

DAYLIGHT & SUNLIGHT

16 March 2026

C1296/DSO





PROJECT DATA:

Client	Dr Joe Brown
Architect	Design Services LTD
Project Title	Tottington Dental Surgery, BL8 4AH
Project Number	C1296

SOURCES OF INFORMATION:

Information Received	TS12814 - Tottington Dental Surgery Plans 101 REV A
Release Number	Release 1
Issue Number	01
Site Photos	Client/ Google
3D Model/Survey	OS Data
OS Data	Get Mapping

REPORT DATA:

Report Title	Daylight and Sunlight Report
Dated	16 March 2026
Type	Final

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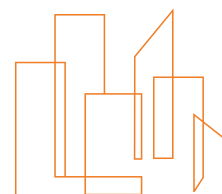
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1

EXECUTIVE SUMMARY



1 Executive Summary



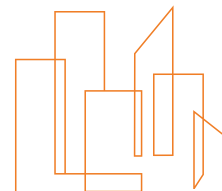
- 1.1 The Chancery Group have undertaken a daylight and sunlight assessment for the proposed development at Tottington Dental Surgery, Tottington, Bury BL8 4AH ("proposed development").
- 1.2 This daylight, sunlight and overshadowing assessment has focused upon the potential effects of the proposed development on the key surrounding residential properties, and amenity area, when compared to the existing building on the site.
- 1.3 The methodology set out in this report is in accordance with the Building Research Establishment (BRE) Report 209: 'Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice', Third Edition, 2022.
- 1.4 The results of our daylight and sunlight assessments for the existing surrounding properties demonstrate that the overall effects from the proposed development would be negligible to minor and not significant.
- 1.6 In conclusion, the daylight and sunlight effects on the neighbouring properties is considered to be acceptable.
- 1.7 The proposed development meets the relevant local, regional and national planning policies on daylight and sunlight.

2

INTRODUCTION



2 Introduction



2.1 The Chancery Group have been instructed by Dr Joe Brown to undertake a daylight and sunlight assessment for the proposed development at Tottington Dental Surgery, Tottington, Bury BL8 4AH ("proposed development").

2.2 The proposed development comprises of the extension and refurbishment of a dental surgery

2.3 The methodology set out in this report is in accordance with the Building Research Establishment (BRE) Report 209: 'Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice', Third Edition, 2022 ('the BRE Guidelines'), which is accepted as good practice by planning authorities throughout the country.

2.4 Paragraph 1.6 in the Introduction of the BRE Guidelines states:

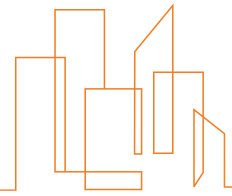
"The guide is intended for building designers and their clients, consultants, and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."

2.5 When assessing any potential daylight and sunlight impacts on surrounding properties, the BRE Guidelines suggest that only those windows and rooms that have a 'reasonable expectation' of daylight and sunlight need to be assessed. Paragraph 2.2.2 in the BRE Guidelines states:

"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, store rooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops, and some offices"

2.6 In general, most commercial properties are not treated as having reasonable expectation of daylight or sunlight. This is because they are generally designed to rely on electric lighting to provide sufficient light by which to work, rather than natural daylight or sunlight. Commercial properties and other non-residential buildings have therefore been excluded from the assessment and this report. The uses of the surrounding properties have been established from research, external observation and Valuation Office Agency (VOA) checks to identify the properties in residential occupation.

2 Introduction



- 2.7 This report has considered the potential daylight and sunlight effects of the proposed development on the key surrounding residential properties, when compared to the existing building on the site.
- 2.8 Unless otherwise stated in this report, access has not been sought to any of the surrounding properties. The internal configuration of the rooms has been assumed from external inspections, site photographs and publicly available floor plans. This is normal practice where access to adjoining properties and/or detailed room layout information is not available. The floor levels are assumed for all properties. This dictates the level of the working plane, which is the height that the NSL assessment is carried out. Regarding room layouts, 4.2m room depths have been assumed for residential spaces, unless the building form dictated otherwise.
- 2.9 To undertake the daylight and sunlight assessments, we have created a three-dimensional (3D) computer model of the existing site and surrounding properties using a OS data and site photography.
- 2.10 We have relied upon the drawing information of the proposed development supplied by PWA Planning on the 18 February 2026 to undertake the assessments.

