudgwick Drive	First	W3	253°	38.02	37.51	0.99	YES
25 Rudgwick Drive	Ground	W1	253°	37.61	36.84	0.98	YES
25 Rudgwick Drive	Ground	W2	253°	33.54	33.39	1	YES
25 Rudgwick Drive	Ground	W3	343°N	29.07	29.07	1	YES
25 Rudgwick Drive	Ground	W4	253°	35.19	33.39	0.95	YES



Annual probable sunlight hours (APSH) results

Building Name	Floor Name	Window Name	Window Orientation	Annual Ex	Annual Pr	Pr/Ex	Meets BRE Criteria
4 Arundale Close	First	W1	26°N	12	12	North	North
4 Arundale Close	First	W2	296°N	32	32	North	North
4 Arundale Close	First	W3	296°N	30	30	North	North
4 Arundale Close	Ground - Conservatory	W1	26°N	14	14	North	North
4 Arundale Close	Ground - Conservatory	W2	296°N	30	30	North	North
4 Arundale Close	Ground - Conservatory	W3	296°N	25	25	North	North
4 Arundale Close	Ground - Conservatory	W4	26°N	1	1	North	North
4 Arundale Close	Ground - Conservatory	W5	26°N	1	1	North	North
4 Arundale Close	Ground - Conservatory	W6	26°N	1	1	North	North
4 Arundale Close	Ground - Conservatory	W7	355°N	8	8	North	North
4 Arundale Close	Ground - Conservatory	W8	296°N	35	35	North	North
4 Arundale Close	Ground - Conservatory	W9	239°	66	66	1	YES
4 Arundale Close	Ground - Conservatory	W10	206°	76	76	1	YES
4 Arundale Close	Ground - Conservatory	W11	206°	72	72	1	YES
4 Arundale Close	Ground - Conservatory	W12	206°	58	58	1	YES
4 Arundale Close	Ground - Conservatory	W13	26°N Inc	23	23	North	North
4 Arundale Close	Ground - Conservatory	W14	26°N Inc	31	31	North	North



Building Name	Floor Name	Window Name	Window Orientation	Annual Ex	Annual Pr	Pr/Ex	Meets BRE Criteria
4 Arundale Close	Ground - Conservatory	W15	26°N Inc	35	35	North	North
4 Arundale Close	Ground - Conservatory	W16	355°N Inc	46	46	North	North
4 Arundale Close	Ground - Conservatory	W17	296°N Inc	62	62	North	North
4 Arundale Close	Ground - Conservatory	W18	239° Inc	72	72	1	YES
4 Arundale Close	Ground - Conservatory	W19	206° Inc	67	67	1	YES
4 Arundale Close	Ground - Conservatory	W20	206° Inc	59	59	1	YES
4 Arundale Close	Ground - Conservatory	W21	206° Inc	47	47	1	YES

* The BRE guidelines state regarding the APSH test “any windows facing within 90 degrees due north does not need to be analysed as there is no expectation of sunlight”.



