

GV8.

Daylight Report: 1 of 1

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Assessment of daylight levels
in the neighbourhood of a
proposed development at
Steeven's Lane, Dublin 8

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Glossary

Annual Probable Sunlight Hours (APSH)

the long-term average of the total number of hours during the year in which direct sunlight reaches the unobstructed ground (when clouds are considered)

Winter Annual Probable Sunlight Hours

the long-term average of the total number of hours between the 21st of September and the 21st of March in which direct sunlight reaches the unobstructed ground (when clouds are considered)

Daylight

combined sunlight and skylight

No Sky Line

The outline on the working plane of the area from which no sky can be seen.

Skylight

part of solar radiation that reaches the earth's surface as a result of scattering in the atmosphere.

Sunlight

part of solar radiation that reaches the earth's surface as parallel rays after selective attenuation by the atmosphere.

Sun on Ground (SOG)

Sun on ground relates to the number of hours when sun can reach the ground. It is typically used for assessing sunlight amenity in outdoor spaces.

Vertical Sky Component (VSC)

This is a measure of the amount of light reaching a window. It is the ratio of that part of illuminance, at a point on a given vertical plane, that is received directly from a CIE standard overcast sky, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. Usually the 'given vertical plane' is the outside of a window wall. The VSC does not include reflected light, either from the ground or from other buildings.

Executive Summary

This report has been prepared to assess the levels of daylight and sunlight that would be available to neighbouring properties with the proposed development at Steeven's Lane, Dublin 8 in place.

The assessment has been carried out with reference to the relevant methods and advisory criteria set out in the BRE Guide, *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*, 3rd Edition. Neighbouring receptors are tested against the applicable advisory minimums initially, with any identified departures then considered having regard to their significance and the wider assessment context.

Within the BRE guide, three component studies have been identified which relate to the assessment of impact on neighbouring properties. Their principal findings are summarised as follows.

Skylight testing considers the potential that exists for windows to access diffuse light directly from the sky. This study has investigated the degree to which the proposed development could affect the levels of skylight available to both domestic and non-domestic properties located in the immediate vicinity. Taken together, the results obtained demonstrate a high level of conformity with the BRE advisory framework. Across the full set of receptors assessed, only a small number of technical departures are identified, all of which are assessed as being of limited significance. Having regard to those findings, the existence of countervailing factors where relevant and the wider planning context, no assessed zone is identified as giving rise to an undue skylight impact. It is therefore reasonable to conclude that the proposed development would not give rise to an undue impact on skylight access within the neighbouring environment as a whole.

Sunlight testing investigates the availability of direct sunlight at qualifying neighbouring windows, over both annual and winter periods. Taken together, the annual and winter APSH results indicate a high level of conformity with the applicable BRE guidelines. Across the receptors considered, only a small number of technical departures are recorded, with all such departures assessed as being of limited significance. Taking account of these results, any relevant countervailing factors and the wider planning context, the assessment does not indicate an undue sunlight access impact at any of the zones considered. On this basis, it is reasonable to conclude that the proposed development would not give rise to an undue impact on sunlight access within neighbouring accommodation when assessed as a whole.

Sun on ground testing considers the degree to which a proposed development could interfere with the availability of sunlight within neighbouring outdoor amenity areas. The results of this study demonstrate that sunlight access levels, with the proposed development in place, would exceed advisory minimums in all cases (four of four areas tested). On the basis that conformity with BRE guidelines has been demonstrated in all cases it can be concluded with confidence that reasonable levels of sunlight access would remain available to all four neighbouring outdoor spaces.

Having completed these studies it is reasonable to conclude that the development proposed demonstrates substantial levels of conformity with daylight guidelines. In making best use of this site it is inevitable that some departures from advisory targets will be encountered; provision is made within current planning policy to accommodate departures of this nature in instances where wider planning objectives

countervail, see Appendix B: Discretion available to consent authorities.

Overview

GV8 have been engaged by ESB to assess the daylight and sunlight effects associated with the proposed development at Steeven's Lane, Dublin 8.

The proposed development relates principally to the delivery of a new electrical substation. This report considers the extent to which the proposed development could affect the levels of daylight and sunlight available to neighbouring properties.

The assessment has been carried out with reference to the methods and advisory criteria set out in the BRE (Building Research Establishment) guide '*Site layout planning for daylight and sunlight - A guide to good practice*', 3rd Edition. This is the guidance most commonly referenced in national and local planning policy for the assessment of daylight and sunlight effects; see [Appendix A: Policy Basis](#).

For the purpose of this assessment three component studies have been identified for inclusion:

Skylight Access Testing: An assessment of the extent to which the proposed development could impact on the levels of skylight access available to neighbouring windows.

Sunlight Access Testing: An assessment of the extent to which the proposed development could impact on the levels of sunlight access available to neighbouring windows.

Sun On Ground Testing: An assessment of the extent to which the proposed development would impact on the levels of sunlight access available to neighbouring outdoor recreation areas.

The assessment has been undertaken using quantitative methods. Three-dimensional computer models of the existing site, the

surrounding buildings and the proposed development have been generated and tested under appropriate sky and sun conditions. The results are reported by comparing the levels of light available in the baseline scenario with the levels predicted with the proposed development in place. The scenarios tested are illustrated in [Appendix D: Scenarios Tested](#)

In line with the assessment approach set out in the BRE Guide, relevant receptors are tested against advisory minimums initially with further assessment being carried out in circumstances where departures are identified. This further assessment, which accounts for both the significance of the departures identified as well as the wider assessment context, is carried out in close accordance with the guidance provided in Appendix H of the BRE Guide. The key lines of inquiry pursued in each stage of the assessment are summarised in Figure 1.

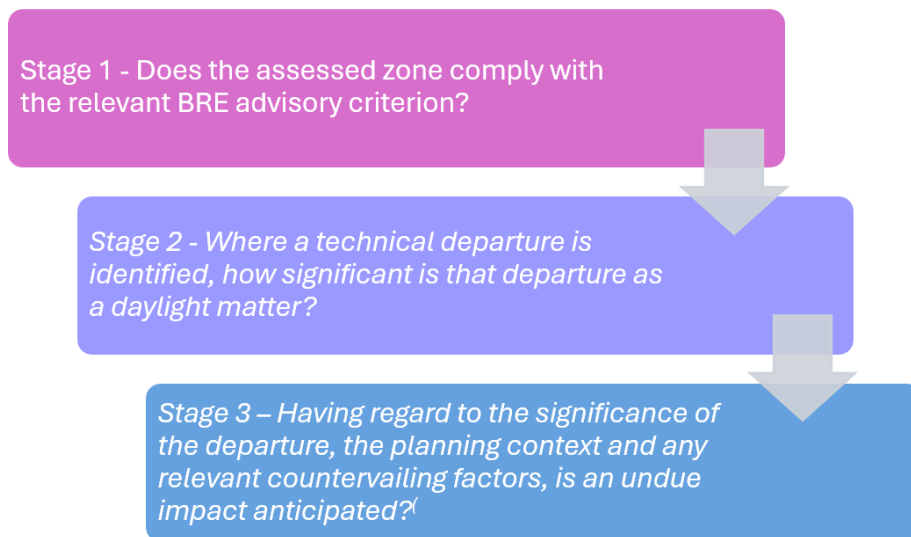


Figure 1 Key lines of inquiry pursued in each stage of the assessment.

Appendix H of the BRE Guide recognises that the significance of daylight and sunlight impacts is not determined by numerical departure alone. It requires a wider judgement having regard to matters such as the scale and extent of the departure, receptor sensitivity, the distribution and cumulative severity of effects, and the planning context.

The structured assessment used in this report gives effect to that guidance by grading each technical departure with reference to both the magnitude of the departure and the sensitivity of the affected receptor to the type of effect being assessed. The professional appraisal is then reached having regard to that significance grading, the planning context and any relevant countervailing factors. The conventions used to apply this structured assessment are set out in [Appendix C: Professional Assessment Framework](#).

The professional conclusions reached in this report are intended to assist the planning authority in its consideration of the proposal. They do not displace the authority's role in reaching its own planning judgement.

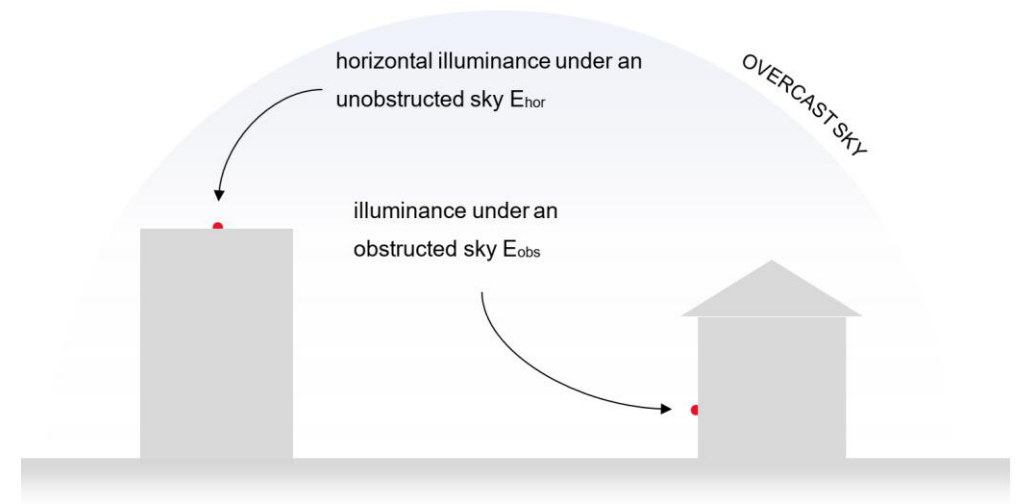
Information relating to the proposed development and the surrounding areas has been supplied to GV8 by MWP in electronic format. The study assumes that the information provided is accurate and that no material omissions have been made.

Skylight Access Testing

Assessment Overview

This assessment considers the degree to which the proposed development would affect the levels of diffuse skylight which would be available to neighbouring accommodation.

According to the BRE guide, the potential for good daylighting can be assessed with respect to a measure called the Vertical Sky Component. The Vertical Sky Component is described as the ratio of the direct sky illuminance falling on the vertical wall at a reference point, to the simultaneous horizontal illuminance under an unobstructed sky; see below. When calculating VSC the sky is assumed to be a CIE standard overcast sky and reflected light from the ground or neighbouring obstructions is not considered.



$$VSC = \frac{E_{obs}}{E_{hor}} \times 100\%$$

equation 1.

VSC is tested at a point which is taken to be positioned in the middle of the window being analysed and located on the same plane as the external surface of the attendant wall.

Consistent with the scope ordinarily adopted for daylight impact assessments in the Irish planning context, no-sky-line testing has not formed part of this assessment. The conclusions therefore address changes in skylight availability at the window plane, rather than changes in its internal distribution within individual rooms.

The BRE recommends that the potential for good daylighting exists where a Vertical Sky Component of 27% or higher is available to the windows serving habitable accommodation. In instances where impact on neighbouring properties is being assessed the BRE provide the following recommendation:

'If the vertical sky component, with the new development in place, is both less than 27% and 0.8 times its former value, then the occupants of the existing building will notice a reduction in the amount of skylight.'

At Stage 1 of this assessment, the BRE VSC criteria are tested by first simulating VSC levels in the baseline scenario and then again with the proposed development in place. Conformity with the relevant criteria is then determined and reported.

At Stage 2, the significance of any technical departure identified at Stage 1 is assessed. This significance grading is determined by reference to both the magnitude of the departure and the sensitivity of the affected receptor to reductions in skylight access (VSC).

At Stage 3, the professional appraisal is reached having regard to the Stage 2 significance grading, the wider planning context and any

relevant countervailing factors. For each receptor or zone, GV8 provides a professional conclusion as to whether an undue skylight impact is anticipated. That conclusion is intended to assist the planning authority in its consideration of the proposal and should be accepted or rejected on its merits. A full explanation of the three-stage assessment framework is provided in [Appendix C: Professional Assessment Framework](#).

Assessment Points

It is important to recognise at the outset that the BRE's impact criteria and advisory minimums are not intended to operate as a universal standard, applicable to all property types. Rather, the BRE's VSC assessment criteria are intended for application to neighbouring dwellings and only selectively to non-domestic receptors.

Section 2.2.2 of the BRE Guide provides clarity on this point. It identifies adjoining residential rooms as the principal receptors for assessment, whilst extending the methodology to non-domestic accommodation on a qualified basis:

*2.2.2 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, storerooms, 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 [emphasis added].*

Having regard to this guidance it is clear that only the main habitable rooms (living rooms, kitchens, bedrooms) in dwellings qualify for automatic inclusion in VSC testing. It is on this basis that these receptor types are treated as the core test points within this assessment.

The guidance also states that the methodology **may** be applied to existing non-domestic buildings where occupants have a reasonable expectation of daylight, including schools, hospitals, hotels and hostels, small workshops, and **some** offices **[emphasis added]**.

Recognising that the BRE present the VSC testing of non-domestic properties as something that may be carried out (rather than must be carried out) and recognising that the BRE specifically condition that only some office types (not all) qualify for testing it can be fairly inferred that the testing of non-domestic receptors falls as a discretionary exercise as opposed to a fixed requirement.

In the circumstances of this project, a deliberately wide and precautionary approach has been adopted in the selection of assessment points. In addition to the core residential receptors recommended by the BRE a decision has been made to also include a comprehensive sample of non-domestic receptors.

Although this expanded assessment has been undertaken in the interests of completeness and transparency, the application of criteria intended principally for residential receptors to non-domestic receptors inevitably increases the likelihood that technical departures will be identified.

Against this background, the results for domestic and non-domestic receptors are reported separately within this report. This reflects their

differing status under the BRE framework and allows differing levels of significance to be properly attributed to the effects identified in each case.

Having established the type of receptors that warrant consideration in this assessment, it is then necessary to define the extent of the surrounding neighbourhood from which qualifying receptors will be drawn. For this purpose, a preliminary 25° obstruction-angle screening exercise was undertaken to identify the geographical area within which a material change in skylight access levels could conceivably arise. The contour generated by that exercise defines the 25° obstruction-angle screening zone. Buildings and façades outside the contour were screened out from detailed VSC testing on obstruction-angle grounds, while those inside or intersecting were brought forward for detailed assessment and analysis. The mechanics of this screening exercise are elaborated in [Appendix E: Preliminary Screening](#). The resulting 25° obstruction-angle screening zone is presented at the end of the same appendix.

VSC has been calculated at the centre of each relevant window. Where two or more windows serve the same area of a room, an overall room-zone VSC has been derived by weighting the VSC at each window according to its proportion of the total glazing area, in accordance with paragraph 2.2.8 of the BRE Guide. Windows have only been grouped where they are considered to serve the same portion of the room and are located within 5 m of one another. Windows serving materially different portions of a room, including opposing windows in a through-room separated by more than 5 m, have not been aggregated.

Domestic Receptors

An examination of the immediate neighbourhood identifies a number of residential properties that could potentially experience some form of altered lighting conditions as a result of the proposed development.

The properties that have been selected for testing are those that have either been found to sit inside or intersect with the BRE's 25 degree contour line; see [Appendix E: Preliminary Screening](#); they include Steeven's Gate Apartments, 133 James's Street and 134 James's Street.

The specific window receptors, associated with these properties, that have been identified for detailed testing are presented in [Appendix F: Window Receptors \(Domestic\)](#).

Within these properties a total of 80 separate windows associated with 73 separate zones are identified for detailed testing.

Non-Domestic Receptors

This assessment has been expanded to include a comprehensive sample of non-domestic receptors; see [Appendix G: Window Receptors \(Non-Domestic\)](#); the specific properties considered include 132 James's Street and St Patrick's Hospital.

Within these properties a total of 41 separate windows associated with 36 separate zones have been identified for testing.

Results

This study has assessed the levels of skylight access available to neighbouring receptors with reference to Vertical Sky Component

(VSC). A preliminary 25° obstruction-angle screening exercise was first undertaken to define the geographical scope of the assessment. Buildings and façades outside the resulting contour were screened out from detailed VSC testing, while those inside or intersecting it were reviewed to identify qualifying receptors for detailed analysis.

Where qualifying receptors were retained for assessment, VSC levels were calculated for both the baseline scenario and the proposed scenario, allowing the effect of the proposed development to be assessed against the relevant BRE advisory criteria.

The detailed results have been considered in accordance with the three-stage professional assessment framework described in [Appendix C: Professional Assessment Framework](#). At Stage 1, each assessed zone is tested against the relevant BRE advisory criterion. Where a technical departure is identified, Stage 2 considers the significance of that departure having regard to its magnitude and the sensitivity of the affected zone. Stage 3 then records GV8's professional conclusion as to whether an undue skylight impact is anticipated, having regard to the Stage 2 significance finding, the wider assessment context and any relevant countervailing factors.

The screening outcome and, where applicable, the detailed assessment results are set out below. The results obtained for domestic and non-domestic properties are presented separately.

VSC Results for Domestic Properties

The domestic VSC results are presented in [Appendix H: VSC Results \(Domestic\)](#). A total of 73 domestic zones have been assessed across

Steeven's Gate Apartments, 133 James's Street and 134 James's Street.

At Stage One, conformity with the relevant BRE VSC criterion is demonstrated in most cases. Of the 73 zones assessed in this study 67 of them are found to retain skylight access levels which satisfy the advisory minimums for residential type properties. This represents a high level of technical conformity with the BRE advisory framework and provides a strong indication that skylight access would be maintained within conventional BRE parameters across the great majority of the domestic receptors assessed.

At Stage 2, the significance of the small number of technical departures identified in Stage 1 testing (6 of 73 zones) has been assessed. When the departures are considered with regard to both their magnitude and the sensitivity of the associated zone the resulting significance categorisation is found to fall at the lower end of the scale in all cases

At Stage 3, a professional conclusion is reached for each zone having regard to the Stage 2 significance grading, the wider planning context and any relevant countervailing factors.

One countervailing factor is considered to warrant inclusion in this assessment. The countervailing factor relates to the presence of an existing balcony condition which the BRE recognises as a factor that can cause even modestly sized developments to give rise to technical departures. In line with BRE guidance supplementary diagnostic testing has been carried out with the relevant balcony condition omitted; see [Appendix J: VSC Results \(Balconies Omitted\)](#). The results of this supplementary testing demonstrate that, in three cases the identified technical departure is principally attributable to the

existing balcony condition, rather than to the scale or proximity of the proposed development. This countervailing factor applies to Zones 13, 22, and 24 in Steeven's Gate Apartments.

Having established a Stage 2 significance rating and having identified the existence of countervailing factors where relevant, it is then possible to reach a professional conclusion for each zone as to whether the effect identified should be treated as undue in its planning context. At the end of this exercise GV8 has been able to conclude, for all zones considered in this assessment, that an undue level of impact is not expected to arise.

