

## Impact on daylight – when should it be considered?



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Where there is *potential* for a proposed development to cause overshadowing of a neighbouring property, the possible impact needs to be considered. Generally, the main reason there may not be a 'material' impact on sunlight and/or daylight is where the development is sufficiently distant from neighbouring windows and amenity spaces. However, this has to be considered alongside other factors. The list below identifies some of the main issues considered when determining if there may be a significant impact:

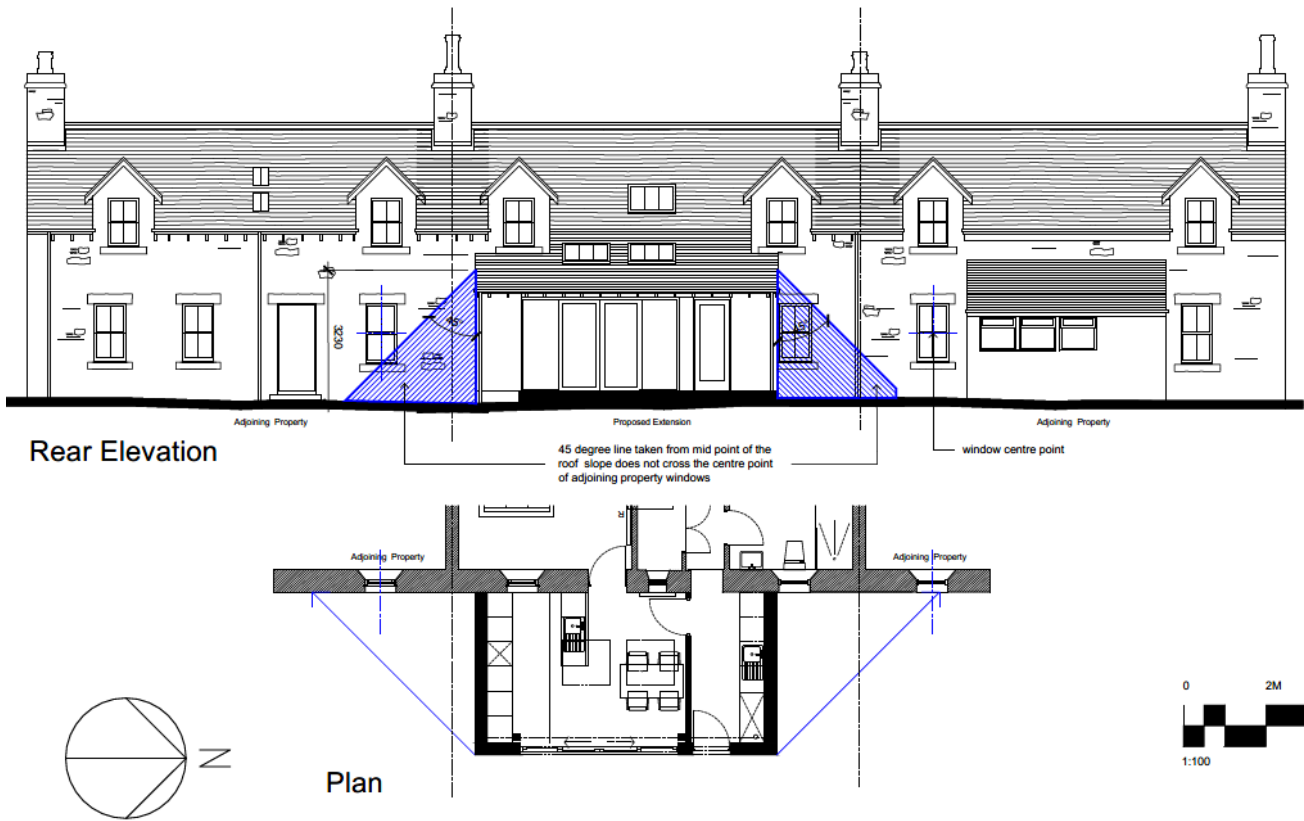
- Height of the proposal;
- Distance to neighbouring properties;
- Position and orientation of nearby windows;
- Duration of impact;
- The development's location in relation to the path of the sun;
- Differences in ground levels; and
- Sensitivity of neighbouring property (e.g. is it residential in use?)

We will consider the above issues alongside the guidance set out in the [Placemaking Supplementary Guidance \(2020\)](#), with the Technical Guidance on Householder Applications (pp49-51) being particularly relevant, even if the application is not of a 'householder' type, as the principles remain relevant.

If it is established that there is a *potential* daylight or sunlight impact, the applicant/agent will be asked to either redesign the proposal (which may need the application to be withdrawn, revised and resubmitted) or to provide a detailed shadow cast assessment to demonstrate that any impact is acceptable. This is a specialist report and may need a suitably experienced professional to undertake it; thus, this may involve additional costs for the applicant. We will only ask for this when we consider it necessary.

Often it is clear to agents and applicants that overshadowing will be a matter of interest and consideration and, in such circumstances, a shadow cast assessment can be submitted at the time of the application being lodged. If a shadow cast assessment is required but not included as part of the initial application submission, there may be a delay in determining your application. If we request a robust assessment and this is not provided, your application may be refused due to a lack of information to come to a reasoned conclusion.

The example below of an annotated drawing shows areas of shadow cast and the impact on neighbouring windows. The elevation shows the 45° line does not breach the mid-point of either of the windows of the adjoining properties to the left or right (the vertical plane), but both windows are within the shadow areas on the plan drawing (the horizontal plane). As only one plane is affected, and whilst there would be a difference to daylight/sunlight reaching the windows, it would not be 'significant' and would normally be acceptable in planning terms. If the mid-points of neighbouring windows were within the shadow cast areas on both the horizontal and vertical planes, the impact would be considered to be 'significant'. We would not normally support an application with such an impact, unless there were exceptional circumstances.



Drawing courtesy of Orchil Architectural Consultants

For more information on daylight and sunlight you may want to refer to the Building Research Establishment's publication *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice*, 2nd Edition (BR 209).