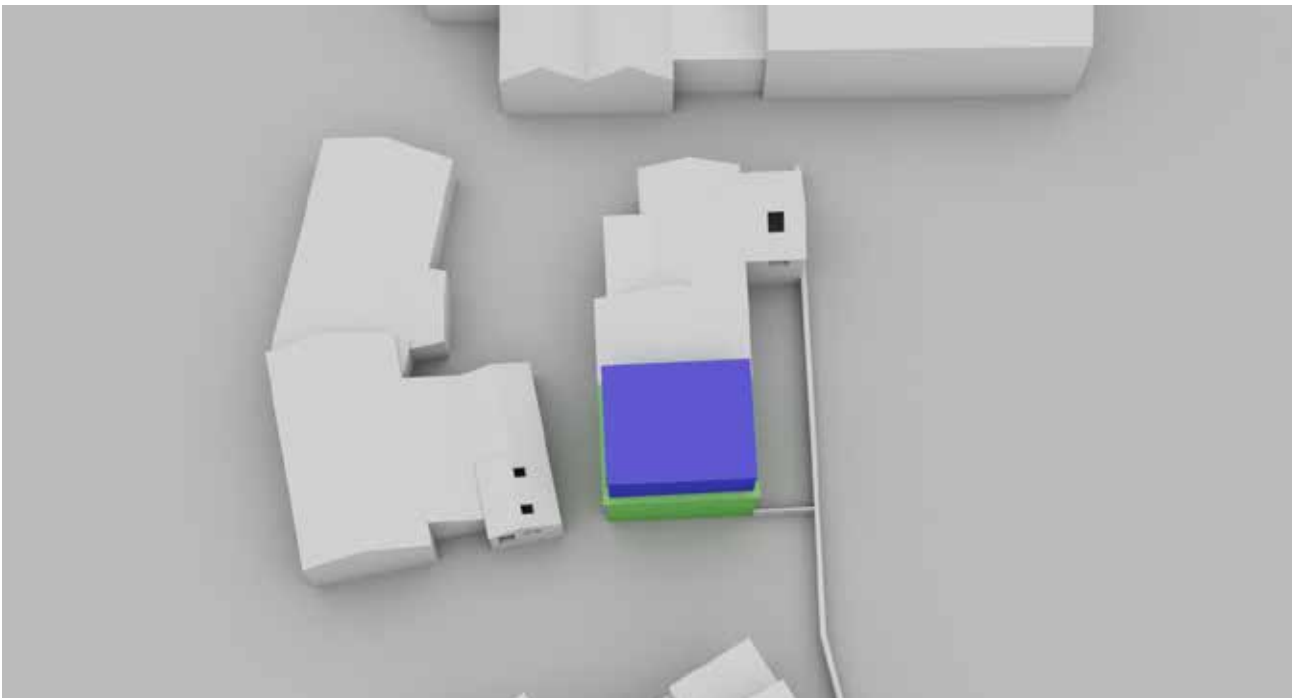


Fig 01 - Proposed Development (Blue)

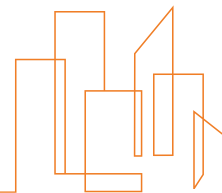
- 2.11 The results of our technical assessment are provided in Appendix 01.

3

METHODOLOGY



3 Methodology



- 3.1 The methodology set out in this report is in accordance with the Building Research Establishment (BRE) Report 209: 'Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice', Third Edition, 2022 which is accepted as good practice by planning authorities throughout the country.
- 3.2 The determination of whether the potential daylight, sunlight and overshadowing effects are significant are based on statistical data and professional judgement. Further details regarding the technical methodology of each assessment undertaken are set out below.

Daylight

- 3.3 Paragraph 2.2.3 of the BRE Guidelines states:

"Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints."

- 3.4 The BRE Guidelines provide two methods of assessing daylight in the existing situation; the Vertical Sky Component (VSC), which assesses the quantum of skylight and the No Sky Line (NSL), which considers the distribution of light within a building. Each method is described in more detail below.

