Fw: 3 Holme Close Hatfield AL10 9LQ - Proposed single story extension Daylight and Sunlight Matters

Thu 31/01/2019 00:35

1 attachments (649 KB)

Planning Letter 29 1 2019.pdf;

31st Jan 2019.
Application reference: 6/2019/0102/PN8 of 21st Jan 2019.

Dear Ms. Stainer,

With regard to my initial e-mail registering my objection to the above of 26th Jan 2019, your acknowledgement, and Officer site visit of 30th Jan 2019, I now forward to you my reasons for objection and surveyor`s report both for your perusal and consideration.

My primary concern is loss of light. I am concerned that my neighbour, although I pointed this out to him when he first initiated his extension proposal, has taken no consideration when drafting up and registering the application of my concerns, or those of my neighbour in no. 4 Holme Close who also has concerns likewise, and will be contacting you himself as per procedure. Please note that during the Council Officer`s site visit this was during a period of maximum light (not overcast, full morning bright sun at rear) and not on an overcast or darker day when the light is considerably less requiring at times the kitchenette lights to be on.

As I understand it is a primary responsibility to protect neighbours from light issues as part of council policy on this and I would like the applicant to submit a detailed light study.

Looking at the proposed plans, I note that the maximum height is given as 3.1 metres.
I also understand the maximum height allowed is 3m only. I also would like the applicant to verify if the height given is from existing patio level, which is higher than ground level, or from original ground level as I believe the height has to be measured from the highest point of the natural surface ground adajcent to the development.

In addition I consider the proposed development size to be overbearing.

Thanking you in anticipation of consideration of my objections.

Yours Sincerely,
2 Holme Close, Hatfield, AL10 9LQ.

----- Forwarded message -----

Dear Peter

Please see attached. We have not sent this to the planner directly and would suggest you send under cover of your own letter of objection.

WHC planning reference no. 6/2019/0102/PN8 of 21st Jan 2019.

Please note that from 8 February 2019 Behan Partnership Ltd will be moving to new offices at:

SUITE 2, PHOENIX HOUSE, 63 CAMPFIELD ROAD, ST ALBANS, AL1 5FL

All telephone numbers will remain the same. Please may we ask that you amend all your records.

Many thanks

NEW BARNES MILL, COTTONMILL LANE, ST ALBANS, HERTFORDSHIRE, AL1 2HA

behan partnership ltd
chartered surveyors

P. Ellingworth 01 Feb 2019

Our Ref: 20192793

29 January 2019

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FAO: Ms Stainer

Dear Ms Stainer

3 Holme Close Hatfield AL10 9LQ
Daylight and Sunlight Matters

Application For "Prior approval for the erection of a single storey rear extension measuring 6m in depth, 3.1m in height and 3m to the eaves"

Council Application Ref 6/2019/0102/PN8

We write on behalf of Mr P Ellingworth, the owner of 2 Holme Close.

We are in receipt of the application drawings prepared by Black Elephant professionals under their drawing series 18168.

We note that the applicant has not confirmed the impact or made an assessment in relation the standards set in the BRE 209 Paper "Site Layout planning for daylight and sunlight, A guide to good practice" Second edition 2011 and British Standard 8206:2-2008 the adopted standard by which Welwyn Garden City Council to assess the quality of light.

Overleaf is a description of the BRE requirements which are enforced by Welwyn Garden City Council.

COPY
Date: 01 FEB 2019
Sign: P Ellingworth

Daylight

The BRE Guide states that:-

> ***"If, for any part of the new development, the angle from the center of the lowest affected window to the head of the new development is more than 25°, then a more detailed check is needed to find the loss of skylight to the existing buildings."***

The BRE Guidelines propose several methods for calculating daylight. The 3 main methods predominantly used are those involving the measurement of the total amount of skylight available:-

- Vertical Sky Component (VSC)
- Average Daylight factor (ADF)
- Daylight Distribution (DD) or No-Sky Line

i. The VSC calculation is a general test of potential for daylight to a building, measuring the light available on the outside plane of windows.

ii. The second recognised method of assessment for daylight is the Average Daylight Factor (ADF) calculation which assesses the quality and distribution of light within a room served by a window and takes into account the VSC value, the size and number of the windows and room and the use to which the room is put. The ADF is the effective proportion of sky visibility available as luminance within a room. Rather than simply assessing the external obstructions as seen from a window, as in the VSC analysis, the ADF calculation takes the external sky visibility and incorporates it within a calculation that takes account of window size, number of windows, internal room surface area, glass transmittance and internal surface reflectance.