When the zonal-level findings are considered in aggregate, it is reasonable to conclude that substantial levels of conformity with BRE guidelines are demonstrated and that undue impacts on skylight access are not expected to arise.

VSC Results for Non-Domestic Properties

While not automatically required by the BRE Guide, a decision has been made in this instance to expand the study to include a comprehensive sample of non-domestic receptors.

In this regard, it is important to recognise that the non-domestic results presented here have been included on a precautionary basis (in the interest of completeness) and that the extension of standards intended for residential properties to non-domestic properties inevitably increases the likelihood that shortfalls will appear in the results.

The non-domestic VSC results are presented in [Appendix I: VSC Results \(Non-Domestic\)](#). A total of 36 non-domestic zones have been assessed across 132 James's Street and St Patrick's Hospital.

At Stage One, conformity with the relevant BRE VSC criterion is demonstrated in all cases. Of the 36 zones assessed in this study 36 of them are found to retain skylight access levels which satisfy the advisory minimums for residential type properties.

At Stage Two, recognising that full conformity with BRE Guidelines has been demonstrated at all points of assessment, no technical departures are identified and the Stage 2 significance position is therefore recorded as negligible in all cases.

It follows as a matter of course within the Stage 3 assessment that undue impacts are not expected to arise for any of the zones considered in this testing.

Overall Conclusion

This study has investigated the degree to which the proposed development could affect the levels of skylight available to both domestic and non-domestic properties located in the immediate vicinity.

Taken together, the results obtained demonstrate a high level of conformity with the BRE advisory framework. Across the full set of receptors assessed, only a small number of technical departures are identified, all of which are assessed as being of limited significance. Having regard to those findings, the existence of countervailing factors where relevant and the wider planning context, no assessed zone is identified as giving rise to an undue skylight impact. It is therefore reasonable to conclude that the proposed development

would not give rise to an undue impact on skylight access within the neighbouring environment as a whole.

Sunlight Access Testing

Assessment Overview

Sunlight access is assessed with respect to a measure called Annual Probable Sunlight Hours (APSH). This measure relates to the total number of hours in the year that the sun is typically expected to shine on unobstructed ground, allowing for average levels of cloudiness for the location in question.

According to the BRE guide a dwelling, or non-residential building which has a particular requirement for sunlight, will appear reasonably sunlit provided:

- At least one main window wall faces within 90° of due south and
- The centre of at least one window to a main living room can receive 25% annual probable sunlight hours, including at least 5% of annual probable sunlight hours in winter months (taken to fall between the 21st of September and the 21st of March).

Further to this the BRE advise that the sun-lighting of existing dwellings may be adversely affected if the centre of the window in question:

- Receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between the 21st of September and the 21st of March and
- Receives less than 0.8 times its former sunlight hours during either period and
- Has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

In circumstances where an internal zone is served by more than one window it is permissible to assess conformity with APSH criteria with

reference to the maximum level registering on component windows. It is for this reason that conformity results are determined on a per zone basis in this assessment.

This study employs the same three-stage professional assessment framework described in the preceding skylight access (VSC) assessment. In summary, Stage 1 identifies any departure from the relevant BRE APSH criteria; Stage 2 grades its significance by reference to the magnitude of the departure and the sensitivity of the affected receptor; and Stage 3 reaches a professional conclusion on whether an undue sunlight impact is anticipated, having regard to the significance grading, the wider planning context and any relevant countervailing factors. The framework is explained in full in [Appendix C: Professional Assessment Framework](#).

Assessment Points

The BRE Guide recommends that the effects that a proposed development could have on neighbouring accommodation should be investigated with principal regard to the effects registering on residential living rooms and conservatories. Guidance on this matter is provided at Section 3.2.3 of the BRE Guide:

3.2.3 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. In non-domestic buildings any spaces that are deemed to have a **special requirement** for sunlight should be checked; they will normally face within 90° of due south anyway **[emphasis added]**.*

The guidance indicates that kitchens and bedrooms are generally of lesser importance in sunlight terms and would not normally require assessment, unless a bedroom also functions as a principal living space, such as a bed-sitting room. In the case of non-domestic buildings, the BRE recommends that only those spaces with a specific requirement for sunlight should be considered.

In the circumstances of this project a decision has been made to adopt a broader scope than that envisaged as the minimum by the BRE. In the interests of completeness, consistency and transparency, all domestic windows to neighbouring residential properties have been included within the assessment, rather than only those windows serving main living rooms. Accordingly, the assessment should be understood as representing a robust and precautionary exercise, which captures the complete set of effects that could conceivably register on domestic accommodation.

Having established the types of receptor relevant to sunlight access testing, the same 25° obstruction-angle screening zone described in the Skylight Access Testing section was used to define the geographical extent of the review. Buildings and façades outside the screening zone were screened out from detailed APSH testing on obstruction-angle grounds. Those inside or intersecting the zone were then considered against the applicable sunlight-specific qualification criteria, including room use and window orientation, to identify any

receptors requiring detailed assessment. The screening methodology and resulting zone are set out in [Appendix E: Preliminary Screening](#).

Selected Receptors

An examination of the immediate neighbourhood identifies a number of qualifying properties that could potentially experience some form of altered lighting condition as a result of the proposed development.

The properties that have been selected for testing are those that have either been found to sit inside, or intersect with, the BRE's 25 degree contour line; see [Appendix E: Preliminary Screening](#); they include Steeven's Gate Apartments and 134 James's Street.

The specific receptors, associated with these properties, that have been brought forwards for detailed testing are presented in [Appendix F: Window Receptors \(Domestic\)](#).

As previously mentioned, this test set has been expanded to include all of the habitable zones within residential properties instead of adhering to the BRE's recommendation to focus exclusively on main living rooms and conservatories. In adopting this comprehensive approach, it is inevitable that an increased number of apparent shortfalls will be identified in testing. Where shortfalls are identified for zones that are not either main living rooms or conservatories, it is appropriate for reduced levels of significance to be attributed.

For these domestic properties a total of 62 separate windows associated with 55 separate zones have been identified for testing. In line with BRE guidance, 18 north facing zones have been screened out of testing.

Results

This study has assessed the levels of sunlight access (assessed with respect to APSH and APSH during winter months) available to a number of properties located in the immediate vicinity of the proposed development.

In order to determine the levels of impact arising, sunlight access levels have been calculated for both “before development” and “after development” scenarios.

The results obtained for both annual and winter periods are reported in the following sections.

Annual Sunlight

The APSH results for domestic properties are presented in [Appendix K: APSH Results \(Domestic\)](#). A total of 55 domestic zones have been assessed across Steeven's Gate Apartments and 134 James's Street.

At Stage One, conformity with the relevant BRE apsh criterion is demonstrated in most cases. Of the 55 zones assessed in this study 54 of them are found to retain annual sunlight access levels which satisfy advisory minimums. This represents a high level of technical conformity with the BRE advisory framework and provides a strong indication that sunlight access would be maintained within conventional BRE parameters across the great majority of the domestic receptors assessed.

At Stage 2, the significance of the small number of technical departures identified in Stage 1 testing (1 of 55 zones) has been

assessed. When the departures are considered with regard to both their magnitude and the sensitivity of the associated zone the resulting significance categorisation is found to fall at the lower end of the scale in all cases

At Stage 3, a professional conclusion is reached for each zone having regard to the Stage 2 significance grading, the wider planning context and any relevant countervailing factors.

Having established a Stage 2 significance rating and having identified the existence of countervailing factors where relevant, it is then possible to reach a professional conclusion for each zone as to whether the effect identified should be treated as undue in its planning context. At the end of this exercise GV8 has been able to conclude, for all zones considered in this assessment, that an undue level of impact is not expected to arise.

When the zonal-level findings are considered in aggregate, it is reasonable to conclude that substantial levels of conformity with BRE guidelines are demonstrated and that undue impacts on annual sunlight access are not expected to arise.

One countervailing factor is considered to warrant inclusion in this assessment. The countervailing factor relates to the presence of an existing balcony condition which the BRE recognises as a factor that can cause even modestly sized developments to give rise to technical departures. In line with BRE guidance supplementary diagnostic testing has been carried out with the relevant balcony condition omitted; see [Appendix L: APSH Results \(Balconies Omitted\)](#). The results of this supplementary testing demonstrate that, in one case the identified technical departure is principally attributable to the existing balcony condition, rather than to the scale or proximity of the

proposed development. This countervailing factor applies to Zone 12 in Steeven's Gate Apartments.

Winter Sunlight

The WINTER APSH results for domestic properties are presented in [Appendix M: Winter APSH Results \(Domestic\)](#). A total of 55 domestic zones have been assessed across Steeven's Gate Apartments and 134 James's Street.

At Stage One, conformity with the relevant BRE winter APSH criterion is demonstrated in most cases. Of the 55 zones assessed in this study 53 of them are found to retain winter sunlight access levels which satisfy advisory minimums. This represents a high level of technical conformity with the BRE advisory framework and provides a strong indication that sunlight access would be maintained within conventional BRE parameters across the great majority of the domestic receptors assessed.

At Stage 2, the significance of the small number of technical departures identified in Stage 1 testing (2 of 55 zones) has been assessed. When the departures are considered with regard to both their magnitude and the sensitivity of the associated zone the resulting significance categorisation is found to fall at the lower end of the scale in all cases

At Stage 3, a professional conclusion is reached for each zone having regard to the Stage 2 significance grading, the wider planning context and any relevant countervailing factors.

In the circumstances of this project no countervailing factors have been identified.

Having established a Stage 2 significance rating and having identified the existence of countervailing factors where relevant, it is then possible to reach a professional conclusion for each zone as to whether the effect identified should be treated as undue in its planning context. At the end of this exercise GV8 has been able to conclude, for all zones considered in this assessment, that an undue level of impact is not expected to arise.

When the zonal-level findings are considered in aggregate, it is reasonable to conclude that substantial levels of conformity with BRE guidelines are demonstrated and that undue impacts on winter sunlight access are not expected to arise.

Overall Conclusion

Taken together, the annual and winter APSH results indicate a high level of conformity with the applicable BRE guidelines. Across the receptors considered, only a small number of technical departures are recorded, with all such departures assessed as being of limited significance. Taking account of these results, any relevant countervailing factors and the wider planning context, the assessment does not indicate an undue sunlight access impact at any of the zones considered. On this basis, it is reasonable to conclude that the proposed development would not give rise to an undue impact on sunlight access within neighbouring accommodation when assessed as a whole.

Sun on Ground Testing

Assessment Overview

The BRE recommends that a garden or amenity area will appear adequately sunlit throughout the year if at least half of it can receive at least two hours of sunlight on the 21st of March. This type of testing is commonly referred to as Sun on Ground (SOG) testing.

When impacts are being assessed the BRE advises that a noticeable loss of sunlight will register on a neighbouring recreation space if as a result of a new development less than 50% of the area is capable of receiving 2hrs of sunshine on the 21st of March and the area which is capable of receiving two hours is less than 0.8 times its former value.

In order to assess a particular amenity space an analysis grid is specified across its area. At each point on this grid the cumulative number of sunlight hours registering are calculated for the course of a specified day (21st of March). The percentage of the assessed area which receives more than 2 hours of sunlight on that day is then obtained.

At Stage 1 of this assessment, the BRE SOG criteria are tested by first simulating SOG levels in the baseline scenario and then again with the proposed development in place. Conformity with the relevant criteria is then determined and reported.

At Stage 2, the significance of any technical departure identified at Stage 1 is assessed. This significance grading is determined by reference to both the magnitude of the departure and the sensitivity of the affected receptor to reductions in sunlight access (SOG).

At Stage 3, the professional appraisal is reached having regard to the Stage 2 significance grading, the wider planning context and any relevant countervailing factors. For each receptor or zone, GV8

provides a professional conclusion as to whether an undue sunlight impact is anticipated. That conclusion is intended to assist the planning authority in its consideration of the proposal and should be accepted or rejected on its merits. A full explanation of the three-stage assessment framework is provided in [Appendix C: Professional Assessment Framework](#).

Assessment Points

The BRE recommends that the availability of sunlight should be checked for all open spaces where it would be required and that this would normally include:

- Gardens, usually the main back garden of a house
- Parks, playing fields
- Children's playground
- Outdoor swimming pools and paddling pools
- Sitting out areas such as those between non-residential buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

A careful appraisal of the neighbouring environment identifies four neighbouring outdoor recreation spaces where altered levels of sunlight access could potentially register; see [Appendix N: Outdoor Spaces Tested](#).

Results

This study has assessed the degree to which the proposed development would impact on the levels of solar access available to four outdoor spaces. The results of this testing are presented in [Appendix O: SOG Results](#). Supplementary shadow casting imagery has been included within [Appendix P: Shadows March](#), [Appendix Q: Shadows June](#) and [Appendix R: Shadows December](#).

The results of this study (see [Appendix O: SOG Results](#)) demonstrate that all of the outdoor areas assessed within this study (four of four tested) would retain levels of solar access which exceed advisory minimums with the proposed development in place.

On the basis that conformity with BRE guidelines has been demonstrated in all cases it can be concluded with confidence that reasonable levels of sunlight access would remain available to all four neighbouring outdoor spaces.

Appendix A: Policy Basis

The provisions which have been made to promote good daylighting in planning guidance are identified as follows:

Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities

Published by the Department of Housing, Local Government and Heritage in 2024, this guide includes a number of provisions related to daylight. Section 5.3.7 of the guide is particularly relevant:

“The provision of acceptable levels of daylight in new residential developments is an important planning consideration, in the interests of ensuring a high quality living environment for future residents. It is also important to safeguard against a detrimental impact on the amenity of other sensitive occupiers of adjacent properties.

(a) The potential for poor daylight performance in a proposed development or for a material impact on neighbouring properties will generally arise in cases where the buildings are close together, where higher buildings are involved, or where there are other obstructions to daylight. Planning authorities do not need to undertake a detailed technical assessment in relation to daylight performance in all cases. It should be clear from the assessment of architectural drawings (including sections) in the case of low-rise housing with good separation from existing and proposed buildings that undue impact would not arise, and planning authorities may apply a level of discretion in this regard.

(b) In cases where a technical assessment of daylight performance is considered by the planning authority to be necessary regard should be had to quantitative performance approaches to daylight provision outlined in guides like A New European Standard for Daylighting in Buildings IS EN17037:2018, UK National Annex BS EN17037:2019 and the associated BRE Guide 209 2022 Edition (June 2022), or any relevant future standards or guidance specific to the Irish context.

In drawing conclusions in relation to daylight performance, planning authorities must weigh up the overall quality of the design and layout of the scheme and the measures proposed to maximise daylight provision, against the location of the site and the general presumption in favour of increased scales of urban residential development. Poor performance may arise due to design constraints associated with the site or location and there is a need to balance that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution. “

Urban Development and Building Heights – Guidelines for Planning Authorities

Published by the Department of Housing, Local Government and Heritage in March 2018, provisions are made to safeguard daylight within Section 3.2. The specific guidance is provided within the part

of Section 3.2 which deals with development management at the scale of the site/building:

“At the scale of the site/building

- The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.*
- Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment’s ‘Site Layout Planning for Daylight and Sunlight’ (2nd edition) or BS 8206-2: 2008 – ‘Lighting for Buildings – Part 2: Code of Practice for Daylighting’.*
- Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.”*

Appendix B:

Discretion

Irish planning policy accepts that, in cases where full compliance with advisory minimum standards cannot be demonstrated, planning authorities may nonetheless approve a departure where other planning objectives are considered to carry greater weight. Support for this facility is provided within the DoHLGH Guidelines document “Sustainable Residential Development and Compact Settlements” 2024. On page 61 of this guide the following direction is provided:

*“In drawing conclusions in relation to daylight performance, planning authorities must weigh up the overall quality of the design and layout of the scheme and the measures proposed to maximise daylight provision, against the location of the site and the general presumption in favour of increased scales of urban residential development. **Poor performance may arise due to design constraints associated with the site or location and there is a need to balance that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.**” [Emphasis added]*

The need for tolerance and flexibility to be exercised when interpreting the significance of daylight results is reflected in the wording which has been adopted in recent Building Height Guidelines¹. Specific guidance is provided within Section 3.2 of the guidelines:

“At the scale of the site/building

- *The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.*
- ***Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment’s ‘Site Layout Planning for Daylight and Sunlight’ (2nd edition) or BS 8206-2: 2008 – ‘Lighting for Buildings – Part 2: Code of Practice for Daylighting’.***
- ***Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.*** [Emphasis added]

¹ DoHPLG 2018 – Urban Development and Building Heights – Guidelines for Planning Authorities

Appendix C: Professional Assessment Framework

Overview

The BRE Guide is advisory in nature, and its numerical guidelines are not intended to operate as inflexible standards. Appendix H of the BRE Guide recognises that impact assessment depends on a combination of factors and that no simple rule of thumb can be applied.

The approach GV8 uses to assess significance of impact aligns with guidance provided in Appendix H of the BRE Guide 3rd Edition.

Appendix H of the BRE guide provides the following guidance on this matter:

“H4 The assessment of impact will depend on a combination of factors, and there is no simple rule of thumb that can be applied.

H5 Where the loss of skylight or sunlight fully meets the guidelines in this document, the impact is assessed as negligible or minor adverse. Where the loss of light is well within the guidelines, or only a small number of windows or limited area of open space lose light (within the guidelines), a classification of negligible impact is more appropriate. Where the loss of light is only just within the guidelines, and a larger number of windows or open space area are affected, a minor adverse impact would be more appropriate, especially if there is a particularly strong requirement for daylight and sunlight in the affected building or open space.

H6 Where the loss of skylight or sunlight does not meet the guidelines in this document, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:

- *only a small number of windows or limited area of open space are affected*
- *the loss of light is only marginally outside the guidelines*
- *an affected room has other sources of skylight or sunlight*
- *the affected building or open space only has a low level requirement for skylight or sunlight*
- *there are particular reasons why an alternative, less stringent, guideline should be applied, for example an overhang above the window or a window standing unusually close to the boundary.*

H7 Factors tending towards a major adverse impact include:

- *a large number of windows or large area of open space are affected*
- *the loss of light is substantially outside the guidelines*
- *all the windows in a particular property are affected*
- *the affected indoor or outdoor spaces have a particularly strong requirement for skylight or sunlight, e.g. a living room in a dwelling or a children's playground.”*

In the first instance it is important to recognise that the guidance provided in Appendix H of the BRE Guide is not intended to serve as a precise system by which impact categorisations can be automatically determined; this is clarified by the BRE at Section H4 *“the assessment of impact will depend on a combination of factors and **there is no simple rule of thumb that can be applied**”*[emphasis added].

Following from this it is important to recognise that the determination of impact classifications inevitably relies primarily on professional judgement and that a wide number of factors need to be considered.