VSC

- 3.5 The VSC test calculates the potential for daylight to a building and measures the amount of skylight available at a given point (normally the centre of the outside plane of a window) from an overcast sky.
- 3.6 The BRE Guidelines suggest that a noticeable effect would likely occur if the VSC with the development in place is both less than 27% and less than 0.8 times its former value.

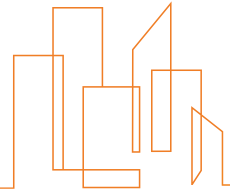
NSL

- 3.7 The NSL test calculates the distribution of daylight at the working plane (i.e. 850 mm above floor level) within a room. The NSL divides those areas of the working plane which can receive direct sky light, from those which cannot. The BRE Guidelines suggest that a noticeable effect would likely occur if the area of a room that receives direct sky light is reduced to less than 0.8 times its former value.

Sunlight - Annual Probable Sunlight Hours (APSH)

- 3.8 Paragraph 3.2.3 of the BRE Guidelines states:

3 Methodology



“To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space, for example a bed sitting room in an old people’s home.”

3.9 Paragraph 3.2.4 of the BRE Guidelines states:

“To calculate the loss of sunlight over the year, a different metric, the annual probable sunlight hours (APSH), is used. Here ‘probable sunlight hours’ means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness for the location in question (based on sunshine probability data). The sunlight reaching a window is quantified as a percentage of this unobstructed annual total.”

3.10 The APSH calculation is assessed on the centre of a main window located within 90° of due south. The BRE Guidelines recommend windows should receive at least 25% APSH and 5% APSH in the winter months. It is suggested that a noticeable effect would likely occur if the window receives less than 0.8 times its former sunlight hours and if there is a reduction in total APSH which is greater than 4%.

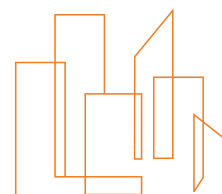
3.11 For the purposes of this assessment, the results and effects have been presented on a room basis and have focused upon the annual APSH.

4

DAYLIGHT AND SUNLIGHT RESULTS



4 Daylight and Sunlight Results



Daylight and Sunlight

4.1 As detailed in the Introduction section of this report, we have undertaken a daylight and sunlight assessment upon the following properties. See Fig 02 for locations.

1. 2 Chapel Street
2. 4 Chapel Street
3. 7 to 9 Back Chapel Street

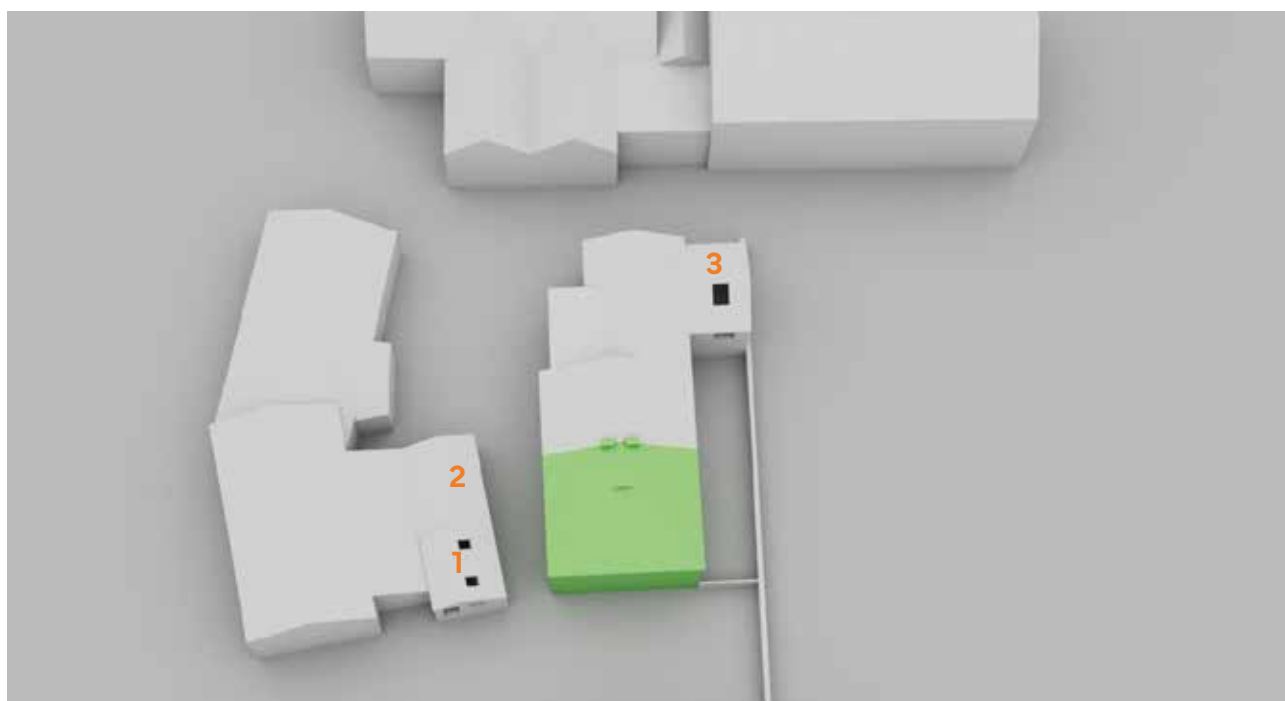
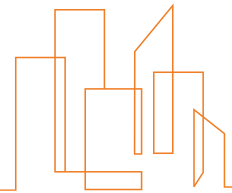


