



East Renfrewshire Local Development Plan

L O C A L
D E V E L O P M E N T
P L A N

Supplementary Planning Guidance: Daylight and Sunlight June 2015



Supplementary Planning Guidance

Daylight and Sunlight Design Guide

June 2015



**Director of Environment
Andrew J Cahill B.Sc. (Hons.)**

Planning Contact Number: 0141 577 3001
Email: ldp@eastrenfrewshire.gov.uk

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1. FOREWORD

1.1. Introduction

- 1.1.1. This Supplementary Planning Guidance has been prepared under Section 22 of the Planning etc. Scotland Act 2006 and forms part of the Local Development Plan. This Planning Guidance supplements Policy D1: Detailed Guidance for all Development of the Local Plan, in particular criterion 3.
- 1.1.2. The purpose of this Guidance is to help applicants in submitting their planning applications and to give general advice on daylight and sunlight in new developments and for house extensions. When undertaking development, reference must also be made to the relevant planning policies in the Local Development Plan, which can be seen at www.eastrenfrewshire.gov.uk/spg.
- 1.1.3. The Building Research Establishment's guide 'Site Layout Planning for Daylight and Sunlight' sets out empirical guidelines and methods for assessing natural light. These standards apply essentially to new residential developments but may also be used for other types of development where 'daylight' is seen as an important issue. Although built development is of particular concern throughout this guide, the potential for existing and proposed trees, fences and other physical features to obstruct daylight and sunlight should also be considered.
- 1.1.4. The methods of assessment set out in the Building Research Establishment's guide vary in complexity: some or all of these methods may be used, depending upon the specific circumstances of the development criteria. The approaches suggested are for guidance only and should not be used to dictate the form and layout of all development. In determining planning applications for house extensions, a balance has to be sought between the reasonable expectations of homeowners to extend their property and the effect of that development on the locality. The approaches detailed below will therefore be applied with flexibility and at the discretion of the Council. The requirements of this guidance relate primarily to the main inhabited rooms such as living rooms, dining rooms and bedrooms and not to areas such as utility rooms, stairs, kitchens, toilets or to gardens with seating areas.
- 1.1.5. The two approaches will also be used in conjunction with an overshadowing calculation to assess the likely impact on a neighbouring property and to determine whether any shadows cast will be excessive or over prolonged periods of the day.

2. GUIDANCE

2.1. Policy D1: Detailed Guidance for all Development

“Proposals for Development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment....”

3. *The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy.”*

2.2. What is the Difference between Daylight and Sunlight?

2.2.1. Ambient daylight is the volume of **natural light** that enters a building to provide satisfactory illumination of internal accommodation between dawn and dusk. Daylight from an overcast sky is generally the same no matter how the building is orientated. Sunlight on the other hand refers to **direct sunshine** and is very much brighter than ambient daylight.

2.2.2. All buildings will be required to have adequate levels of daylight and this should be a **priority** for new developments. However some sunlight is also desirable but will not be a determining factor of new developments.

2.2.3. The council will generally discourage extensions that would result in the loss of sunlight leading to **overshadowing** of main inhabited rooms for the majority of the day.

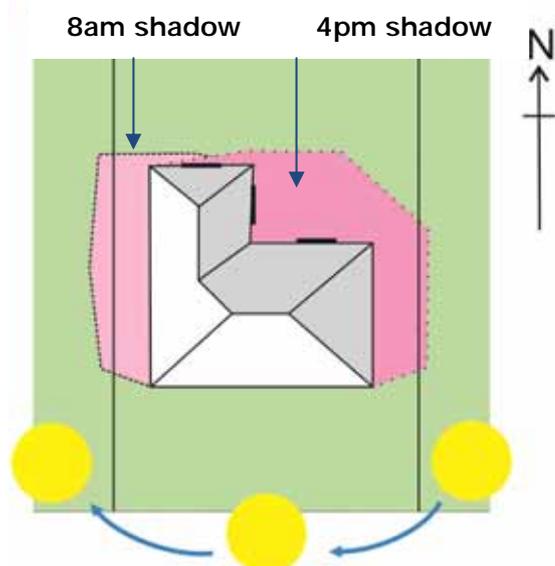
2.3. Considering the Extent of Overshadowing Caused by Extensions

2.3.1. New extensions should be designed where possible to **minimise** the loss of daylight and excessive overshadowing of neighbouring properties.