GV8’s framework gives structured effect to that multi-factor judgement. It organises the assessment into three stages:

- **Stage 1 – Technical BRE Result:** identifies whether the relevant BRE advisory criterion is satisfied.
- **Stage 2 – Significance of Departure:** where a technical departure is identified, this part of the assessment grades the significance of that departure by reference to its magnitude and the sensitivity of the affected receptor.
- **Stage 3 – Professional Appraisal and Conclusion:** considers whether, having regard to the significance of the departure, the planning context and any relevant countervailing factors, the identified effect should be treated as giving rise to an undue level of impact.

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?

Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter?

Stage 3 – Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated?

Stage 1 – Technical BRE Result

Stage 1 applies the relevant BRE advisory criterion in the conventional manner.

For each assessed receptor, the assessment identifies the baseline condition, the proposed condition, the applicable advisory minimum, and whether the relevant BRE criterion is satisfied. Where the criterion is satisfied, no further significance grading is normally required. Where the criterion is not satisfied, a technical departure is identified and the result proceeds to Stage 2.

Stage 1 is therefore a technical compliance exercise. It identifies whether the conventional BRE advisory criterion is satisfied, but it does not by itself determine the significance of the effect or its acceptability in planning terms.

Stage 2 – Significance of Departure

Overview

Stage 2 grades the significance of a technical departure. The significance rating is derived from two components:

1. **Magnitude of Departure**, which measures the extent to which the proposed result falls below the applicable BRE advisory minimum
2. **Receptor Sensitivity**, which reflects the sensitivity of the affected receptor to the type of departure being assessed.

Magnitude of Departure

Magnitude of Departure is assessed as the residual shortfall between the level predicted with the proposed development in place and the applicable BRE advisory minimum. Where the proposed level meets or exceeds the advisory minimum, the magnitude of departure is zero.

The use of absolute residual departure is deliberate. Stage 1 establishes whether the relevant BRE advisory criterion is met. Once a technical departure has been identified, the key question at Stage 2 is not how much change has occurred relative to the baseline, but the

degree to which the levels, with the proposed development in place, fall short of the advisory minimum. The significance framework is therefore concerned with the size of the residual shortfall beyond the BRE benchmark.

Expressing that shortfall in absolute terms provides a direct and consistent measure of the departure requiring assessment. By contrast, reliance on relative change alone can produce results that do not accurately reflect the practical scale of the residual effect. For example, where baseline conditions are already constrained, a modest absolute reduction may generate a large percentage change despite the resulting departure from the BRE benchmark being limited. Conversely, where baseline conditions are comparatively good, a substantial absolute shortfall below the advisory minimum may not appear proportionately large when viewed only as a percentage change from the baseline.

Assessing the residual departure in absolute terms therefore provides a more reliable basis for distinguishing marginal departures from substantial departures and for grading their significance in a consistent manner across different baseline conditions.

The relevant unit and scoring schedule depend on the component test being carried out. The same general logic is applied in all cases however the banding thresholds are calibrated separately for each test; see Table 1.

The magnitude category should be understood as a measure of residual technical departure. It does not, by itself, determine the overall significance of the effect or its acceptability in planning terms. The magnitude score is combined with receptor sensitivity before a Stage 2 significance category is assigned.

Receptor Sensitivity

Receptor Sensitivity reflects the sensitivity of the affected receptor to the specific type of departure being assessed.

Sensitivity is assigned by reference to two factors:

- **Amenity Expectation:** which reflects the extent to which the receptor would ordinarily be expected to benefit from good levels of natural light; and
- **Occupation Pattern:** which reflects the likely frequency and duration of occupation or use during daylight hours.

Different receptor-sensitivity schedules are used for each component test because both the aspect of natural light being measured and the type of receptor being assessed can vary between tests. For example, some tests assess daylight or sunlight availability to internal rooms, whereas others assess sunlight availability to external amenity spaces. These differences give rise to different amenity expectations and patterns of use, and sensitivity is therefore assessed using schedules tailored to the specific component test:

- The conventions used to rate receptor sensitivity in VSC testing are detailed in Table 2.
- The conventions used to rate receptor sensitivity in APSH testing are detailed in Table 3.
- The conventions used to rate receptor sensitivity in SOG testing are detailed in Table 4.

Receptor sensitivity is calculated using the geometric mean of the two factor scores. The geometric mean is used because sensitivity should arise from the interaction between amenity expectation and occupation pattern. A high score in one factor should not fully compensate for a very low score in the other.

For example, a receptor with a strong expectation of daylight or sunlight but very limited occupation or use should not necessarily receive the same sensitivity score as a receptor that is both highly valued for natural light and occupied for extended periods.

Determining the Significance of Departure

The Stage 2 Significance of Departure score is calculated using the Magnitude of Departure score and the Receptor Sensitivity score.

The same geometric mean approach is applied at this stage to combine magnitude and sensitivity into a single significance score. This ensures that significance reflects the interaction between the scale of the departure and the sensitivity of the affected receptor, rather than allowing either factor to dominate the outcome. As a

result, significance is not overstated where a small departure affects a sensitive receptor, nor understated where a substantial departure affects a receptor of moderate sensitivity.

The resulting score is translated into the following seven-point scale:

- 0 = Negligible
- 1 = Negligible/Minor
- 2 = Minor
- 3 = Minor/Moderate
- 4 = Moderate
- 5 = Moderate/Major
- 6 = Major

The Stage 2 category is a classification of the residual technical departure. It does not reverse the Stage 1 finding that a BRE departure has occurred, nor does it determine planning acceptability by itself.

Stage 3 – Professional Appraisal and Conclusion

Stage 3 asks whether, having regard to the Stage 2 significance category, the planning context and any relevant countervailing factors, the identified effect should be treated as giving rise to an undue level of impact.

Stage 3 operates at two related levels. First, a receptor or zonal appraisal is undertaken within the assessment tables. Secondly, the

receptor or zonal findings are considered together in the overall professional assessment for the proposal.

Receptor Level Appraisal

At receptor or zonal level, the Stage 2 significance category is the starting point. It identifies the seriousness of the residual technical departure, having regard to both the magnitude of the departure and the sensitivity of the affected receptor.

Where the Stage 2 significance category falls at the lower end of the scale, it may be possible to conclude that an undue impact is not anticipated without relying on any additional countervailing factor. In such cases, the professional conclusion is based principally on the limited significance of the residual departure itself.

Where the Stage 2 significance category is higher, greater care is required. A higher significance category does not automatically mean that the effect is unacceptable, but it increases the weight to be given to the identified departure. In such cases, the existence or absence of relevant countervailing factors, together with the planning context, will be particularly important.

Countervailing factors are matters that may explain, qualify or contextualise the departure. They do not alter the Stage 1 technical result or the Stage 2 significance score. Instead, they inform the Stage 3 appraisal by identifying reasons why the effect may, in context, be accommodated notwithstanding the identified departure.

Relevant countervailing factors may include, depending on the component test being assessed:

- Supplementary diagnostic testing, where additional testing indicates that the apparent departure is principally attributable to an existing condition, such as an overhang, balcony or other receptor-specific constraint.
- Alternative benchmark or contextual target, where an alternative target or benchmark is justified by reference to site context, existing built form, boundary conditions or other relevant BRE-recognised circumstances.
- Fallback or permitted scheme comparison, where the proposed condition is materially comparable to a previously permitted or otherwise relevant fallback condition.

At receptor or zonal level, the professional appraisal may result in one of the following conclusions:

- Undue daylight / sunlight impact not anticipated. This means the effect is considered resolved at receptor or zonal level, having regard to the Stage 2 significance, planning context and any relevant countervailing factors.
- Residual daylight / sunlight effect identified. This means the effect is not resolved at receptor or zonal level and should be considered in the overall professional assessment for the proposal.
- Material residual daylight / sunlight impact identified. This means a significant unresolved effect remains and may require further design or planning consideration.

Countervailing factors are not automatic overrides. A residual effect may remain even where one or more countervailing factors is relevant.

Overall Professional Assessment

The receptor or zonal appraisal provides a structured assessment of individual departures. The overall professional assessment then considers what those individual findings indicate when viewed collectively.

This further synthesis is necessary because some of the factors identified in Appendix H of the BRE Guide operate at the level of the assessment as a whole rather than at the level of an individual receptor. In particular, Appendix H distinguishes between cases where only a small number of windows or a limited area of open space is affected, and cases where a large number of windows, a large area of open space, or all windows in a particular property are affected.

The overall professional assessment therefore considers the pattern, number, distribution and severity of the receptor or zonal findings. It considers whether any residual effects are isolated or widespread, whether they are concentrated in a particular property or area, whether they affect receptors with a strong requirement for daylight or sunlight, and whether the assessment as a whole indicates a materially adverse daylight or sunlight outcome.

The overall conclusion is set out in the body of the report. It is informed by the receptor or zonal conclusions, but it is not determined mechanically by any single row of the assessment table. Its role is to provide GV8's professional assessment of whether, having regard to the assessment as a whole and the wider planning context, undue

daylight or sunlight impacts are anticipated. That assessment is intended to assist the planning authority in its consideration of the proposal and does not displace the authority's role in reaching its own planning judgement.

Table 1 Bands used to score and categorise the magnitude of departure in each component test

Absolute VSC Departure from Advisory Minimum ^(a)	Absolute APSH Departure from Advisory Minimum (Annual) ^(b)	Absolute APSH Departure from Advisory Minimum (Winter) ^(c)	Absolute SOG Departure from Advisory Minimum ^(d)	Magnitude Score	Magnitude Category
0	0	0	0	0	Negligible
>0.0 to 2.4	>0.0 to 2.0	>0.0 to 0.4	>0.0 to 4.0	1	Negligible/Minor
>2.4 to 4.8	>2.0 to 4.0	>0.4 to 0.8	>4.0 to 8.0	2	Minor
>4.8 to 7.2	>4.0 to 6.0	>0.8 to 1.2	>8.0 to 12.0	3	Minor/Moderate
>7.2 to 9.6	>6.0 to 8.0	>1.2 to 1.6	>12.0 to 16.0	4	Moderate
>9.6 to 12.0	>8.0 to 10.0	>1.6 to 2.0	>16.0 to 20.0	5	Moderate/Major
>12.0	>10.0	>2.0	>20.0	6	Major

Notes

- (a) For VSC, the magnitude banding is calibrated by reference to the BRE Guide's own VSC reference points. The BRE identifies 27% VSC as a level at which conventional window design will usually provide reasonable daylight, and 15% VSC as the lower end of the range where special measures are usually required. A 12 percentage point departure is therefore treated as the Major threshold, with the intermediate categories divided into equal increments below that level.
- (b) For annual APSH, the magnitude banding is calibrated by reference to the BRE advisory minimum of 25% annual probable sunlight hours. A 40% shortfall from that benchmark equates to a 10 percentage point departure, which is treated as the Major threshold. The range between zero departure and that threshold is divided into equal increments to distinguish marginal, moderate and substantial annual sunlight departures.
- (c) For winter APSH, the magnitude banding is calibrated separately because the BRE advisory minimum is 5% rather than 25%. Applying the same 40% shortfall principle produces a Major threshold of 2 percentage points. This allows winter sunlight departures to be graded proportionately to the smaller numerical scale of the winter APSH criterion.
- (d) For Sun on Ground, the magnitude banding is calibrated by reference to the BRE advisory minimum that at least 50% of the relevant amenity area should receive two or more hours of sunlight on 21 March. A 40% shortfall from that benchmark equates to a 20 percentage point departure, which is treated as the Major threshold. The intermediate categories are divided into equal increments below that level.

Table 2 Conventions used to rate receptor sensitivity in Vertical Sky Component (VSC) testing

ID	Room / Zone Type	Assessment of likely daytime intensity of use	(A) Daytime Use Intensity Score (1 – 6)	Assessment of reasonable expectations regarding skylight amenity	(B) Skylight Amenity Expectation Score (1 – 6)	($\sqrt{A*B}$) Overall VSC Sensitivity Score (1 -6)	VSC Sensitivity Category
CLR	Communal living space in retirement/care home	Likely to be occupied frequently and for extended periods during daylight hours.	6	Principal communal amenity space; high diffuse daylight-related amenity expectation in a residential care setting.	6	6	Major
RW	Recovery ward in hospital	Extended daytime occupation by patients, often with limited choice over location.	6	High environmental amenity expectation for patient recovery, but task/clinical lighting is not dependent on diffuse daylight.	5	5	Moderate/ Major
PLR	Private living space (bed/sitting room) in retirement/care home	Likely to be occupied for long daytime periods.	6	Private room performs combined living/sitting function in a care/retirement setting.	6	6	Major
UD	Unknown residential use; conservatively assessed as having sensitivity equivalent to a main living room.	Assumed to have regular daytime occupation consistent with a main living room.	5	Conservatively treated as a principal residential daytime room.	5	5	Moderate/ Major
L	Principal living room in dwelling	Typically occupied for regular and potentially extended periods during daylight hours.	5	Principal residential amenity space; high expectation for daylight-related amenity.	5	5	Moderate/ Major
CON	Residential conservatory	Occupation is generally intermittent rather than continuous.	3	Diffuse daylight contributes meaningfully to the amenity value and intended character of the space.	5	4	Moderate
C	Classroom in educational/child minding facility	Occupied regularly during daylight hours.	5	High daylight-related amenity expectation for learning/childcare environments.	5	5	Moderate/ Major

ID	Room / Zone Type	Assessment of likely daytime intensity of use	(A) Daytime Use Intensity Score (1 – 6)	Assessment of reasonable expectations regarding skylight amenity	(B) Skylight Amenity Expectation Score (1 – 6)	($\sqrt{A*B}$) Overall VSC Sensitivity Score (1 -6)	VSC Sensitivity Category
HK	Habitable Kitchen in dwelling (includes table and seating)	Likely to be used regularly during daytime and early evening.	4	Kitchen/dining use carries a substantial daylight amenity expectation, though below a principal living room.	4	4	Moderate
NHK	Non-Habitable Kitchen in dwelling (table and seating not present)	Use is regular but typically shorter and task-oriented.	3	Daylight amenity expectation is lower where the kitchen is not a dining or sitting space.	3	3	Minor/ Moderate
SO	Special office/studio where there is a reliance on natural light to carry out work-based tasks	Assumed to be occupied for sustained periods during working daylight hours.	5	Diffuse daylight is important to the specific work activity, giving rise to a high amenity/quality expectation.	4	4	Moderate
UND	Unknown non-domestic use; conservatively assessed as having sensitivity equivalent to an office with a strong daylight expectation.	Assumed working-hours occupation during daylight periods.	5	Conservatively treated as a non-domestic workspace with a strong daylight expectation.	4	4	Moderate
CAN	Canteen in workplace	Use is normally episodic and concentrated around breaks/mealtimes.	2	Diffuse daylight contributes to comfort and amenity, but the space is not a principal continuous-use room.	3	2	Minor
S	Study in Domestic Residence	Likely to be used for meaningful daytime periods, but not necessarily continuously.	4	High daylight-related amenity expectation for reading, study and daytime work within a dwelling.	4	4	Moderate
CH	Place of worship	Occupation is typically periodic rather than continuous.	2	Daylight may contribute significantly to spatial quality and amenity, although many such spaces also rely on controlled/artificial lighting.	4	3	Minor/ Moderate

ID	Room / Zone Type	Assessment of likely daytime intensity of use	(A) Daytime Use Intensity Score (1 – 6)	Assessment of reasonable expectations regarding skylight amenity	(B) Skylight Amenity Expectation Score (1 – 6)	$(\sqrt{A*B})$ Overall VSC Sensitivity Score (1 -6)	VSC Sensitivity Category
CRB	Conventional Café/ Restaurant / Bar	Can be occupied for substantial daytime periods, particularly café/restaurant uses.	4	Diffuse daylight contributes to customer amenity and the daytime character of the space, but is not usually central to its function.	3	3	Minor/ Moderate
MC	Medical Consultation/Therapy Room	Regular daytime occupation, but individual occupant exposure is often temporary.	4	Diffuse daylight contributes to comfort and amenity but clinical/task lighting is normally available and controlling.	3	3	Minor/ Moderate
CLS	Communal living space in 3rd level student accommodation	Likely to be used regularly during the day and evening, though not continuously by the same occupant.	3	Shared residential amenity space; diffuse daylight has a meaningful amenity role.	4	3	Minor/ Moderate
RS	Retail space where access to natural light is valued by customers/public	Public/staff occupation may extend through daytime trading hours.	4	Diffuse daylight contributes to customer experience and perceived quality, but retail function can operate with artificial lighting.	3	3	Minor/ Moderate
B	Bedroom in dwelling	Often occupied outside peak daylight hours, but may still be used during the day.	3	Habitable residential room with a moderate diffuse daylight amenity expectation; lower than principal living space.	3	3	Minor/ Moderate
CRBD	Café/ Restaurant / Bar where ambiance does not rely on the presence of natural light	Use may be episodic or concentrated outside daylight hours.	2	Low daylight-related amenity expectation where the intended ambiance is not daylight-dependent.	1	1	Negligible/ Minor
PER	Performance Space	Use may occur during daylight hours, but occupation is generally event-based rather than continuous.	3	Diffuse daylight is generally not expected and may conflict with controlled performance lighting.	0	0	Negligible

ID	Room / Zone Type	Assessment of likely daytime intensity of use	(A) Daytime Use Intensity Score (1 – 6)	Assessment of reasonable expectations regarding skylight amenity	(B) Skylight Amenity Expectation Score (1 – 6)	($\sqrt{A*B}$) Overall VSC Sensitivity Score (1 -6)	VSC Sensitivity Category
BH	Bedroom in hotel	Occupation is generally transient and often outside main daylight hours.	2	Transient sleeping accommodation with lower daylight amenity expectation than a dwelling bedroom.	2	2	Minor
ED	Classroom in 3rd level lecture theatre	Likely to be occupied during daylight teaching hours.	4	Lecture theatres commonly rely on controlled lighting/AV conditions; diffuse daylight expectation is low.	1	2	Minor
O	Typical office/studio where natural light is welcomed but not essential for work activities	Likely to be occupied for sustained periods during working daylight hours.	4	Diffuse daylight contributes to workplace amenity but is not essential to task performance.	3	3	Minor/ Moderate
BS	Bedroom in 3rd level student accommodation	Term-time occupation is transient, but regular daylight-hour use for study is anticipated.	3	Standard student bedroom with assumed study desk near the window; moderate diffuse daylight-related amenity expectation due to combined sleeping and study use.	3	3	Minor/ Moderate
RB	Back of house retail space where a lower expectation for natural light exists	Staff occupation may occur during daylight hours, but the space has a lower amenity role.	3	Low daylight-related amenity expectation for ancillary/non-public retail space.	1	2	Minor
REC	Reception Area in Public Space	Staff/public presence can occur through the day, though most public use is transient.	4	Diffuse daylight contributes to the perceived quality, legibility and welcome of the reception space, but is not usually central to its function.	2	3	Minor/ Moderate
YCG	Games/Sports room in youth centre	Use may occur during daylight hours but is often intermittent or after-school/evening.	3	Daylight contributes to amenity in a social/recreational setting but is not normally essential.	3	3	Minor/ Moderate