Fig 02 - Existing Site Conditions (Green) and Key Properties

- 4.2 All properties surrounding the site, aside from the properties detailed at paragraph 4.1, are either assumed to be in commercial or transitory use, and as such are not normally material for a daylight and sunlight assessment or are considered too remote to require a detailed assessment.
- 4.3 Paragraph 2.2.2 of the BRE Guidelines states: “**...Windows to bathrooms, toilets, storerooms, circulation areas, and garages need not be analysed.**” As such, only habitable rooms and windows (i.e. bedrooms, living rooms and kitchens) have been considered for daylight and sunlight.

4 Daylight and Sunlight Results



4.4 Appendix H of the BRE Guidelines states:

“Adverse effects occur when there is a significant decrease in the amount of skylight and sunlight reaching an existing building where it is required, or in the amount of sunlight reaching an open space... The assessment of effect will depend on a combination of factors, and there is no simple rule of thumb that can be applied.”

4.5 The overall effects to a particular property or properties are based on the statistical data and professional judgement, taking all relevant factors into consideration (including the use of alternative target values).

4.6 The assessment results for each of the key surrounding properties are detailed below. Please refer to Appendix 01 for full technical results.

2 Chapel Street

4.7 This property is located to the west of the proposed development.

Daylight

4.8 The results of the VSC and NSL assessment demonstrate that all windows and rooms assessed would be fully compliant with the BRE Guidelines.

Sunlight

4.9 All rooms relevant for assessment would be fully compliant with the APSH criteria.

4.10 The effect of the proposed development on this property would be negligible and not significant.

4 Chapel Street

4.11 This property is located to the west of the proposed development.

Daylight

4.12 The results of the VSC assessment demonstrate that the single window assessed would deviate from the BRE Guideline target and demonstrate a moderate alteration of 32% (see Fig 03). The retained VSC value would be 11.62%.

4.13 Regarding the NSL assessment, the single room assessed would deviate from the BRE Guidelines target and demonstrate a moderate alteration of 31%.

4 Daylight and Sunlight Results

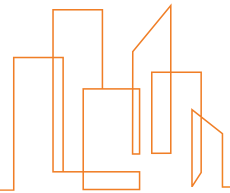


Fig 03 - 4 Chapel Street

- 4.14 Based upon historic sales particulars, it is understood that this room could be a living room. However, upon further investigations, this property does not seem to have been used as residential accommodation since 2013 (please see Fig 04).

Property information for
**4, CHAPEL STREET, TOTTINGTON,
BURY, LANCS, BL8 4AL**

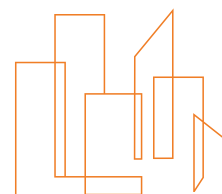
Local Authority	Bury
Local authority reference number	T237100400
Council Tax band	Deleted
Improvement indicator	No
With effect from	1 April 2013
Mixed-use property	Yes
Court code	None

Fig 04 - Council Tax band

Sunlight

- 4.15 There are no rooms with windows facing within 90° of due south, therefore an APSH assessment is not required.
- 4.16 Overall, whilst it is acknowledged that this property could become residential accommodation again, the lapse in use and currently no effect to a occupant, the effect of the proposed development on this property would be minor and not significant.