2.3.2. It will be expected that the greater part of any overshadowing caused by a new extension should be confined to the applicant’s own land. The **major** factors that will affect the amount of overshadowing are height; distance to boundary; size of plot; orientation and topography.

2.3.3. The Council is able to plot where shadows will be cast by developments and can compare shadows cast ‘before’ and ‘after’ development occurs. Shadows can be determined at various times of the day (tracking the sun moving from morning to evening) and also in different seasons

Illustration 1:
Examples of shadow pattern



(recognising that shadows will be shorter in the summer when the sun is higher in the sky). The extent of shadows can also be affected by changes in ground levels.

- 2.3.4. However it has to be accepted that some development may inevitably result in some additional overshadowing to neighbouring houses and gardens. It is for the planning authority to judge the significance and acceptability of proposals taking into account all relevant considerations, as daylight and sunlight are not the only factors involved.

2.4. Considering the Daylight Reaching Habitable Rooms

The 45 degree approach

- 2.4.1. A useful guideline to measure the likely impact of an extension on your neighbour is the '**45 degree**' approach. The purpose of this is to make sure that a development does not take away too much daylight. It is based upon the notion that it is reasonable to expect a certain level of light to a habitable room window.
- 2.4.2. Using this approach, a line is drawn at a 45 degree angle from the centre of the closest ground floor habitable room window of neighbouring properties (see illustrations 2 and 3). The loss of daylight may occur if a development is within 12 metres of the window of the neighbouring property (see illustration 2).

Illustration 2: The 45 degree approach

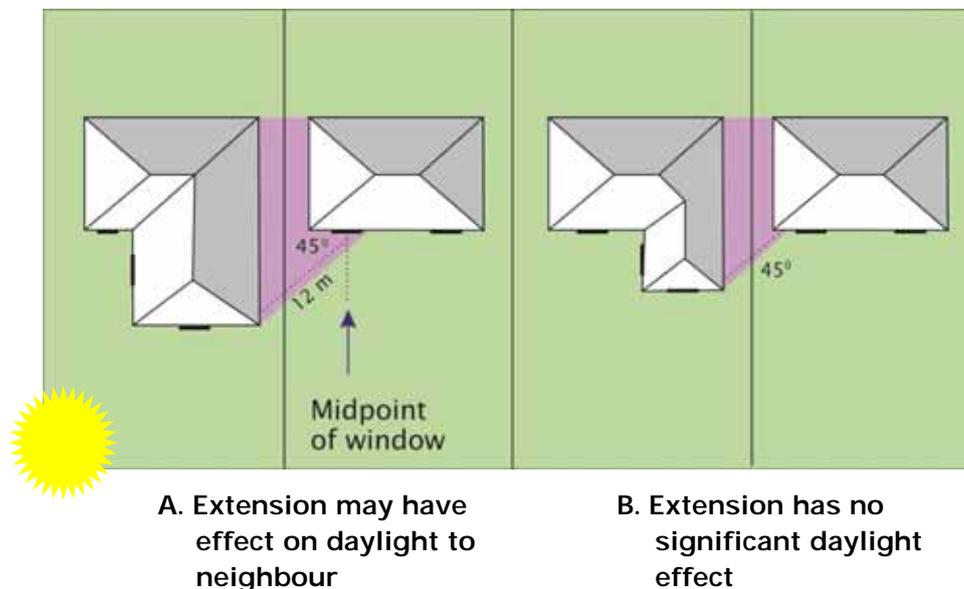
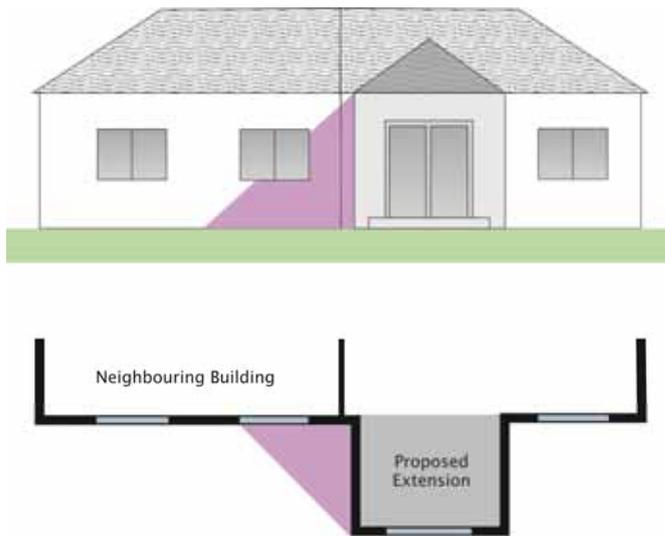