ID	Room / Zone Type	Assessment of likely daytime intensity of use	(A) Daytime Use Intensity Score (1 – 6)	Assessment of reasonable expectations regarding skylight amenity	(B) Skylight Amenity Expectation Score (1 – 6)	$(\sqrt{A*B})$ Overall VSC Sensitivity Score (1 -6)	VSC Sensitivity Category
BEA	Hairdresser / Beauty Treatment	Likely to be occupied throughout daytime working hours.	4	Diffuse daylight can have a meaningful amenity/quality role for appearance-related services.	4	4	Moderate
KCOM	Commercial Kitchen	Likely to be occupied for sustained working periods.	5	Low daylight-related amenity expectation; task lighting and operational requirements dominate.	1	2	Minor
CS	Computer suite	Likely to be used during daylight hours.	4	Low daylight expectation due to screen use/glare control and reliance on artificial/task lighting.	1	2	Minor
W	Space that is primarily used for storage	Occupation is brief and incidental.	1	No meaningful daylight amenity expectation.	0	0	Negligible
GYM	Gym	Use can occur during daylight hours but is generally intermittent by individual users.	2	Some daylight amenity value, but exercise function is commonly supported by artificial lighting.	2	2	Minor

Table 3 Conventions used to rate receptor sensitivity in Annual Probable Sunlight Hours (APSH) testing

ID	Room / Zone Type	Assessment of likely daytime intensity of use	(A) Daytime Use Intensity Score (1 – 6)	Assessment of reasonable expectations regarding sunlight amenity	(B) Sunlight Amenity Expectation Score (1 – 6)	($\sqrt{A*B}$) Overall APSH Sensitivity Score (1 -6)	APSH Sensitivity Category
CLR	Communal living space in retirement/care home	Likely to be occupied frequently and for extended periods during daylight hours.	6	Principal communal residential amenity space; direct sunlight has a very high amenity value for occupants likely to spend extended daytime periods in the space.	5	5	Moderate/ Major
RW	Recovery ward in hospital	Extended daytime occupation by patients, often with limited choice over location.	6	Direct sunlight can contribute to patient amenity and outlook, but clinical lighting, glare control and comfort requirements substantially limit its importance.	3	4	Moderate
PLR	Private living space (bed/sitting room) in retirement/care home	Likely to be occupied for long daytime periods.	6	Private room performs a combined living/sitting function; direct sunlight has a high amenity value, though it remains distinct from baseline daylight provision.	4	5	Moderate/ Major
UD	Unknown residential use; conservatively assessed as having sensitivity equivalent to a main living room.	Assumed to have regular daytime occupation consistent with a main living room.	5	Conservatively treated as a principal residential room with a high direct-sunlight amenity expectation.	4	4	Moderate
L	Principal living room in dwelling	Typically occupied for regular and potentially extended periods during daylight hours.	5	Principal residential amenity space; direct sunlight is strongly associated with cheerfulness, warmth and pleasantness.	4	4	Moderate
CON	Residential conservatory	Occupation is generally intermittent rather than continuous.	3	Direct sunlight is strongly associated with the intended amenity and character of the space.	5	4	Moderate

ID	Room / Zone Type	Assessment of likely daytime intensity of use	(A) Daytime Use Intensity Score (1 – 6)	Assessment of reasonable expectations regarding sunlight amenity	(B) Sunlight Amenity Expectation Score (1 – 6)	$(\sqrt{A*B})$ Overall APSH Sensitivity Score (1 -6)	APSH Sensitivity Category
C	Classroom in educational/child minding facility	Occupied regularly during daylight hours.	5	Sunlight can contribute to amenity and wellbeing, but teaching spaces commonly require controlled lighting, glare management and thermal comfort.	2	3	Minor/ Moderate
HK	Habitable Kitchen in dwelling (includes table and seating)	Likely to be used regularly during daytime and early evening.	4	Direct sunlight can contribute to kitchen/dining amenity, but BRE treats kitchens as less important for sunlight than main living rooms.	2	3	Minor/ Moderate
NHK	Non-Habitable Kitchen in dwelling (table and seating not present)	Use is regular but typically shorter and task-oriented.	3	Low direct-sunlight amenity expectation where the kitchen is not a dining or sitting space.	1	2	Minor
SO	Special office/studio where there is a reliance on natural light to carry out work-based tasks	Assumed to be occupied for sustained periods during working daylight hours.	5	Direct sunlight is usually less important than diffuse daylight for the identified work activity and may require glare control.	2	3	Minor/ Moderate
UND	Unknown non-domestic use; conservatively assessed as having sensitivity equivalent to an office with a strong daylight expectation.	Assumed working-hours occupation during daylight periods.	5	Conservatively treated as a non-domestic workspace, but with no assumed special requirement for direct sunlight.	2	3	Minor/ Moderate
CAN	Canteen in workplace	Use is normally episodic and concentrated around breaks/mealtimes.	2	Direct sunlight can contribute to comfort and amenity during breaks or mealtimes, but the space is not a principal continuous-use room.	2	2	Minor
S	Study in Domestic Residence	Likely to be used for meaningful daytime periods, but not necessarily continuously.	4	Direct sunlight may contribute to amenity, but study use often benefits more from controlled diffuse daylight than direct sun.	2	3	Minor/ Moderate

ID	Room / Zone Type	Assessment of likely daytime intensity of use	(A) Daytime Use Intensity Score (1 – 6)	Assessment of reasonable expectations regarding sunlight amenity	(B) Sunlight Amenity Expectation Score (1 – 6)	($\sqrt{A \times B}$) Overall APSH Sensitivity Score (1 -6)	APSH Sensitivity Category
CH	Place of worship	Occupation is typically periodic rather than continuous.	2	Direct sunlight may contribute to spatial quality, atmosphere and symbolic character, but occupation is typically periodic.	3	2	Minor
CRB	Conventional Café/ Restaurant / Bar	Can be occupied for substantial daytime periods, particularly café/restaurant uses.	4	Direct sunlight contributes to customer amenity and daytime character, but is not usually central to the function.	1	2	Minor
MC	Medical Consultation/Therapy Room	Regular daytime occupation, but individual occupant exposure is often temporary.	4	Direct sunlight may contribute modestly to comfort, but consultation and therapy spaces commonly depend on controlled lighting and privacy.	1	2	Minor
CLS	Communal living space in 3rd level student accommodation	Likely to be used regularly during the day and evening, though not continuously by the same occupant.	3	Direct sunlight contributes to shared residential amenity, but the expectation is below that of a principal living room in a conventional dwelling.	2	2	Minor
RS	Retail space where access to natural light is valued by customers/public	Public/staff occupation may extend through daytime trading hours.	4	Direct sunlight can contribute to customer experience, but may also create glare, heat gain or display issues.	1	2	Minor
B	Bedroom in dwelling	Often occupied outside peak daylight hours, but may still be used during the day.	3	BRE treats bedrooms as less important for sunlight than main living rooms, though some sunlight amenity may still be valued.	1	2	Minor
CRBD	Café/ Restaurant / Bar where ambiance does not rely on the presence of natural light	Use may be episodic or concentrated outside daylight hours.	2	Low direct-sunlight amenity expectation where the intended ambiance is not sunlight-dependent.	1	1	Negligible/ Minor

ID	Room / Zone Type	Assessment of likely daytime intensity of use	(A) Daytime Use Intensity Score (1 – 6)	Assessment of reasonable expectations regarding sunlight amenity	(B) Sunlight Amenity Expectation Score (1 – 6)	$(\sqrt{A*B})$ Overall APSH Sensitivity Score (1 -6)	APSH Sensitivity Category
PER	Performance Space	Use may occur during daylight hours, but occupation is generally event-based rather than continuous.	3	Direct sunlight is generally not expected and may conflict with controlled performance lighting.	0	0	Negligible
BH	Bedroom in hotel	Occupation is generally transient and often outside main daylight hours.	2	Transient sleeping accommodation with low expectation for direct sunlight.	1	1	Negligible/ Minor
ED	Classroom in 3rd level lecture theatre	Likely to be occupied during daylight teaching hours.	4	Lecture theatres commonly rely on controlled lighting and AV conditions; direct sunlight is generally not expected.	0	0	Negligible
O	Typical office/studio where natural light is welcomed but not essential for work activities	Likely to be occupied for sustained periods during working daylight hours.	4	Direct sunlight is not generally required for office work and may require glare or heat-gain control.	0	0	Negligible
BS	Bedroom in 3rd level student accommodation	Term-time occupation is transient, but regular daylight-hour use for study is anticipated.	3	Combined sleeping/study use gives limited direct-sunlight amenity expectation; direct sun is less central than diffuse daylight.	1	2	Minor
RB	Back of house retail space where a lower expectation for natural light exists	Staff occupation may occur during daylight hours, but the space has a lower amenity role.	3	No meaningful direct-sunlight amenity expectation for ancillary or non-public retail space.	0	0	Negligible
REC	Reception Area in Public Space	Staff/public presence can occur through the day, though most public use is transient.	4	Direct sunlight can contribute to welcome and spatial quality, but is not usually central and may require glare control.	1	2	Minor

ID	Room / Zone Type	Assessment of likely daytime intensity of use	(A) Daytime Use Intensity Score (1 – 6)	Assessment of reasonable expectations regarding sunlight amenity	(B) Sunlight Amenity Expectation Score (1 – 6)	$(\sqrt{A*B})$ Overall APSH Sensitivity Score (1 -6)	APSH Sensitivity Category
YCG	Games/Sports room in youth centre	Use may occur during daylight hours but is often intermittent or after-school/evening.	3	Direct sunlight can contribute marginally to amenity, but may also cause glare or overheating in active recreation spaces.	0	0	Negligible
BEA	Hairdresser / Beauty Treatment	Likely to be occupied throughout daytime working hours.	4	Direct sunlight may contribute marginally to amenity, but controlled lighting is usually important for appearance-related services.	0	0	Negligible
KCOM	Commercial Kitchen	Likely to be occupied for sustained working periods.	5	No meaningful direct-sunlight amenity expectation; task lighting and operational requirements dominate.	0	0	Negligible
CS	Computer suite	Likely to be used during daylight hours.	4	Direct sunlight is generally undesirable due to screen glare and reliance on controlled lighting.	0	0	Negligible
W	Space that is primarily used for storage	Occupation is brief and incidental.	1	No meaningful direct-sunlight amenity expectation.	0	0	Negligible
GYM	Gym	Use can occur during daylight hours but is generally intermittent by individual users.	2	Direct sunlight can contribute marginally to amenity, but exercise spaces are commonly supported by artificial lighting and may require glare and heat control.	0	0	Negligible

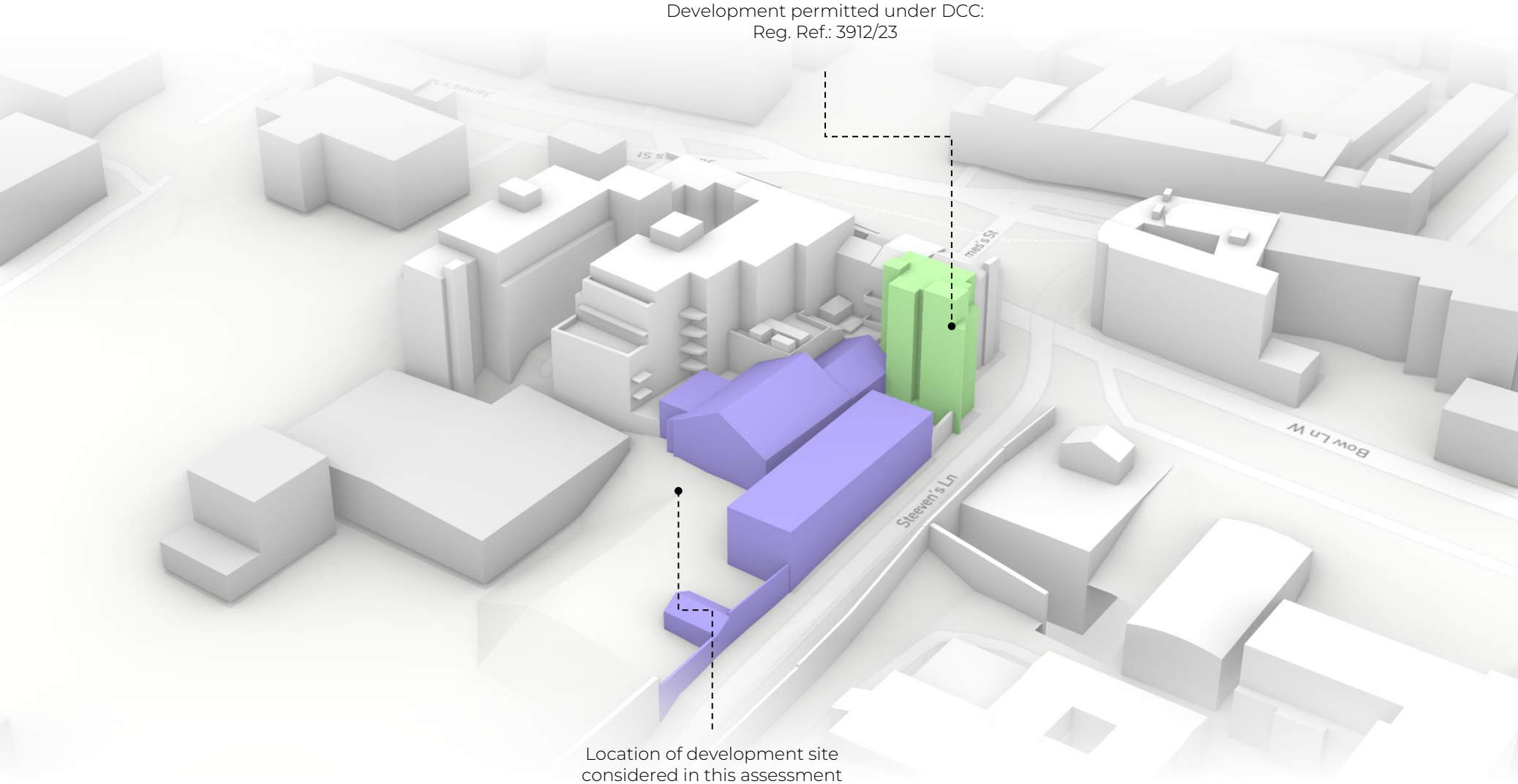
Table 4 Conventions used to rate receptor sensitivity in Sun on Ground (SOG) testing

ID	Room / Zone Type	Assessment of likely daytime intensity of use	(A) Daytime Use Intensity Score (1 – 6)	Assessment of reasonable expectations regarding sunlight amenity	(B) Sunlight Amenity Expectation Score (1 – 6)	$(\sqrt{A*B})$ Overall SOG Sensitivity Score (1 -6)	SOG Sensitivity Category
LO	Large Public Park	Frequent daylight use over broad periods, but activity is distributed across a large area.	5	Direct sunlight contributes strongly to park amenity, but users can usually choose between sunny and shaded areas.	5	5	Moderate
PRL	Public Realm with potential for lingering	Regular daylight use is anticipated, with some users remaining in the space for sitting, waiting or social interaction.	5	Direct sunlight contributes meaningfully to the comfort, attractiveness and dwell quality of the space.	5	5	Moderate
PP	Playground within public park	Regular daylight use is anticipated, but occupation is likely to be intermittent and influenced by season and weather.	4	Direct sunlight is important to the amenity and usability of children's play space.	6	5	Moderate/Major
PS	Playground on school grounds	Regular scheduled daylight use is anticipated during term time.	5	Direct sunlight is important to the amenity and usability of children's play space.	6	5	Moderate/Major
SO	Small Public Open Space / Pocket Park	Regular daylight use is anticipated, although occupation is likely to be intermittent.	4	Direct sunlight contributes strongly to the amenity value of a small public open space, where alternative sunny areas may be limited.	4	4	Moderate
P	Private Residential Garden	Regular private amenity use is anticipated, typically intermittent and seasonally influenced.	4	Direct sunlight is a central component of private residential outdoor amenity.	6	5	Moderate/Major

ID	Room / Zone Type	Assessment of likely daytime intensity of use	(A) Daytime Use Intensity Score (1 – 6)	Assessment of reasonable expectations regarding sunlight amenity	(B) Sunlight Amenity Expectation Score (1 – 6)	($\sqrt{A*B}$) Overall SOG Sensitivity Score (1 -6)	SOG Sensitivity Category
C	Private Communal Recreation Space	Regular shared residential amenity use is anticipated, though occupation is likely to be intermittent.	4	Direct sunlight is important to the amenity and usability of shared residential outdoor space.	5	4	Moderate
PRT	Public Realm with transient use	Use is primarily associated with movement through the space rather than sustained occupation.	2	Direct sunlight may contribute to perceived quality, but is not central where use is primarily transient.	2	2	Minor
Y	Small Residential Yard	Intermittent functional use is anticipated, with limited expectation of sustained occupation.	3	Direct sunlight may contribute to usability and incidental amenity, but the space is generally more functional than recreational.	4	3	Moderate