Where the analysis shows that the VSC results show values outside the BRE standards, then the ADF calculations should be analysed.

The ADF is calculated using the

following formula:- $df = TAw\theta\ \%$

$A(1-R^2)$

Where:

- T is the diffuse visible transmittance of the glazing, including corrections for dirt on glass and any blinds or curtains. (For clean clear single glass, a value of 0.8 can be used)
- Aw is the net glazed area of the window (m^2)
- A is the total area of the room surfaces: ceiling, floor, walls, doors and windows (m^2)
- R is their average reflectance. For fairly light-coloured rooms a value of 0.5 can be taken
- Θ is the angle of visible sky in degrees derived from the vertical sky component

The BRE Report advises that, where supplementary electric lighting is available, the minimum standards of ADF that should be attained are 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.

- The ADF assesses actual light distribution within defined room areas, whereas the VSC considers potential light. British Standard 8206:2-2008, Code of Practice for Daylighting recommends ADF values of 1% in bedrooms, 1.5% in living rooms and 2% in kitchens. For other uses, where it is expected that supplementary electric lighting will be used throughout the daytime, such as in offices, the ADF value should be 2%.

  The Average Daylight Factor is a reliable daylight test. This is because the Average Daylight Factor test takes into account a range of variables, for example, the size of the window and whether the room has more than one window. These are important factors which affect the level of illumination within a room. As with all the tests, the applicant has not provided any and therefore has not satisfied the planning policies to ensure the amenity of neighbouring properties is respected.

- The third method, Daylight Distribution (DD), divides those areas of the working plane (850mm above floor level) which can receive direct skylight, from those which cannot. A room may be adversely affected if; following the development, the area of the working plane that can receive direct skylight is less than 0.8 times its former value.

- At the time of undertaking any assessment, the applicant would be able to arrange access with the neighbour and obtain detailed and accurate information available on the internal arrangements of 2 Holme Close adjacent to the site. However, no assessment has been made by the applicant.

- The daylight assessment should be undertaken using all methods. All windows should be considered for each of these methods.

Sunlight

The BRE have produced sunlight templates for London, Manchester and Edinburgh, indicating the Annual probable Sunlight Hours (APSH) for these regions. The London template has been selected for this study.

Sunlight analysis is undertaken by measuring annual probable sunlight hours (APSH) for the main windows of rooms which face within 90o of due south. The maximum number of annual probable sunlight hours for the London orientation is 1,486 hours. The BRE guidelines propose that the appropriate date for undertaking a sunlight assessment is on 21st March, being the spring equinox. Calculations of both summer and winter availability are made with the winter analysis covering the period from the 21st September to 21st March. For residential accommodation, the main requirement for sunlight is in living rooms and it is regarded as less important in bedrooms and kitchens.

Daylight and Sunlight

The BRE Guidance is summarised in the below table and this may be used as the basis for the criteria used in the assessment of daylight and sunlight impacts.

Test:	Building Research Establishment (BRE) Criteria:
Daylight	A window may be adversely affected if the vertical sky component (VSC) measured at the centre of the window is less than 27% and less than 0.8 times its former value. A room may be adversely affected if the average daylight factor (ADF) is less than 1% for a bedroom, 1.5% for a living room or 2% for a kitchen. For offices a minimum figure of 2% is required. Daylight distribution (DD); a room may be adversely affected if, following the development, the area of the working plane that can receive direct skylight is less than 0.8 times its former value.
Sunlight	A window may be adversely affected if a point at the centre of the window receives in the year less than 25% of the annual probable sunlight hours including at least 5% of the annual probable sunlight hours during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period.

A room within a neighbouring residential property is considered to suffer a materially adverse impact if, as a result of development proposals, the room fails to meet the minimum BRE standard for any of the three assessments. It should be noted that VSC results which can only be viewed as "...a general test of potential for daylight." The BRE Guide intends this assessment to be used as a tool to aid window positioning during the building design process. When testing neighbouring properties it should, be accompanied by an assessment of internal daylight distribution by calculation of the Daylight Distribution (DD). It is noted that the DD form of assessment is an accurate indication of the distribution of light within a room and takes the room and window dimensions into account.

Impact

With reference to the applicant's plans and the attached photographs at Appendix 1, it can be seen that the proposed ground floor extension breaches the BRE 45º test as stated in 2.2.15 and figure 17 of the BRE document. The proposal will therefore have a material effect upon the daylight and sunlight reaching the ground floor principal kitchen window. This is the important window serving the kitchen sink and work surface where the important tasks are undertaken using sharp knives and food preparation.