Annual probable sunlight hours (APSH) results

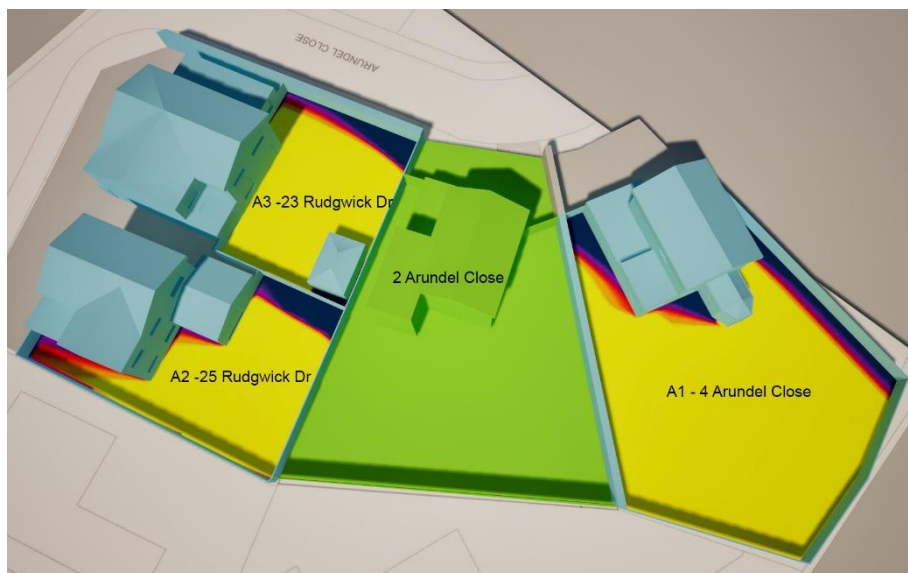
Building Name	Floor Name	Window Name	Window Orientation	Annual Ex	Annual Pr	Pr/Ex	Meets BRE Criteria
23 Rudgwick Drive	First	W1	254°	42	42	1	YES
23 Rudgwick Drive	First	W2	254°	53	53	1	YES
23 Rudgwick Drive	First	W3	254°	51	51	1	YES
23 Rudgwick Drive	Ground	W1	254°	53	52	0.98	YES
23 Rudgwick Drive	Ground	W2	254°	53	52	0.98	YES
23 Rudgwick Drive	Ground	W3	254°	54	52	0.96	YES
23 Rudgwick Drive	Ground	W4	254°	55	54	0.98	YES
23 Rudgwick Drive	Ground	W5	254° Inc	34	33	0.97	YES
25 Rudgwick Drive	First	W1	253°	51	50	0.98	YES
25 Rudgwick Drive	First	W2	253°	56	55	0.98	YES
25 Rudgwick Drive	First	W3	253°	52	52	1	YES
25 Rudgwick Drive	Ground	W1	253°	56	55	0.98	YES
25 Rudgwick Drive	Ground	W2	253°	43	43	1	YES
25 Rudgwick Drive	Ground	W3	343°N	10	10	North	North
25 Rudgwick Drive	Ground	W4	253°	54	52	0.96	YES



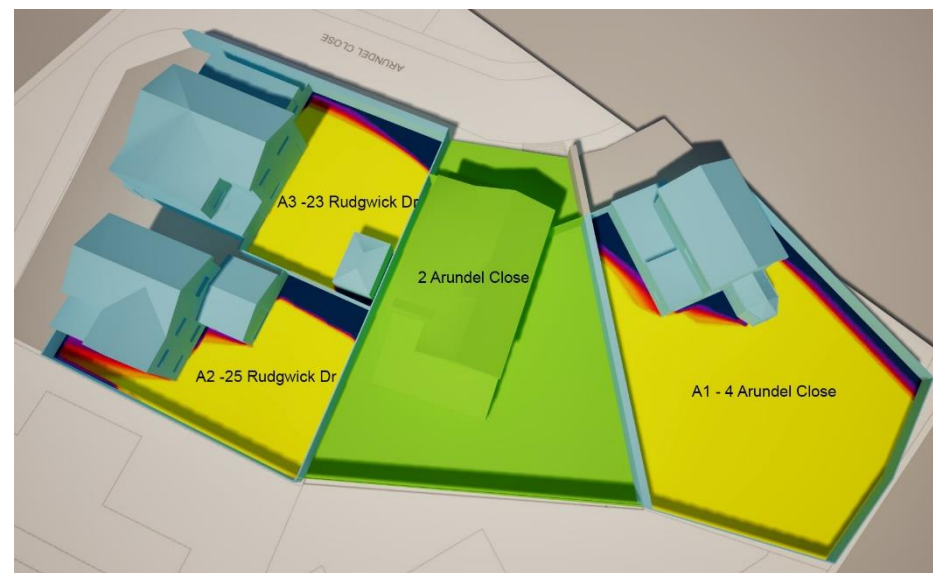
Garden Amenity, Sun On Ground (SOG) results

Building Name	Floor Name	Amenity Name	Amenity Area	Lit Area Ex	Lit Area Pr	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
4 Arundale Close	Ground	A1	378.56	312.97	312.97	83%	83%	1	YES
23 Rudgwick Drive	Ground	A3	160.05	130.81	130.80	82%	82%	1	YES
25 Rudgwick Drive	Ground	A2	150.23	114.42	113.43	76%	76%	0.99	YES

Existing garden sunlight map (March 21st)



Proposed Garden sunlight map (March 21st)



End of report

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