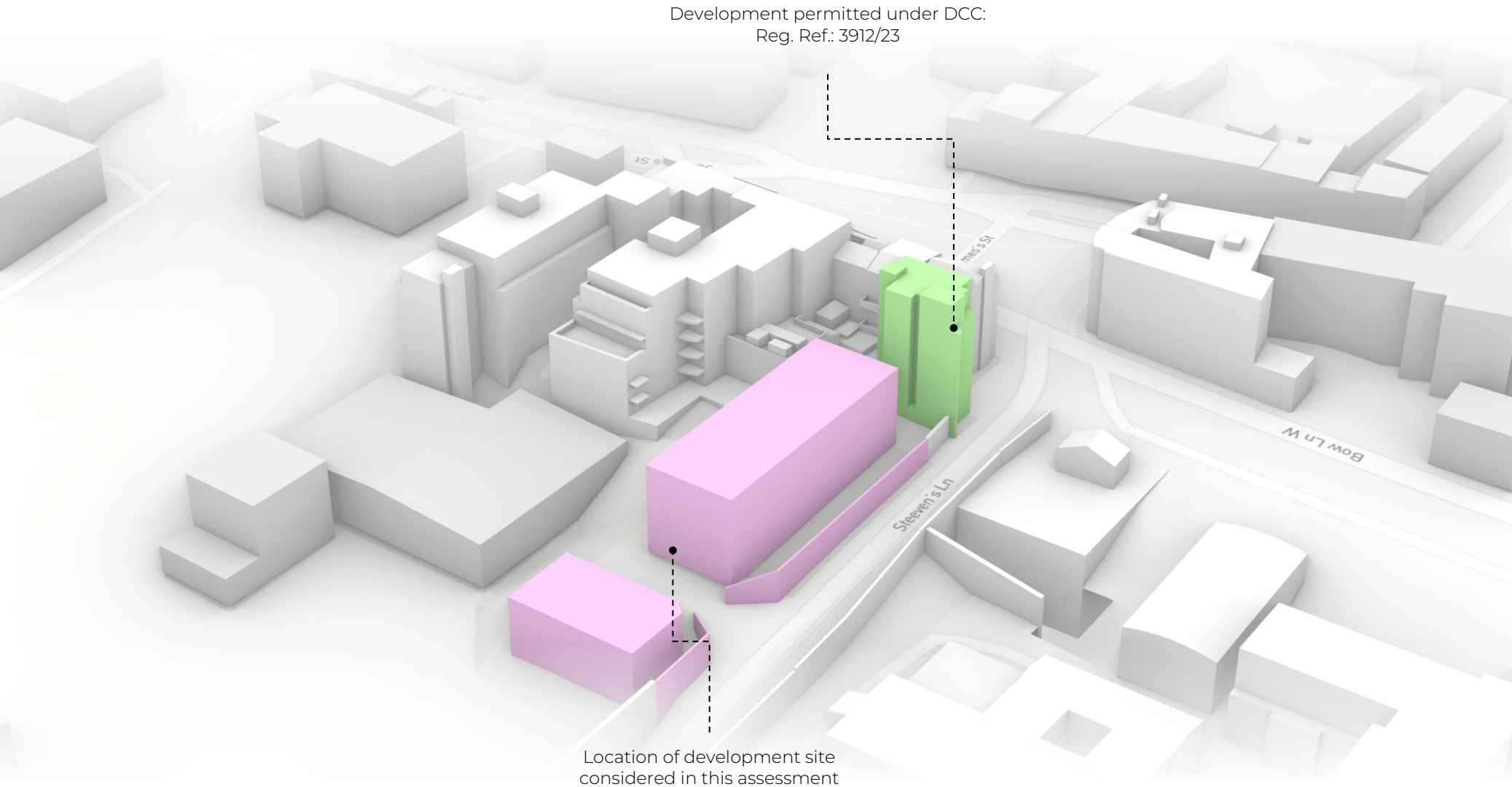
Appendix D:

Scenarios Tested



Before Development Scenario

- Existing Building on Development Site
- Proposed Building on Development Site
- Permitted Building on Development Site
- Neighbouring Building (existing)
- Neighbouring Building (permitted not yet constructed)
- Neighbouring Building (best guess future form)



After Development Scenario

- Existing Building on Development Site
- Proposed Building on Development Site
- Permitted Building on Development Site
- Neighbouring Building (existing)
- Neighbouring Building (permitted not yet constructed)
- Neighbouring Building (best guess future form)

Appendix E: Preliminary Screening

Purpose of the screening exercise

A preliminary 25° obstruction-angle screening exercise has been undertaken to define the geographical scope within which neighbouring window receptors should be considered for detailed daylight and sunlight testing.

The exercise identifies the area around the proposed development within which the proposed massing could subtend an obstruction angle of 25° or more when viewed from a notional ground-floor window position.

Basis of the 25° obstruction-angle screening exercise

The BRE Guide identifies the 25° obstruction-angle check as a preliminary indicator of whether a proposed development has the potential to affect daylight or sunlight to a neighbouring building.

Where no part of the proposed development rises above a 25° line projected from the existing window position (within the relevant vertical section) the BRE indicates that a substantial effect is unlikely. For the purposes of this assessment, it is therefore reasonable to conclude that a material daylight or sunlight effect is not anticipated, and the receptor is screened out from detailed VSC and APSH testing.

Where any part of the proposed development is found to rise above the 25° line, the receptor in question is retained for detailed testing.

Method used to generate the 25° obstruction-angle contour

A terrain-adjusted 25° obstruction-angle contour was generated around the proposed development using the three-dimensional project model.

The proposed development geometry was reviewed to identify the elements capable of forming its upper obstruction profile, including the proposed massing, parapets, roof edges, rooftop plant screens and other permanent upper elements. These elements were sampled to generate a series of proposed obstruction points representing the relevant height and extent of the development.

The surrounding topography was included in the calculation. Rather than applying the 25° obstruction-angle check from a single flat site datum, a notional receptor position was established at 1.5 m above local ground level. This allows the contour to respond to changes in level across the surrounding area and provides a reasonable approximation of a typical ground-floor residential window-centre height.

At regular intervals across the surrounding study area, the vertical obstruction angle between each notional receptor position and the sampled proposed obstruction points was calculated. The maximum obstruction angle recorded at each location was retained, and the resulting obstruction-angle field was contoured at 25°.

Unlike the conventional BRE check, which considers the obstruction angle within a vertical section perpendicular to the affected window wall, this screening exercise assesses the proposed development in

all horizontal directions from each notional receptor position. The maximum vertical obstruction angle subtended by any sampled part of the proposed development is therefore retained.

This orientation-independent approach is precautionary and produces a conservative outer envelope for receptor selection, as a location may fall within the contour even where the part of the proposed development producing the maximum angle would not lie within the perpendicular section of an actual window.

The resulting contour identifies the approximate boundary between locations from which the proposed development would subtend an obstruction angle of less than 25° in all directions and locations from which one or more parts of the proposed development could subtend an angle of 25° or more.

For this assessment, the obstruction-angle field was calculated using a grid spacing of 0.5 m, and the proposed obstruction geometry was sampled at intervals of 0.5 m. Internal contour fragments that did not relate to surrounding receptor locations were omitted from the final presentation for clarity.

Interpretation and application of the contour

Buildings or façades outside the 25° contour are screened out from detailed VSC and APSH testing on obstruction-angle grounds.

Buildings or façades located inside or intersecting the contour are not deemed to experience an adverse impact by virtue of their location.

Their position indicates that they have not been screened out by the preliminary check and that relevant window receptors should be considered through detailed follow-on assessment.

For skylight access testing, this involves identifying windows serving rooms with a reasonable expectation of daylight and carrying out detailed VSC assessment where applicable. For sunlight access testing, the relevant room-use and window-orientation criteria are also considered.

The 25° contour has not been used to define the scope of Sun on Ground testing. Outdoor amenity spaces have been considered separately with reference to the 21 March shadow-casting diagrams.

Screening result

The terrain-adjusted 25° obstruction-angle contour is shown on the following page.

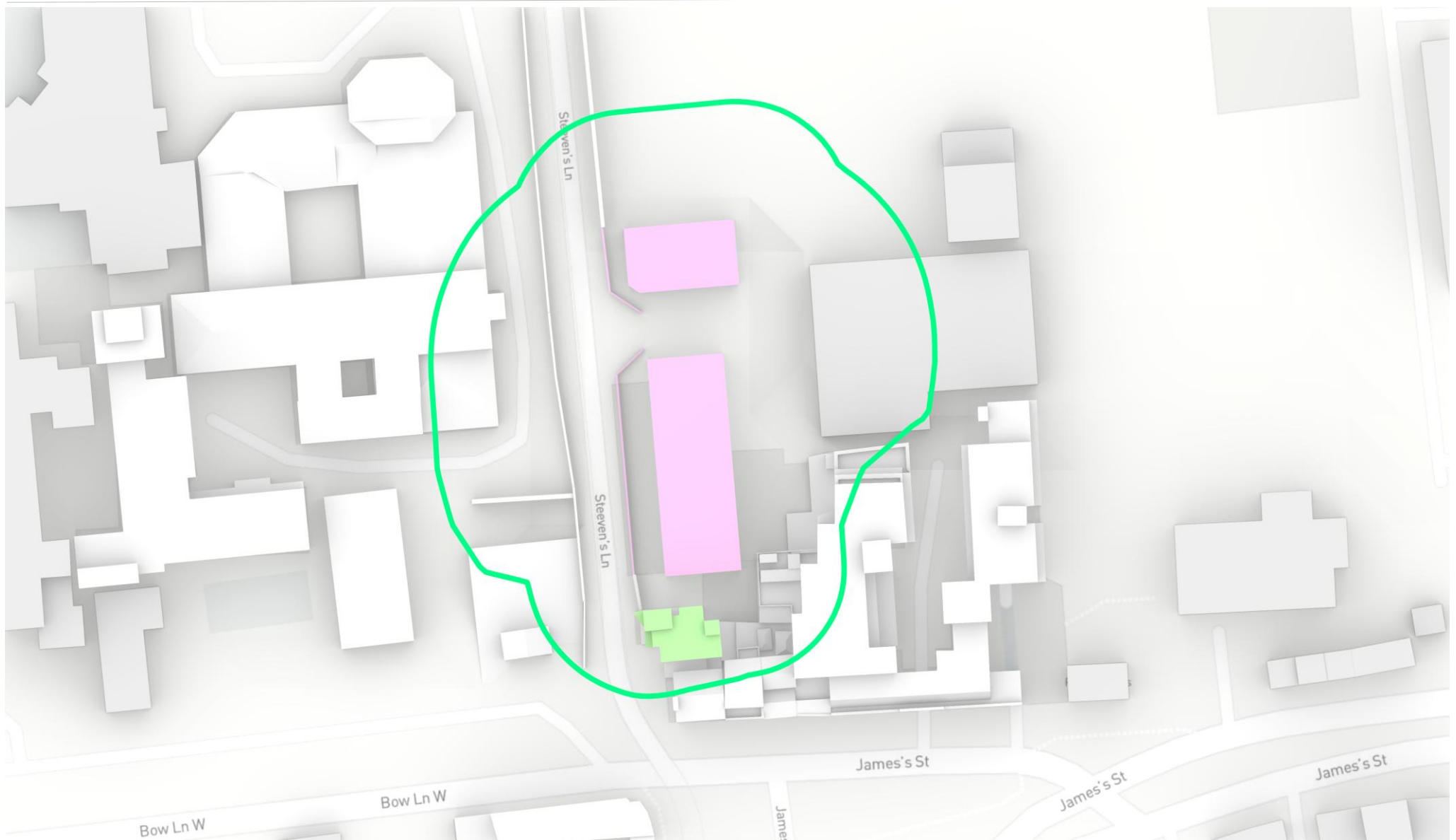
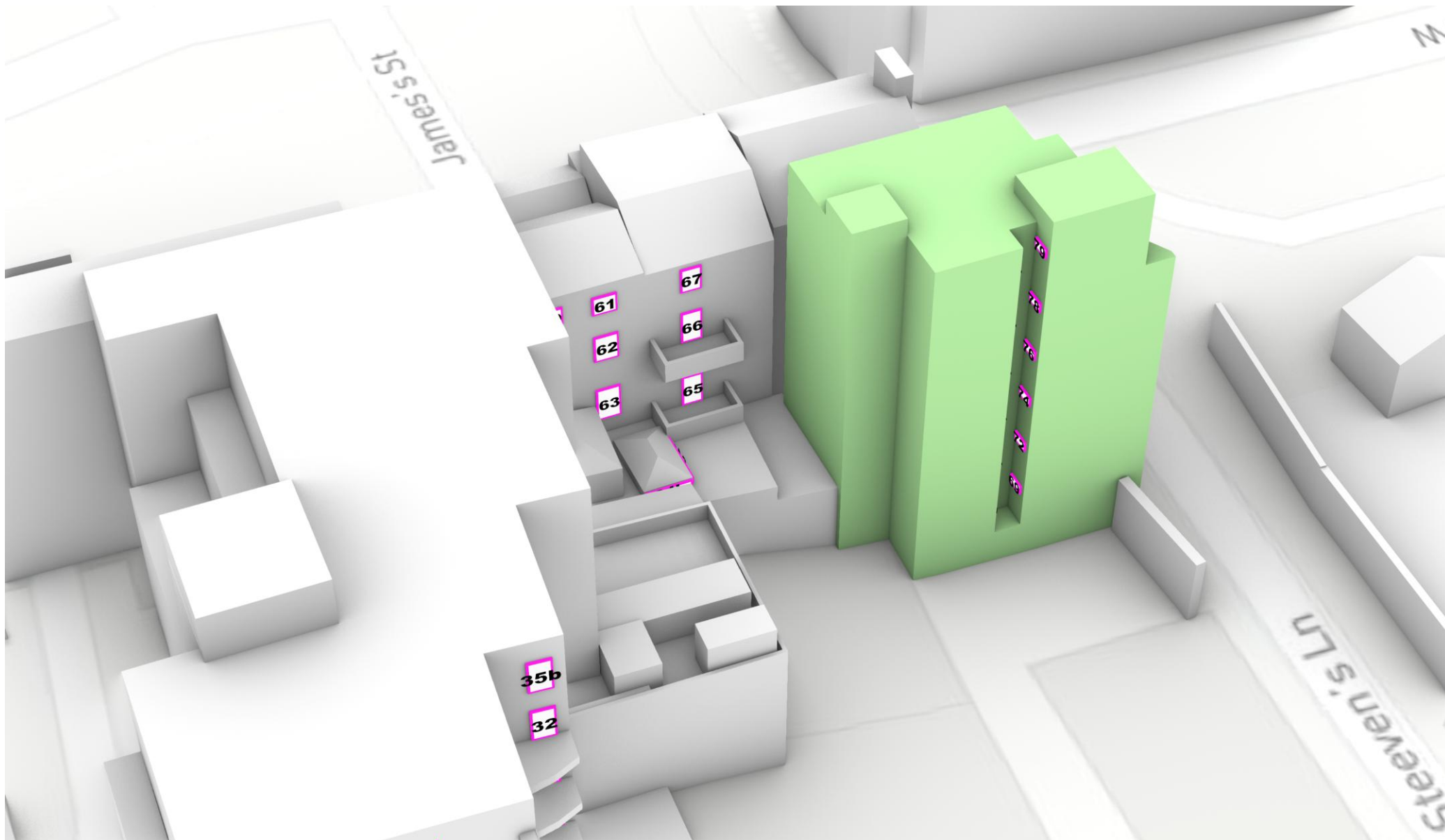


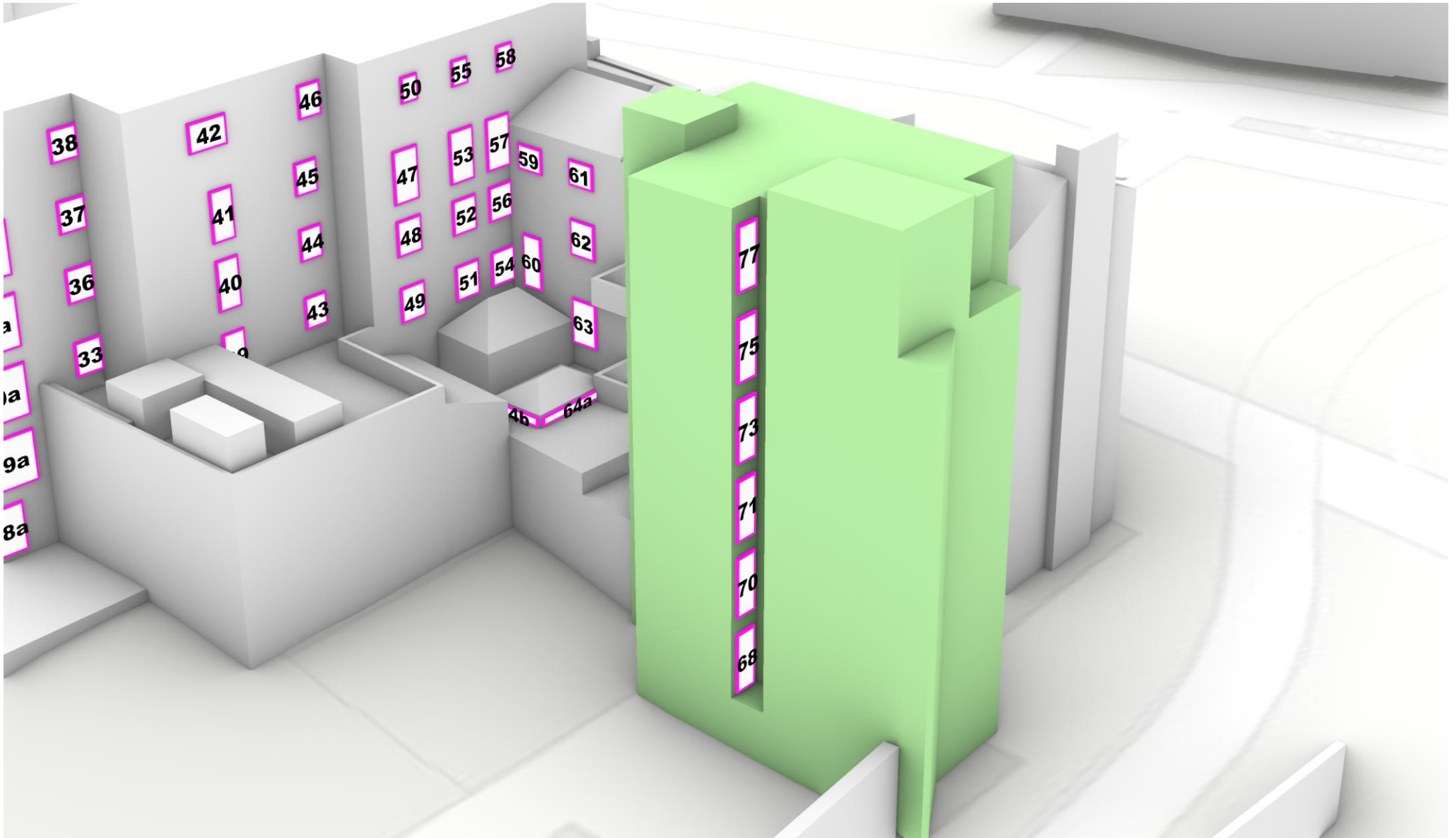
Figure 1. Terrain-adjusted 25° obstruction-angle screening contour shown in green; proposed development shown in pink.