4 Daylight and Sunlight Results



7 to 9 Back Chapel Street

4.17 This property is located to the north of the proposed development.

Daylight

4.18 The results of the VSC and NSL assessment demonstrate that all windows and rooms assessed would be fully compliant with the BRE Guidelines.

Sunlight

4.19 All rooms relevant for assessment would be fully compliant with the APSH criteria.

4.20 The effect of the proposed development on this property would be negligible and not significant.

Overshadowing - Sun Hours

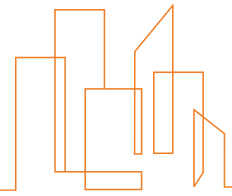
4.21 The results of the sun hours assessment demonstrate that 7 to 9 Back Chapel Street would be fully compliant with the BRE Guidelines.

5

CONCLUSION

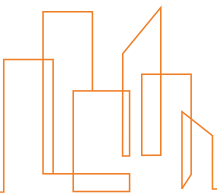


5 Conclusion



- 5.1 The results of our daylight and sunlight assessments for the existing surrounding properties demonstrate that the overall effects from the proposed development would be negligible to minor and not significant.
- 5.2 In conclusion, the daylight and sunlight effects on the neighbouring properties is considered to be acceptable.
- 5.3 The proposed development meets the relevant local, regional and national planning policies on daylight and sunlight.

Appendix 1



Project Number: C1296
Project Name: Tottington Dental Surgery
Date: 16/03/2026

Floor Ref	Room Ref	Window Ref	Existing/ Proposed	VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Room Annual	Pr/Ex	Total Room Winter	Pr/Ex
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2 Chapel Street

Ground	R1	W1	Existing	28.92	1.00	168°			72.00	1.00	15.00	1.00				
			Proposed	28.91					72.00		15.00					
Ground	R1	W4	Existing	88.56	0.91	78°N Inc			76.00	*North	17.00	*North				
			Proposed	80.23					69.00		17.00					
							42.07	0.96					85.00		23.00	
							40.23						85.00	1.00	23.00	1.00
Ground	R2	W2	Existing	29.16	1.00	168°			74.00	1.00	16.00	1.00				
			Proposed	29.15					74.00		16.00					
Ground	R2	W3	Existing	88.97	0.92	78°N Inc			75.00	*North	14.00	*North				
			Proposed	82.09					73.00		14.00					
							51.41	0.95					83.00		20.00	
							48.85						83.00	1.00	20.00	1.00

4 Chapel Street

Ground	R1	W1	Existing	17.00	0.68	78°N				*North		*North				
			Proposed	11.62												
							17.00	0.68								
							11.62							*North		*North

7 to 9 Back Chapel Street

First	R1	W1	Existing	32.75	0.93	177°			76.00	0.95	23.00	0.83				
			Proposed	30.45					72.00		19.00					
First	R1	W2	Existing	91.80	0.99	177° Inc			95.00	0.99	27.00	0.96				
			Proposed	91.22					94.00		26.00					
							57.35	0.97					95.00		27.00	
							55.77						94.00	0.99	26.00	0.96

Project Number: C1296
Project Name: Tottington Dental Surgery
Date: 16/03/2026

Floor Ref	Room Ref	Lit Area Existing	Lit Area Proposed	Pr/Ex
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2 Chapel Street

Ground	R1	9.83	9.83	1.00
		99.93%	99.93%	
	R2	4.13	4.13	1.00
		100.00%	100.00%	

4 Chapel Street

Ground	R1	5.43	3.75	0.69
		29.77%	20.55%	

7 to 9 Back Chapel Street

First	R1	16.30	16.30	1.00
		100.00%	100.00%	

Project Number: C1296
Project Name: Tottington Dental Surgery
Date: 16/03/2026

Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
Amenity Areas				
A1	51.76	44.77 87%	42.86 83%	0.96