The illustrations from the BRE guidelines confirm the principle that when the applicant creates his substantial 6m deep, 3.1m high extension, the kitchen main habitable window that receives direct daylight and sunlight. The daylight will be affected and the neighbour will lose afternoon sunlight from noon onwards.

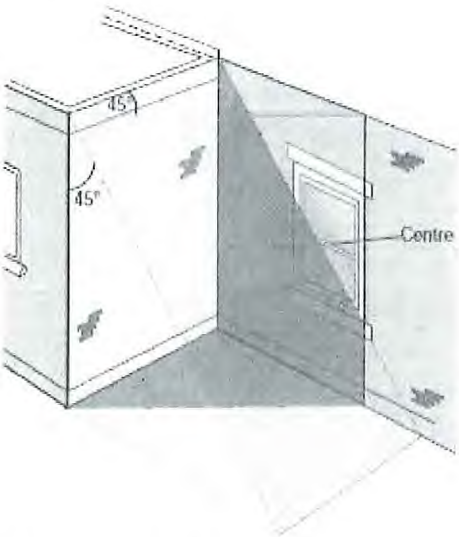

Figure 17: Application of the 45° approach to a domestic extension. A significant amount of light is likely to be blocked if the centre of the window lies within the 45° angle on both plan and elevation. Here the centre of the window lies outside the 45° angle on elevation, so the impact of the extension is likely to be small.

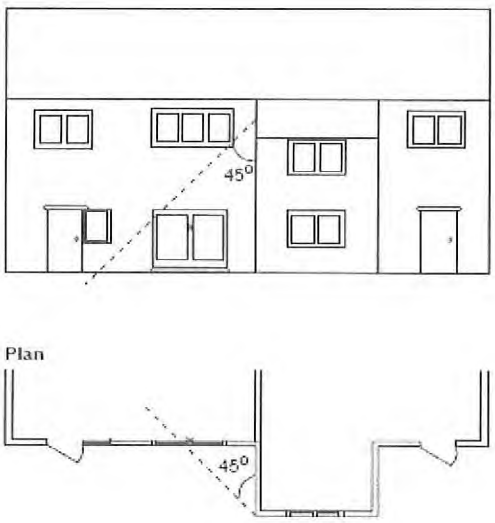

Figure 18: Here the extension has a pitched roof, so a point halfway along the roof slope is used as the start of the 45° line on the elevation. The affected window is a patio door, so a point 1.6 m above the ground has been taken. This point is within the 45° angles on both plan and elevation, so a significant reduction of light is likely.

Figure 19: A tunnel effect can occur if a window is obstructed by extensions on both sides

The above photograph of the existing situation and the BRE guidance figure 19 and clause 2.2.16 confirms that the applicant should not be permitted to create a large extension which creates a 'tunnel effect'. The impact of the new extension will have a detrimental cumulative effect on 2 Holme Close.

The BRE only permits a minor 20% reduction and as has been confirmed in the previous analysis, the impact will be significant and material. This is materially beyond the 20% reduction permitted by the BRE guidelines which is of course the reference document the Council use to assess impacts of development upon neighbour's amenity. As you are aware, the BRE Guidelines were written with a suburban environment in mind. Holme Close demonstrates those very characteristics and so there can be no good reasons why this proposal which reduces the neighbour's light can be considered acceptable.

The planners should request a detailed assessment to illustrate the visual impact of the proposal. We enclose photographs and images which give a full sense of the loss to natural lighting and outlook and particularly to the main kitchen window. The proposed extension will have a significant impact on 2 Holme Close not only in daylight and sunlight terms by restricting sunlight hours and amenity in the from midday but will create a significant sense of enclosure making principle habitable kitchen space dark with limited outlook.

Summary

The applicant has not submitted a daylight/sunlight report and no doubt for good reason. The results we have provided confirm the scheme would not meet the BRE criteria.

From our site inspection the principle useable space within the kitchen will be dimly lit and experience a detrimental impact as a result of the neighbouring development.

In our past experience in dealing with Hertfordshire planning departments and their policies for compliance, we trust this scheme will be assessed fully in line with your policies to ensure that our client's daylight and sunlight levels are respected and that the scheme is rejected and that significant alterations are made to the bulk and massing including setting back the extensions to ensure that the impact of natural light is attained to deliver with current BRE guidelines and that it is designed with sympathy to the neighbouring property.

Yours sincerely