Appendix F: Window Receptors (Domestic)

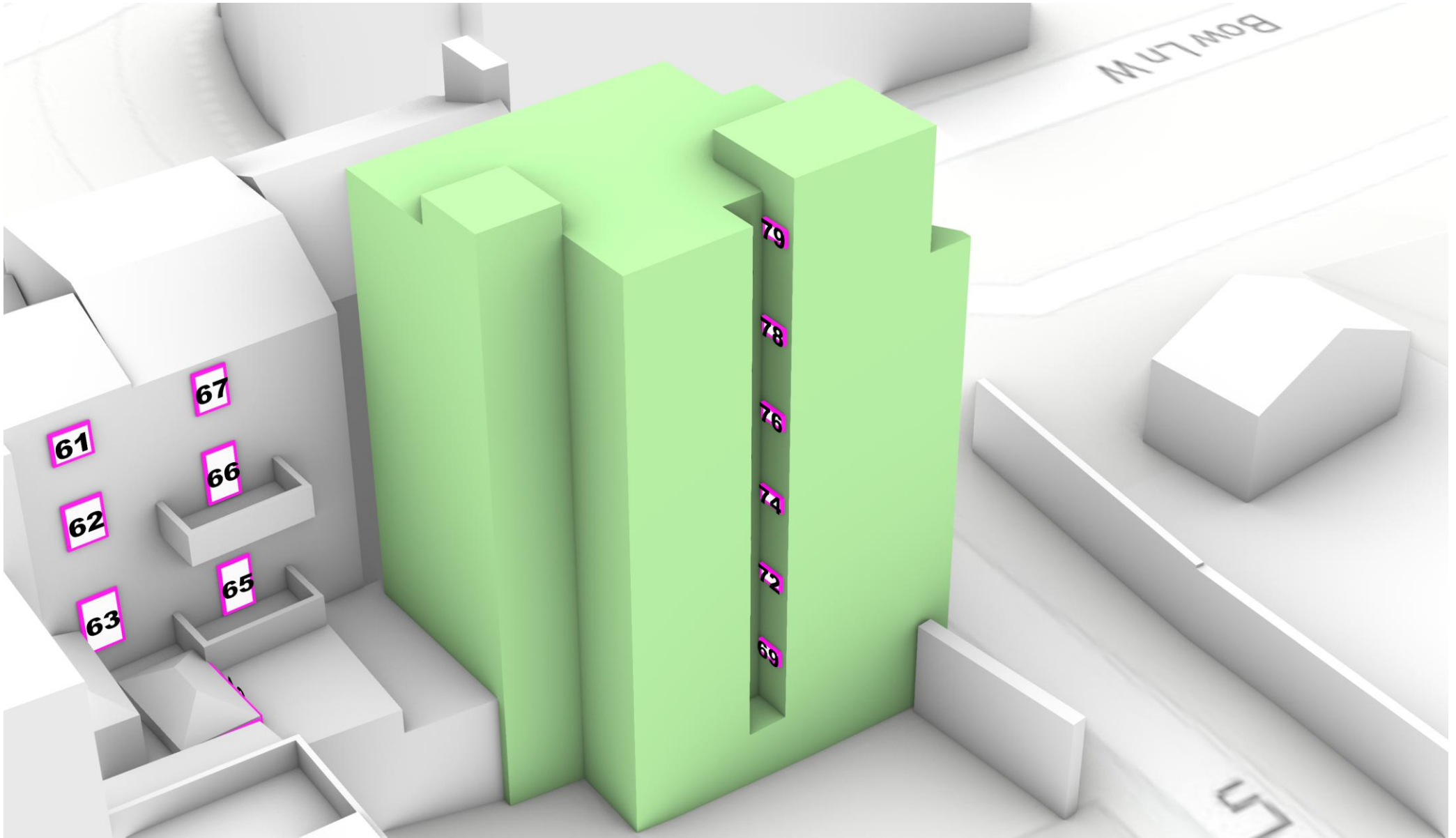
Property	Associated Views Showing Windows Tested
133 James_s Street	See View 1 on the following pages.
134 James_s Street	See View 2 to View 3 on the following pages.
Steeven_s Gate Apartments	See View 4 to View 6 on the following pages.



View 1: 133 James's Street as viewed from the North.



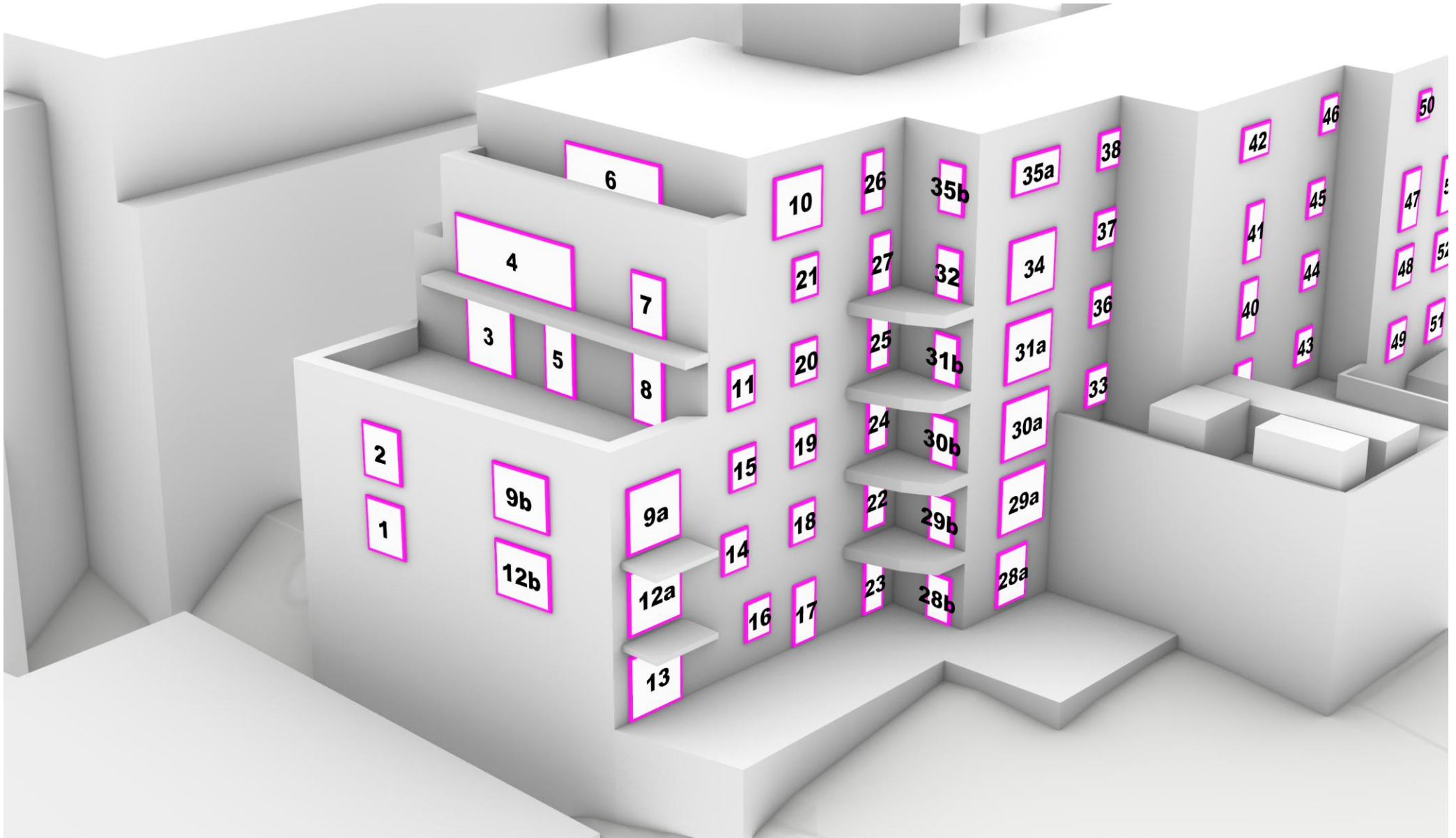
View 2: 134 James's Street as viewed from the North-West.



View 3: 134 James's Street as viewed from the North-East.



View 4: Steeven's Gate Apartments as viewed from the North-West.



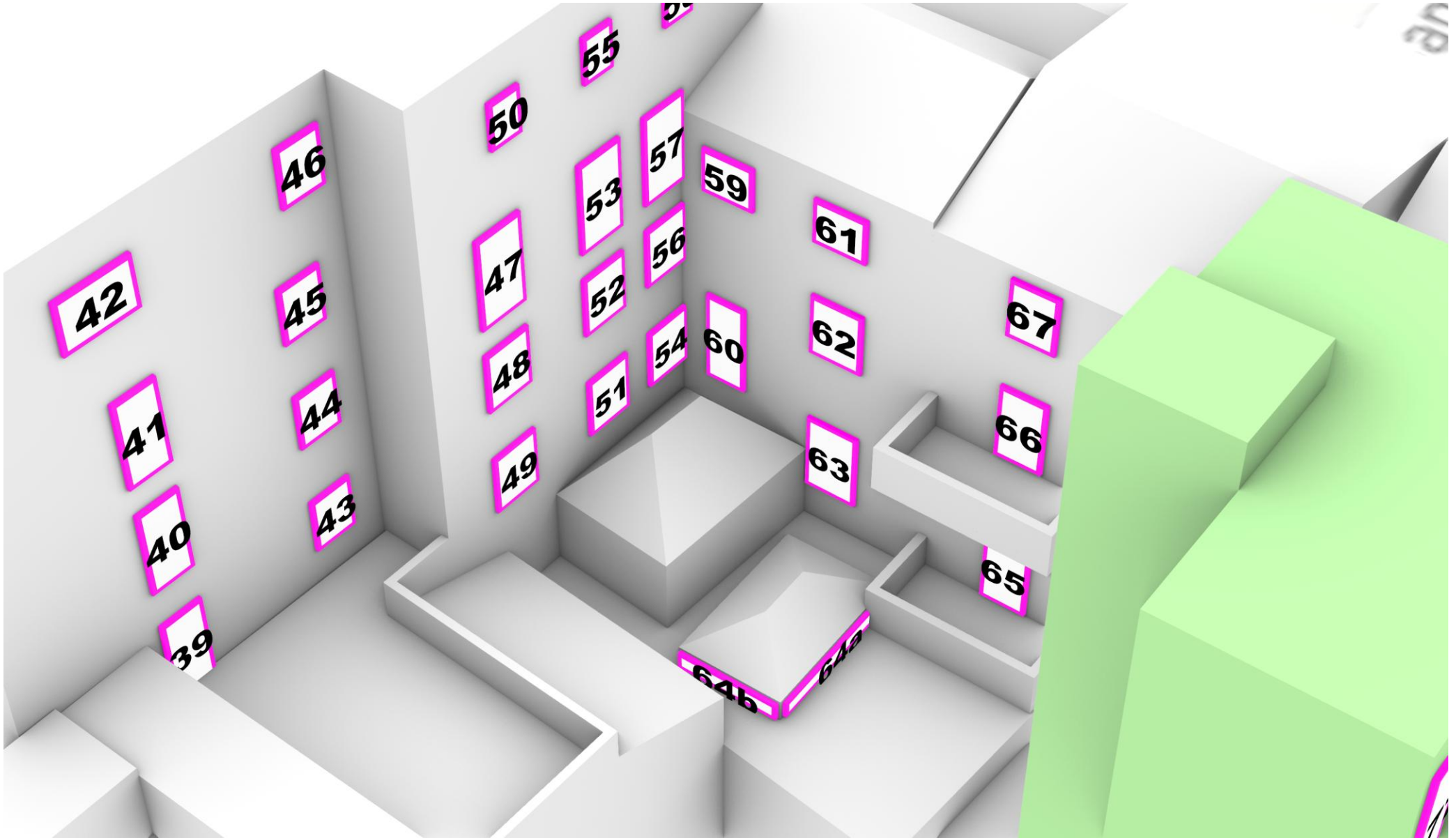
View 5: Steeven's Gate Apartments as viewed from the North-West.



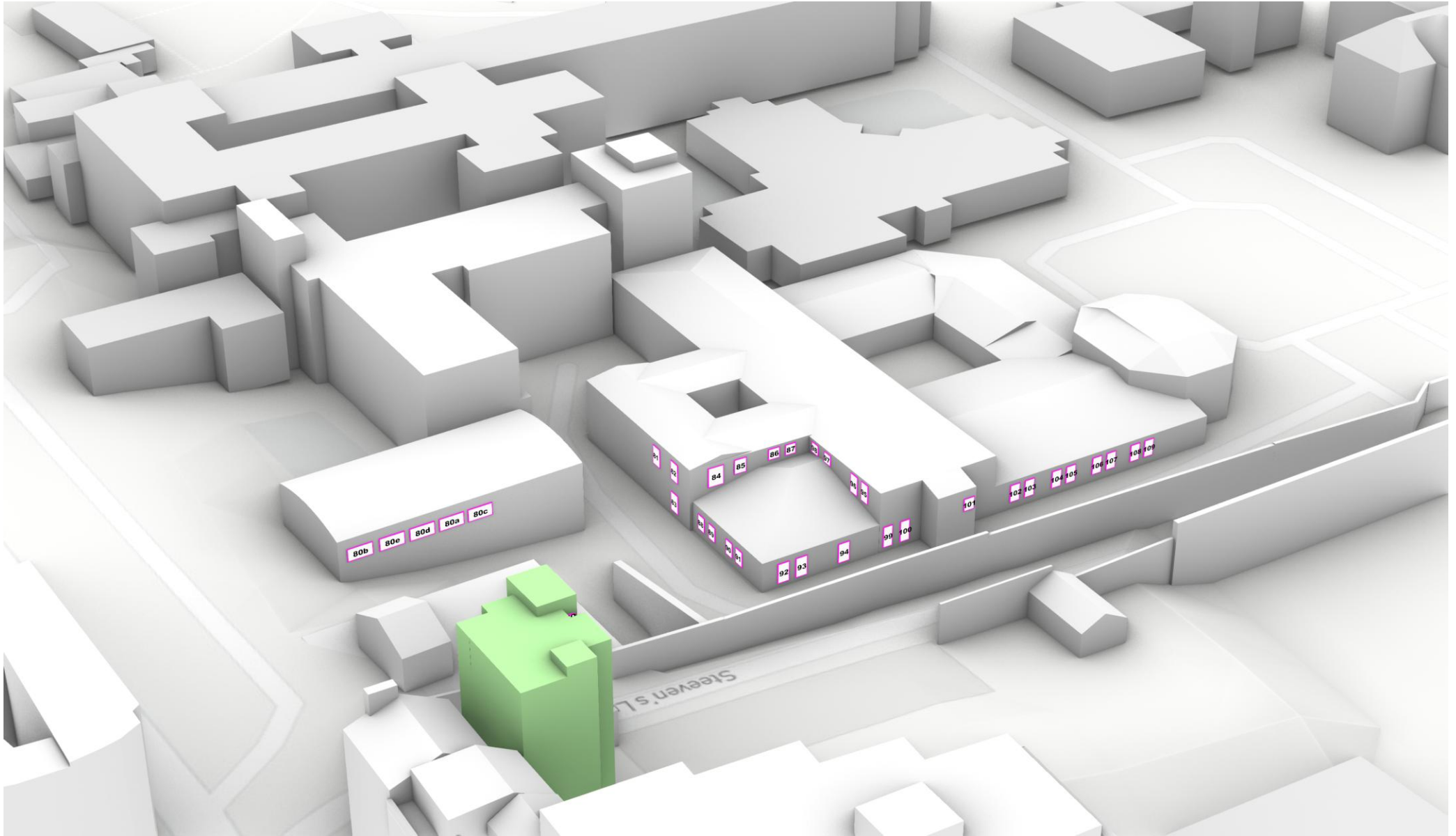
View 6: Steeven's Gate Apartments as viewed from the West.

Appendix G: Window Receptors (Non- Domestic)

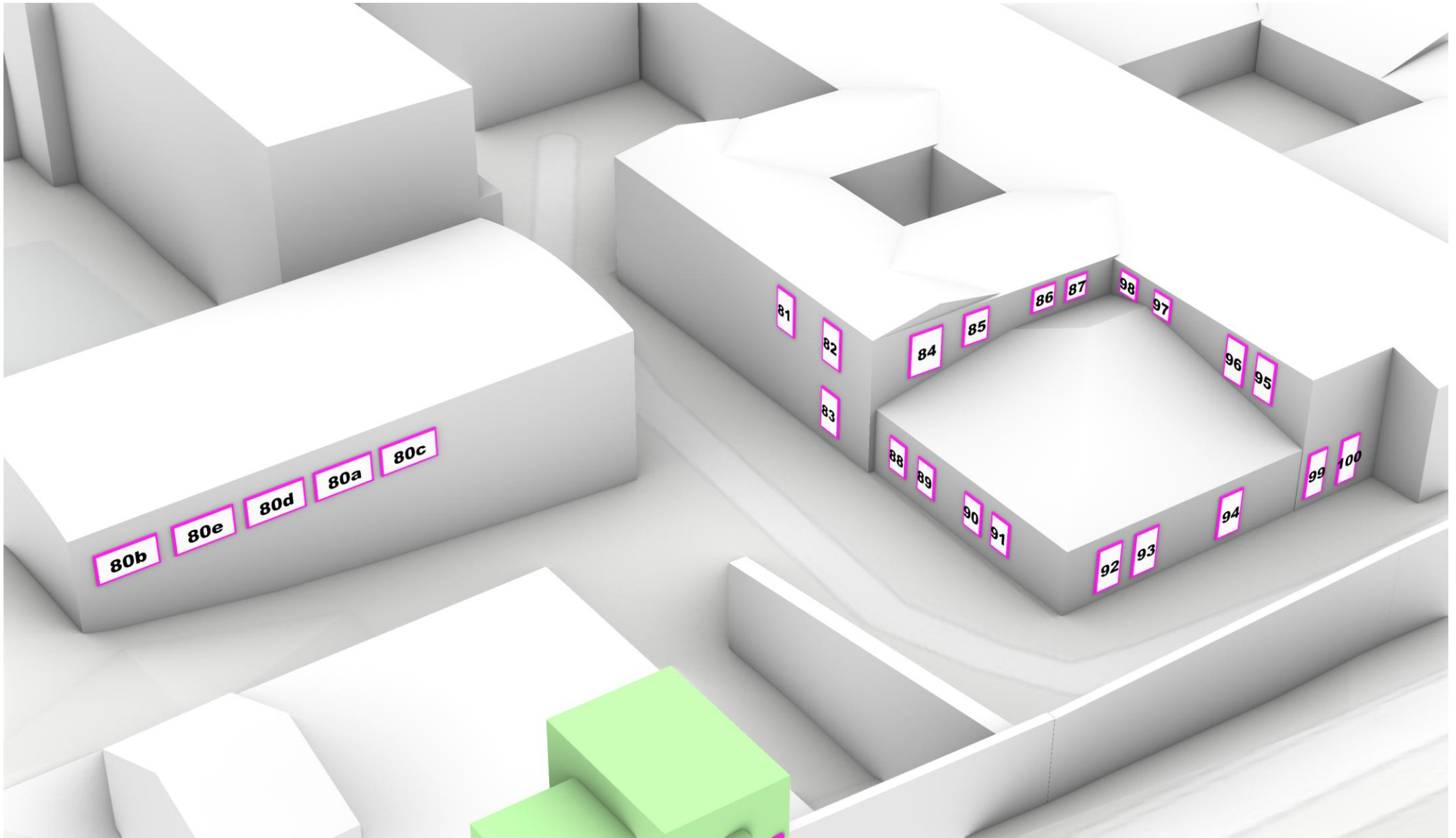
Property	Associated Views Showing Windows Tested
132 James_s Street	See View 1 on the following pages.
St Patrick_s Hospital	See View 2 to View 4 on the following pages.