Illustration 3: The 45 degree approach

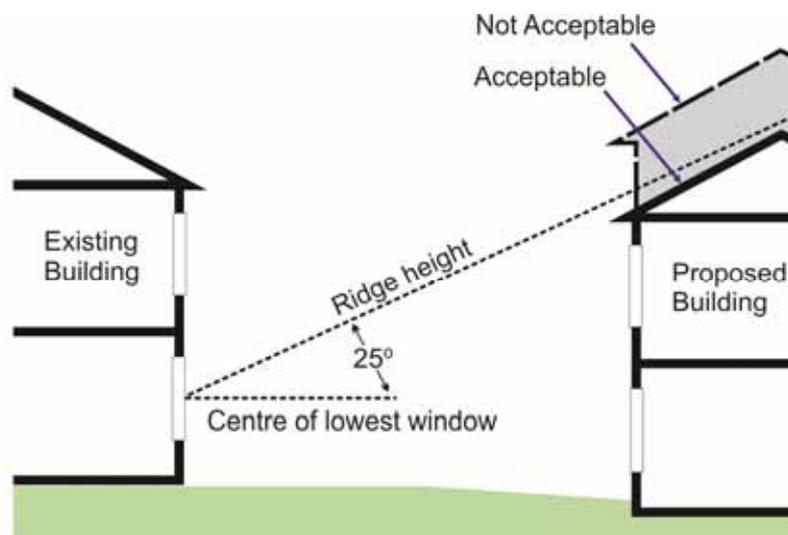


A significant amount of light may well be blocked if the centre of the window on a neighbouring building lies within the 45 degree lines on both elevation and plan.

The 25 degree approach

- 2.4.3. This approach should be utilised when a new building or extension directly **faces** the affected window. Suitable daylight for habitable rooms is achieved when a 25 degree angle taken from the centre of the lowest window is kept unobstructed (see illustration 4). The recommended distance between the buildings is dependent on the opposing property ridge height. If the building opposite has a high ridge, the loss of daylight will be more notable than if the building has a lower ridge height.
- 2.4.4. If the proposed extension fails the test, further investigation and evidence may be required in order to assess whether an unacceptable loss of sunlight/daylight will occur.

Illustration 4: The 25 degree approach



3. CONTACT DETAILS

If you have any questions regarding the above, please contact East Renfrewshire Council Planning Service at:

Development Management

Council Offices

2 Spiersbridge Way

Spiersbridge Business Park

Thornliebank, G46 8NG

Phone: 0141 577 3001

Fax: 0141 577 3339

Email: Sean.McDaid@eastrenfrewshire.gov.uk

If you require this information in large print, Braille or translated, please telephone our Customer Service Officer on 0141 577 3001.

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