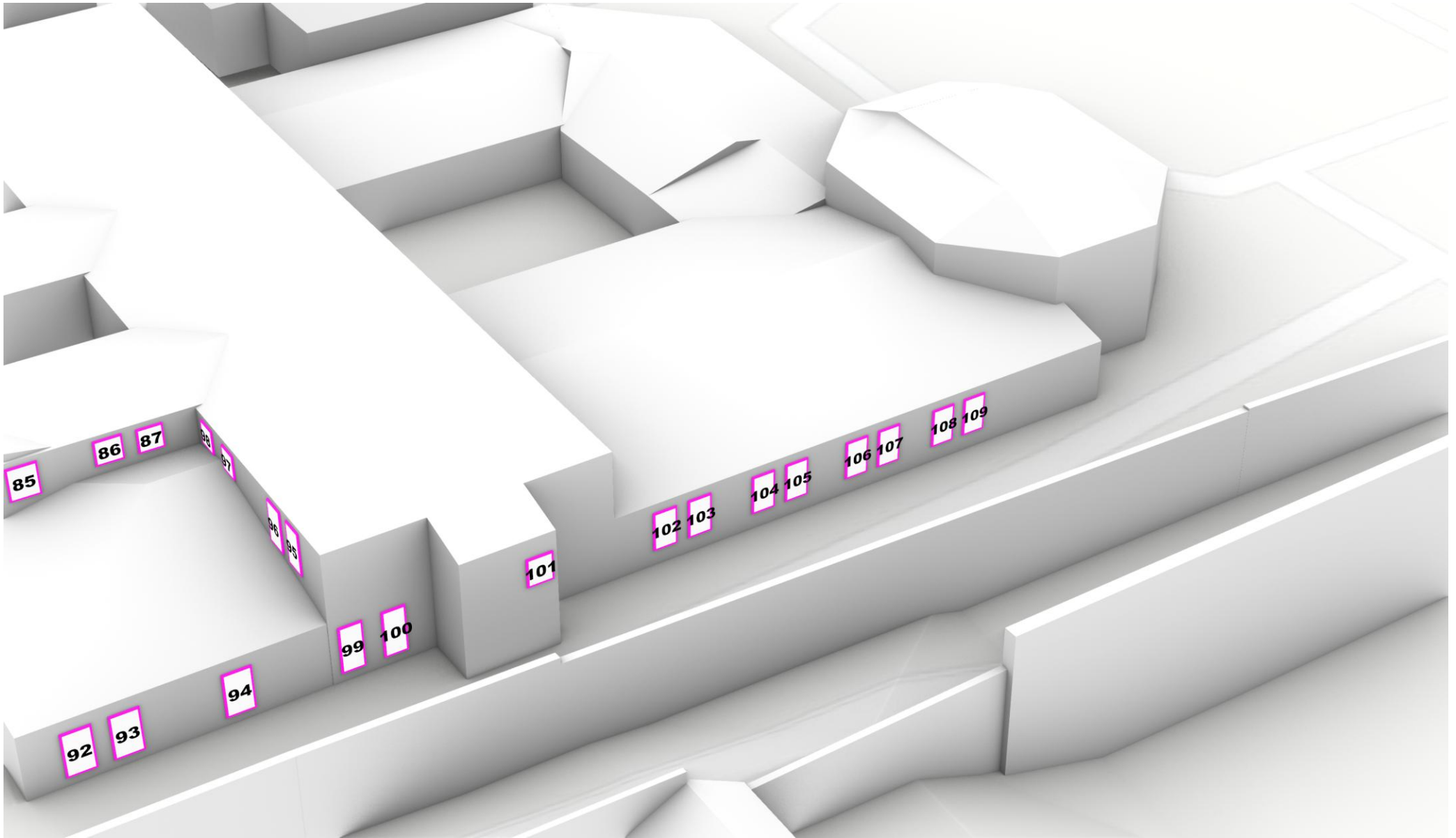
View 1: 132 James's Street as viewed from the North-West.



View 2: St Patrick's Hospital as viewed from the South-East.



View 3: St Patrick's Hospital as viewed from the South-East.



View 4: St Patrick's Hospital as viewed from the South-East.

Appendix H: VSC Results (Domestic)

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?

Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	VSC (%) ⁽⁴⁾			BRE Criterion Satisfied?
				Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario	
Steeven's Gate Apartments	1	1	UD	40	27	39.5	Yes
Steeven's Gate Apartments	2	2	UD	40	27	40	Yes
Steeven's Gate Apartments	3	3	UD	27	21.6	27	Yes
Steeven's Gate Apartments	4	4	UD	39	27	39	Yes
Steeven's Gate Apartments	5	5	UD	27	21.6	27	Yes
Steeven's Gate Apartments	6	6	UD	40	27	40	Yes
Steeven's Gate Apartments	7	7	UD	40	27	40	Yes
Steeven's Gate Apartments	8	8	UD	28	22.4	28	Yes
Steeven's Gate Apartments	9	9a; 9b	UD	38.9*	27	37.4*	Yes
Steeven's Gate Apartments	10	10	UD	39.5	27	39.5	Yes
Steeven's Gate Apartments	11	11	UD	37.5	27	37.5	Yes
Steeven's Gate Apartments	12	12a; 12b	UD	25.3*	20.2	23.5*	Yes
Steeven's Gate Apartments	13	13	UD	11	8.8	7.5	No
Steeven's Gate Apartments	14	14	UD	32	25.6	29.5	Yes
Steeven's Gate Apartments	15	15	UD	37	27	34.5	Yes
Steeven's Gate Apartments	16	16	UD	26	20.8	26	Yes
Steeven's Gate Apartments	17	17	UD	24	19.2	24.5	Yes

Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter? ⁽⁶⁾

Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
1.3	Negligible/Minor	Moderate/Major	Minor
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible

Stage 3 - Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated? ⁽⁶⁾

Countervailing Factors	Professional Appraisal	Professional Conclusion
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
(Ω)	Significance of departure falls at lower end of scale and a countervailing factor exists	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?

Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	VSC (%) ⁽⁴⁾			BRE Criterion Satisfied?
				Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario	
Steeven's Gate Apartments	18	18	UD	31	24.8	28.5	Yes
Steeven's Gate Apartments	19	19	UD	35	27	32.5	Yes
Steeven's Gate Apartments	20	20	UD	36	27	36	Yes
Steeven's Gate Apartments	21	21	UD	37	27	37	Yes
Steeven's Gate Apartments	22	22	UD	2.5	2	1.5	No
Steeven's Gate Apartments	23	23	UD	2	1.6	3	Yes
Steeven's Gate Apartments	24	24	UD	5.5	4.4	3.5	No
Steeven's Gate Apartments	25	25	UD	6.5	5.2	6.5	Yes
Steeven's Gate Apartments	26	26	UD	35	27	35	Yes
Steeven's Gate Apartments	27	27	UD	28	22.4	28	Yes
Steeven's Gate Apartments	28	28a; 28b	UD	15.8*	12.6	16.5*	Yes
Steeven's Gate Apartments	29	29a; 29b	UD	23.9*	19.1	21.5*	Yes
Steeven's Gate Apartments	30	30a; 30b	UD	29.7*	23.8	27.3*	Yes
Steeven's Gate Apartments	31	31a; 31b	UD	30.1*	24.1	30.1*	Yes
Steeven's Gate Apartments	32	32	UD	28.5	22.8	28.5	Yes
Steeven's Gate Apartments	33	33	UD	23.5	18.8	21.5	Yes

Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter? ⁽⁶⁾

Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0.5	Negligible/Minor	Moderate/Major	Minor
0	Negligible	Moderate/Major	Negligible
0.9	Negligible/Minor	Moderate/Major	Minor
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible

Stage 3 - Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated? ⁽⁶⁾

Countervailing Factors	Professional Appraisal	Professional Conclusion
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
(Q)	Significance of departure falls at lower end of scale and a countervailing factor exists	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
(Q)	Significance of departure falls at lower end of scale and a countervailing factor exists	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?

Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	VSC (%) ⁽⁴⁾			BRE Criterion Satisfied?
				Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario	
Steeven's Gate Apartments	34	34	UD	36	27	36	Yes
Steeven's Gate Apartments	35	35a; 35b	UD	35.8*	27	35.8*	Yes
Steeven's Gate Apartments	36	36	UD	24.5	19.6	24.5	Yes
Steeven's Gate Apartments	37	37	UD	24.5	19.6	24.5	Yes
Steeven's Gate Apartments	38	38	UD	26.5	21.2	26.5	Yes
Steeven's Gate Apartments	39	39	UD	31.5	25.2	30	Yes
Steeven's Gate Apartments	40	40	UD	33.5	26.8	33.5	Yes
Steeven's Gate Apartments	41	41	UD	37	27	37	Yes
Steeven's Gate Apartments	42	42	UD	39	27	39	Yes
Steeven's Gate Apartments	43	43	UD	26.5	21.2	24.5	Yes
Steeven's Gate Apartments	44	44	UD	27.5	22	27.5	Yes
Steeven's Gate Apartments	45	45	UD	29.5	23.6	29.5	Yes
Steeven's Gate Apartments	46	46	UD	30.5	24.4	30.5	Yes
Steeven's Gate Apartments	47	47	UD	35	27	35	Yes
Steeven's Gate Apartments	48	48	UD	29	23.2	29	Yes
Steeven's Gate Apartments	49	49	UD	25	20	24	Yes
Steeven's Gate Apartments	50	50	UD	38.5	27	38.5	Yes

Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter? ⁽⁶⁾

Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible

Stage 3 - Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated? ⁽⁶⁾

Countervailing Factors	Professional Appraisal	Professional Conclusion
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?

Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	VSC (%) ⁽⁴⁾			BRE Criterion Satisfied?
				Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario	
Steeven's Gate Apartments	51	51	UD	19.5	15.6	18.5	Yes
Steeven's Gate Apartments	52	52	UD	25	20	25	Yes
Steeven's Gate Apartments	53	53	UD	34	27	34	Yes
Steeven's Gate Apartments	54	54	UD	16.5	13.2	15.5	Yes
Steeven's Gate Apartments	55	55	UD	38	27	38	Yes
Steeven's Gate Apartments	56	56	UD	19	15.2	19	Yes
Steeven's Gate Apartments	57	57	UD	34	27	34	Yes
Steeven's Gate Apartments	58	58	UD	38.5	27	38.5	Yes
133 James's Street	65	65	L	18	14.4	16.5	Yes
133 James's Street	66	66	L	27.5	22	27.5	Yes
133 James's Street	67	67	B	29	23.2	29	Yes
134 James's Street	68	68	B	9	7.2	10.5	Yes
134 James's Street	69	69	L	6.5	5.2	2.5	No
134 James's Street	70	70	B	10.5	8.4	10.5	Yes
134 James's Street	71	71	B	10.5	8.4	10.5	Yes
134 James's Street	72	72	L	9	7.2	5	No
134 James's Street	73	73	B	10.5	8.4	10.5	Yes

Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter? ⁽⁶⁾

Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
2.7	Minor	Moderate/Major	Minor/Moderate
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
2.2	Negligible/Minor	Moderate/Major	Minor
0	Negligible	Minor/Moderate	Negligible

Stage 3 - Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated? ⁽⁶⁾

Countervailing Factors	Professional Appraisal	Professional Conclusion
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Significance of departure falls at lower end of scale	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Significance of departure falls at lower end of scale	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?							
Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	VSC (%) ⁽⁴⁾			BRE Criterion Satisfied?
				Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario	
134 James's Street	74	74	L	10	8	7.5	No
134 James's Street	75	75	B	10.5	8.4	10.5	Yes
134 James's Street	76	76	L	10	8	10	Yes
134 James's Street	77	77	B	13.5	10.8	13.5	Yes
134 James's Street	78	78	L	10	8	10	Yes
134 James's Street	79	79	L	20.5	16.4	20.5	Yes

Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter? ⁽⁶⁾			
Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure
0.5	Negligible/Minor	Moderate/Major	Minor
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Moderate/Major	Negligible
0	Negligible	Moderate/Major	Negligible

Stage 3 – Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated? ⁽⁶⁾		
Countervailing Factors	Professional Appraisal	Professional Conclusion
-	Significance of departure falls at lower end of scale	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated

- (1) Relates to a room, or portion of a room, served by the associated window or windows. Multiple windows have only been assigned to the same zone where they are considered to light the same area of the room and are located within 5 m of one another.
- (2) The location of these windows is detailed within [Appendix F: Window Receptors \(Domestic\)](#)
- (3) See [Appendix C: Professional Assessment Framework](#) for zone type codes.
- (4) Vertical Sky Component provides an indication of the amount of diffuse skylight that a discrete point on the external face of a window can access directly from the sky. It is important to recognise that VSC does not provide a direct or complete measure of internal daylight amenity, because it does not consider important factors such as window size or room geometry. A further limitation of the metric is that it does not account for the contribution that reflected light can make to daylight provision. In circumstances where access to direct skylight is already heavily obstructed in the baseline scenario, reflected or secondary light is likely to play a substantial, and in some cases predominant, role in the daylighting of interior spaces. In such cases, extra care is required to avoid reading a reduction in VSC as though it represents an equivalent reduction in overall internal daylight amenity.
- (5) Advisory minimum is 27% unless 0.8 times former value is lower
- (6) The framework used to classify impacts is described in greater detail within [Appendix C: Professional Assessment Framework](#)
- (*) Where a zone is served by more than one window, VSC values have been calculated as the area-weighted averages of the individual window results, in accordance with paragraph 2.2.8 of the BRE Guide.
- (Q) Supplementary testing demonstrates that the presence of a balcony/balconies above this window is the main factor leading to the apparent departure from conventional BRE test criteria. When testing is repeated with balconies removed full conformity is achieved. In situations like this the BRE acknowledge that a departure like this is hard to avoid even when a modestly sized development is being proposed; see Section 2.2.13 of the BRE Guide. It is on this basis that the impact identified is considered to fall within acceptable bounds. Supporting material is provided in [Appendix J](#).

Appendix I: VSC Results (Non- Domestic)

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?

Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	VSC (%) ⁽⁴⁾			BRE Criterion Satisfied?
				Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario	
132 James's Street	59	59	0	23.5	18.8	23.5	Yes
132 James's Street	60	60	0	22	17.6	21	Yes
132 James's Street	61	61	0	30	24	30	Yes
132 James's Street	62	62	0	27	21.6	27	Yes
132 James's Street	63	63	0	24.5	19.6	22	Yes
132 James's Street	64	64a; 64b	0	8.8*	7	9.1*	Yes
St Patrick's Hospital	80	80a; 80b; 80c; 80d; 80e	GYM	32.7*	26.2	31.9*	Yes
St Patrick's Hospital	81	81	MC	31	24.8	31	Yes
St Patrick's Hospital	82	82	MC	31	24.8	31	Yes
St Patrick's Hospital	83	83	MC	25.5	20.4	25.5	Yes
St Patrick's Hospital	84	84	MC	34.5	27	32.5	Yes
St Patrick's Hospital	85	85	MC	35.5	27	33.5	Yes
St Patrick's Hospital	86	86	MC	34.5	27	33	Yes
St Patrick's Hospital	87	87	MC	32.5	26	31.5	Yes
St Patrick's Hospital	88	88	MC	27.5	22	27.5	Yes
St Patrick's Hospital	89	89	MC	28	22.4	28	Yes
St Patrick's Hospital	90	90	MC	29.5	23.6	29	Yes

Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter? ⁽⁶⁾

Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible

Stage 3 - Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated? ⁽⁶⁾

Countervailing Factors	Professional Appraisal	Professional Conclusion
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?

Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	VSC (%) ⁽⁴⁾			BRE Criterion Satisfied?
				Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario	
St Patrick's Hospital	91	91	MC	29	23.2	28.5	Yes
St Patrick's Hospital	92	92	MC	24	19.2	23	Yes
St Patrick's Hospital	93	93	MC	25	20	23.5	Yes
St Patrick's Hospital	94	94	MC	26	20.8	25	Yes
St Patrick's Hospital	95	95	MC	33.5	26.8	33	Yes
St Patrick's Hospital	96	96	MC	34.5	27	34	Yes
St Patrick's Hospital	97	97	MC	34	27	33.5	Yes
St Patrick's Hospital	98	98	MC	29.5	23.6	29	Yes
St Patrick's Hospital	99	99	MC	25	20	24	Yes
St Patrick's Hospital	100	100	MC	22	17.6	21	Yes
St Patrick's Hospital	101	101	MC	32	25.6	30.5	Yes
St Patrick's Hospital	102	102	MC	29.5	23.6	29	Yes
St Patrick's Hospital	103	103	MC	30	24	29.5	Yes
St Patrick's Hospital	104	104	MC	30.5	24.4	30	Yes
St Patrick's Hospital	105	105	MC	31	24.8	30	Yes
St Patrick's Hospital	106	106	MC	31	24.8	30.5	Yes
St Patrick's Hospital	107	107	MC	31	24.8	30.5	Yes

Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter? ⁽⁶⁾

Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible

Stage 3 - Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated? ⁽⁶⁾

Countervailing Factors	Professional Appraisal	Professional Conclusion
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?							
Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	VSC (%) ⁽⁴⁾			BRE Criterion Satisfied?
				Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario	
St Patrick's Hospital	108	108	MC	31	24.8	30.5	Yes
St Patrick's Hospital	109	109	MC	31	24.8	30.5	Yes

Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter? ⁽⁶⁾			
Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure
0	Negligible	Minor/Moderate	Negligible
0	Negligible	Minor/Moderate	Negligible

Stage 3 – Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated? ⁽⁶⁾		
Countervailing Factors	Professional Appraisal	Professional Conclusion
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated

(1) Relates to the portion of a room which is served by multiple windows located within 5m of each other

(2) The location of these windows is detailed within [Appendix G: Window Receptors \(Non-Domestic\)](#)

(3) See [Appendix C: Professional Assessment Framework](#) for zone type codes.

(4) Vertical Sky Component provides an indication of the amount of diffuse skylight that a discrete point on the external face of a window can access directly from the sky. It is important to recognise that VSC does not provide a direct or complete measure of internal daylight amenity, because it does not consider important factors such as window size or room geometry. A further limitation of the metric is that it does not account for the contribution that reflected light can make to daylight provision. In circumstances where access to direct skylight is already heavily obstructed in the baseline scenario, reflected or secondary light is likely to play a substantial, and in some cases predominant, role in the daylighting of interior spaces. In such cases, extra care is required to avoid reading a reduction in VSC as though it represents an equivalent reduction in overall internal daylight amenity.

(5) Advisory minimum is 27% unless 0.8 times former value is lower

(6) The framework used to classify impacts is described in more detail within [Appendix C: Professional Assessment Framework](#)

(*) Calculated as the area-weighted average of the results obtained for all windows serving this zone

Appendix J: VSC Results (Balconies Omitted)

Table 5 Vertical Sky Component results when balconies are omitted in line with guidance provided in section 2.2.13 of the BRE Guide.

Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	VSC (%) ⁽⁴⁾			BRE Criterion Satisfied with Balconies in Place?	BRE Criterion Satisfied with Balconies Omitted?	Professional Conclusion
				Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario			
Steeven's Gate Apartments	13	13	UD	31	24.8	27.5	No	Yes	In line with BRE guidance the result demonstrates that it is the presence of a balcony/balconies, rather than the size of the proposed development, that is the main reason conformity was not initially demonstrated.
Steeven's Gate Apartments	22	22	UD	25.5	20.4	23.5	No	Yes	In line with BRE guidance the result demonstrates that it is the presence of a balcony/balconies, rather than the size of the proposed development, that is the main reason conformity was not initially demonstrated.
Steeven's Gate Apartments	24	24	UD	27.5	22	25.5	No	Yes	In line with BRE guidance the result demonstrates that it is the presence of a balcony/balconies, rather than the size of the proposed development, that is the main reason conformity was not initially demonstrated.

(1) Relates to the portion of a room which is served by multiple windows located within 5m of each other

(2) The location of these windows is detailed within [Appendix F: Window Receptors \(Domestic\)](#)

(3) See [Appendix C: Professional Assessment Framework](#) for zone type codes.

(4) Vertical Sky Component provides an indication of the amount of diffuse skylight that a discrete point on the external face of a window can access directly from the sky. It is important to recognise that VSC does not provide a direct or complete measure of internal daylight amenity, because it does not consider important factors such as window size or room geometry. A further limitation of the metric is that it does not account for the contribution that reflected light can make to daylight provision. In circumstances where access to direct skylight is already heavily obstructed in the baseline scenario, reflected or secondary light is likely to play a substantial, and in some cases predominant, role in the daylighting of interior spaces. In such cases, extra care is required to avoid reading a reduction in VSC as though it represents an equivalent reduction in overall internal daylight amenity.

(5) Advisory minimum is 27% unless 0.8 times former value is lower

(*) Calculated as the area-weighted average of the results obtained for all windows serving this zone

Appendix K: APSH Results (Domestic)

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?								
Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	Window facing south? y/n	APSH (%) ⁽⁴⁾			BRE Criterion Satisfied?
					Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario	
Steeven's Gate Apartments	1	1	UD	n	-	-	-	-
Steeven's Gate Apartments	2	2	UD	n	-	-	-	-
Steeven's Gate Apartments	3	3	UD	n	-	-	-	-
Steeven's Gate Apartments	4	4	UD	n	-	-	-	-
Steeven's Gate Apartments	5	5	UD	n	-	-	-	-
Steeven's Gate Apartments	6	6	UD	n	-	-	-	-
Steeven's Gate Apartments	7	7	UD	n	-	-	-	-
Steeven's Gate Apartments	8	8	UD	n	-	-	-	-
Steeven's Gate Apartments	9	9a; 9b	UD	y	49.2	25	47.8	Yes
Steeven's Gate Apartments	10	10	UD	y	55	25	55	Yes
Steeven's Gate Apartments	11	11	UD	y	46	25	46	Yes
Steeven's Gate Apartments	12	12a; 12b	UD	y	17.4	13.4	10.6	No
Steeven's Gate Apartments	13	13	UD	y	9.8	5.8	6.8	Yes
Steeven's Gate Apartments	14	14	UD	y	37.2	25	31.4	Yes
Steeven's Gate Apartments	15	15	UD	y	42.2	25	41	Yes
Steeven's Gate Apartments	16	16	UD	y	22.4	17.9	22.2	Yes

Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter? ⁽⁶⁾

Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
2.8	Minor	Moderate	Minor/ Moderate
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible

Stage 3 – Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated? ⁽⁶⁾

Countervailing Factors (see associated note at end)	Professional Appraisal	Professional Conclusion
-	Testing only applicable to south windows	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
(0)	Significance of departure falls at lower end of scale and a countervailing factor exists	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?

Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	Window facing south? y/n	APSH (%) ⁽⁴⁾			BRE Criterion Satisfied?
					Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario	
Steeven's Gate Apartments	17	17	UD	y	17.4	13.4	17.4	Yes
Steeven's Gate Apartments	18	18	UD	y	29	23.2	23.8	Yes
Steeven's Gate Apartments	19	19	UD	y	32.6	25	31.4	Yes
Steeven's Gate Apartments	20	20	UD	y	37.4	25	37.4	Yes
Steeven's Gate Apartments	21	21	UD	y	44.8	25	44.8	Yes
Steeven's Gate Apartments	22	22	UD	y	1	0	0	Yes
Steeven's Gate Apartments	23	23	UD	y	0	0	0	Yes
Steeven's Gate Apartments	24	24	UD	y	2.4	0	1.8	Yes
Steeven's Gate Apartments	25	25	UD	y	3.6	0	3.6	Yes
Steeven's Gate Apartments	26	26	UD	y	40	25	40	Yes
Steeven's Gate Apartments	27	27	UD	y	17.2	13.2	17.2	Yes
Steeven's Gate Apartments	28	28a; 28b	UD	y	7.6	3.6	6	Yes
Steeven's Gate Apartments	29	29a; 29b	UD	y	22.4	17.9	19	Yes
Steeven's Gate Apartments	30	30a; 30b	UD	y	31.6	25	30.6	Yes
Steeven's Gate Apartments	31	31a; 31b	UD	y	34.8	25	34.8	Yes
Steeven's Gate Apartments	32	32	UD	n	-	-	-	-
Steeven's Gate Apartments	33	33	UD	y	11.4	7.4	10.6	Yes

Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter? ⁽⁶⁾

Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
-	-	-	-
0	Negligible	Moderate	Negligible

Stage 3 – Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated? ⁽⁶⁾

Countervailing Factors (see associated note at end)	Professional Appraisal	Professional Conclusion
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?

Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	Window facing south? y/n	APSH (%) ⁽⁴⁾			BRE Criterion Satisfied?
					Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario	
Steeven's Gate Apartments	34	34	UD	y	41.8	25	41.8	Yes
Steeven's Gate Apartments	35	35a; 35b	UD	y	50.6	25	50.6	Yes
Steeven's Gate Apartments	36	36	UD	y	12	8	12	Yes
Steeven's Gate Apartments	37	37	UD	y	12	8	12	Yes
Steeven's Gate Apartments	38	38	UD	y	12.8	8.8	12.8	Yes
Steeven's Gate Apartments	39	39	UD	y	30.8	24.6	29.4	Yes
Steeven's Gate Apartments	40	40	UD	y	39	25	39	Yes
Steeven's Gate Apartments	41	41	UD	y	48.2	25	48.2	Yes
Steeven's Gate Apartments	42	42	UD	y	55.2	25	55.2	Yes
Steeven's Gate Apartments	43	43	UD	y	16.4	12.4	16.2	Yes
Steeven's Gate Apartments	44	44	UD	y	21.8	17.4	21.8	Yes
Steeven's Gate Apartments	45	45	UD	y	23.4	18.7	23.4	Yes
Steeven's Gate Apartments	46	46	UD	y	24.6	19.7	24.6	Yes
Steeven's Gate Apartments	47	47	UD	y	52.2	25	52.2	Yes
Steeven's Gate Apartments	48	48	UD	y	32.6	25	32.6	Yes
Steeven's Gate Apartments	49	49	UD	y	21.8	17.4	21.8	Yes
Steeven's Gate Apartments	50	50	UD	y	56.6	25	56.6	Yes

Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter? ⁽⁶⁾

Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible

Stage 3 – Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated? ⁽⁶⁾

Countervailing Factors (see associated note at end)	Professional Appraisal	Professional Conclusion
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?

Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	Window facing south? y/n	APSH (%) ⁽⁴⁾			BRE Criterion Satisfied?
					Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario	
Steeven's Gate Apartments	51	51	UD	y	6.4	2.4	6.4	Yes
Steeven's Gate Apartments	52	52	UD	y	21.6	17.3	21.6	Yes
Steeven's Gate Apartments	53	53	UD	y	44.2	25	44.2	Yes
Steeven's Gate Apartments	54	54	UD	y	1.4	0	1.4	Yes
Steeven's Gate Apartments	55	55	UD	y	57.4	25	57.4	Yes
Steeven's Gate Apartments	56	56	UD	y	2	0	2	Yes
Steeven's Gate Apartments	57	57	UD	y	44	25	44	Yes
Steeven's Gate Apartments	58	58	UD	y	56.6	25	56.6	Yes
133 James's Street	65	65	L	n	-	-	-	-
133 James's Street	66	66	L	n	-	-	-	-
133 James's Street	67	67	B	n	-	-	-	-
134 James's Street	68	68	B	y	0	0	0	Yes
134 James's Street	69	69	L	n	-	-	-	-
134 James's Street	70	70	B	y	0	0	0	Yes
134 James's Street	71	71	B	y	0	0	0	Yes
134 James's Street	72	72	L	n	-	-	-	-
134 James's Street	73	73	B	y	0	0	0	Yes

Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter? ⁽⁶⁾

Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
-	-	-	-
-	-	-	-
-	-	-	-
0	Negligible	Minor	Negligible
-	-	-	-
0	Negligible	Minor	Negligible
0	Negligible	Minor	Negligible
-	-	-	-
0	Negligible	Minor	Negligible

Stage 3 – Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated? ⁽⁶⁾

Countervailing Factors (see associated note at end)	Professional Appraisal	Professional Conclusion
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?									Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter? ⁽⁶⁾				Stage 3 – Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated? ⁽⁶⁾		
Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	Window facing south? y/n	APSH (%) ⁽⁴⁾			BRE Criterion Satisfied?	Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure	Countervailing Factors (see associated note at end)	Professional Appraisal	Professional Conclusion
					Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario								
134 James's Street	74	74	L	n	-	-	-	-	-	-	-	-	-	Testing only applicable to south windows	Undue impact not anticipated
134 James's Street	75	75	B	y	0	0	0	Yes	0	Negligible	Minor	Negligible	-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
134 James's Street	76	76	L	n	-	-	-	-	-	-	-	-	-	Testing only applicable to south windows	Undue impact not anticipated
134 James's Street	77	77	B	y	0	0	0	Yes	0	Negligible	Minor	Negligible	-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
134 James's Street	78	78	L	n	-	-	-	-	-	-	-	-	-	Testing only applicable to south windows	Undue impact not anticipated
134 James's Street	79	79	L	n	-	-	-	-	-	-	-	-	-	Testing only applicable to south windows	Undue impact not anticipated

- (1) Relates to a room, or portion of a room, served by the associated window or windows. Multiple windows have only been assigned to the same zone where they are considered to light the same area of the room and are located within 5 m of one another.
- (2) The location of these windows is detailed within [Appendix F: Window Receptors \(Domestic\)](#)
- (3) See [Appendix C: Professional Assessment Framework](#) for zone type codes.
- (4) APSH provides an indication of the extent of time that a discrete point on the external face of a window is likely to be able to receive direct sunlight. The measure is context specific as it uses recorded weather data to account for likely cloud cover. APSH is calculated as the probable sunlight hours predicted for the point under consideration divided by the probable sunlight hours that would be received in an unobstructed environment. It is important to recognise that APSH does not provide a direct or complete measure of internal daylight amenity, because it is only measuring a narrow facet of daylight provision (direct sunlight) and because the testing does not consider important factors such as window size or room geometry.
- (5) Advisory minimum is 25% unless 0.8 times former value or former value minus 4.0 percentage points is lower.
- (6) The framework used to classify impacts is described in greater detail within [Appendix C: Professional Assessment Framework](#)
- (*) Calculated with reference to the highest value recorded among all windows serving this zone.
- (1) Supplementary testing demonstrates that the presence of a balcony/balconies above this window is the main factor leading to the apparent departure from conventional BRE test criteria. When testing is repeated with balconies removed full conformity is achieved. In situations like this the BRE acknowledge that a departure like this is hard to avoid even when a modestly sized development is being proposed; see Section 2.2.13 of the BRE Guide. It is on this basis that the impact identified is considered to fall within acceptable bounds. Supporting material is provided in [Appendix L](#).

Appendix L: APSH Results (Balconies Omitted)

Table 6 Annual Probable Sunlight Hours results when balconies are omitted in line with guidance provided in section 2.2.13 of the BRE Guide.

Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	Window facing south? y/n	APSH (%) ⁽⁴⁾			BRE Criterion Satisfied with Balconies in Place?	BRE Criterion Satisfied with Balconies Omitted?	Professional Conclusion
					Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario			
Steeven's Gate Apartments	12	12a; 12b	UD	y	42.6	25	35.8	No	Yes	In line with BRE guidance the result demonstrates that it is the presence of a balcony/balconies, rather than the size of the proposed development, that is the main reason conformity was not initially demonstrated.

(1) *Relates to the portion of a room which is served by multiple windows located within 5m of each other*

(2) *The location of these windows is detailed within [Appendix F: Window Receptors \(Domestic\)](#)*

(3) *See [Appendix C: Professional Assessment Framework](#) for zone type codes.*

(4) *APSH provides an indication of the extent of time that a discrete point on the external face of a window is likely to be able to receive direct sunlight. The measure is context specific as it uses recorded weather data to account for likely cloud cover. APSH is calculated as the probable sunlight hours predicted for the point under consideration divided by the probable sunlight hours that would be received in an unobstructed environment. It is important to recognise that APSH does not provide a direct or complete measure of internal daylight amenity, because it is only measuring a narrow facet of daylight provision (direct sunlight) and because the testing does not consider important factors such as window size or room geometry.*

(5) *Advisory minimum is 25% unless 0.8 times former value or former value less 4% APSH is lower*

(*) *Calculated with reference to the highest value recorded among all windows serving this zone.*

Appendix M: Winter APSH Results (Domestic)

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?

Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	Window facing south? y/n	Winter APSH (%) ⁽⁴⁾			BRE Criterion Satisfied?
					Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario	
Steeven's Gate Apartments	1	1	UD	n	-	-	-	-
Steeven's Gate Apartments	2	2	UD	n	-	-	-	-
Steeven's Gate Apartments	3	3	UD	n	-	-	-	-
Steeven's Gate Apartments	4	4	UD	n	-	-	-	-
Steeven's Gate Apartments	5	5	UD	n	-	-	-	-
Steeven's Gate Apartments	6	6	UD	n	-	-	-	-
Steeven's Gate Apartments	7	7	UD	n	-	-	-	-
Steeven's Gate Apartments	8	8	UD	n	-	-	-	-
Steeven's Gate Apartments	9	9a; 9b	UD	y	9.4	0	8.6	Yes
Steeven's Gate Apartments	10	10	UD	y	14.4	0	14.4	Yes
Steeven's Gate Apartments	11	11	UD	y	6.8	0	6.8	Yes
Steeven's Gate Apartments	12	12a; 12b	UD	y	5	4	4	Yes
Steeven's Gate Apartments	13	13	UD	y	2.6	0	2.6	Yes
Steeven's Gate Apartments	14	14	UD	y	4.2	3.4	3.2	No
Steeven's Gate Apartments	15	15	UD	y	6.2	0	5.6	Yes
Steeven's Gate Apartments	16	16	UD	y	0.8	0	0.8	Yes
Steeven's Gate Apartments	17	17	UD	y	0.2	0	0	Yes

Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter? ⁽⁶⁾

Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0.2	Negligible/Minor	Moderate	Minor
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible

Stage 3 – Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated? ⁽⁶⁾

Countervailing Factors (see associated note at end)	Professional Appraisal	Professional Conclusion
-	Testing only applicable to south windows	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Significance of departure falls at lower end of scale	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated

Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter?⁽⁶⁾

Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure
0.1	Negligible/Minor	Moderate	Minor
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
-	-	-	-
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible

Countervailing Factors (see associated note at end)	Professional Appraisal	Professional Conclusion
-	Significance of departure falls at lower end of scale	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?

Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	Window facing south? y/n	Winter APSH (%) ⁽⁴⁾			BRE Criterion Satisfied?
					Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario	
Steeven's Gate Apartments	35	35a; 35b	UD	y	10	0	10	Yes
Steeven's Gate Apartments	36	36	UD	y	0	0	0	Yes
Steeven's Gate Apartments	37	37	UD	y	0	0	0	Yes
Steeven's Gate Apartments	38	38	UD	y	0	0	0	Yes
Steeven's Gate Apartments	39	39	UD	y	2.8	0	2.8	Yes
Steeven's Gate Apartments	40	40	UD	y	5.4	0	5.4	Yes
Steeven's Gate Apartments	41	41	UD	y	8.4	0	8.4	Yes
Steeven's Gate Apartments	42	42	UD	y	14.6	0	14.6	Yes
Steeven's Gate Apartments	43	43	UD	y	0	0	0	Yes
Steeven's Gate Apartments	44	44	UD	y	0.2	0	0.2	Yes
Steeven's Gate Apartments	45	45	UD	y	1.2	0	1.2	Yes
Steeven's Gate Apartments	46	46	UD	y	0.2	0	0.2	Yes
Steeven's Gate Apartments	47	47	UD	y	16	0	16	Yes
Steeven's Gate Apartments	48	48	UD	y	3	0	3	Yes
Steeven's Gate Apartments	49	49	UD	y	0	0	0	Yes
Steeven's Gate Apartments	50	50	UD	y	17.4	0	17.4	Yes
Steeven's Gate Apartments	51	51	UD	y	0	0	0	Yes

Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter? ⁽⁶⁾

Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible

Stage 3 – Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated? ⁽⁶⁾

Countervailing Factors (see associated note at end)	Professional Appraisal	Professional Conclusion
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?

Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	Window facing south? y/n	Winter APSH (%) ⁽⁴⁾			BRE Criterion Satisfied?
					Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario	
Steeven's Gate Apartments	52	52	UD	y	0.4	0	0.4	Yes
Steeven's Gate Apartments	53	53	UD	y	12.8	0	12.8	Yes
Steeven's Gate Apartments	54	54	UD	y	0	0	0	Yes
Steeven's Gate Apartments	55	55	UD	y	17.4	0	17.4	Yes
Steeven's Gate Apartments	56	56	UD	y	0	0	0	Yes
Steeven's Gate Apartments	57	57	UD	y	9.4	0	9.4	Yes
Steeven's Gate Apartments	58	58	UD	y	17.4	0	17.4	Yes
133 James's Street	65	65	L	n	-	-	-	-
133 James's Street	66	66	L	n	-	-	-	-
133 James's Street	67	67	B	n	-	-	-	-
134 James's Street	68	68	B	y	0	0	0	Yes
134 James's Street	69	69	L	n	-	-	-	-
134 James's Street	70	70	B	y	0	0	0	Yes
134 James's Street	71	71	B	y	0	0	0	Yes
134 James's Street	72	72	L	n	-	-	-	-
134 James's Street	73	73	B	y	0	0	0	Yes
134 James's Street	74	74	L	n	-	-	-	-

Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter? ⁽⁶⁾

Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
-	-	-	-
-	-	-	-
-	-	-	-
0	Negligible	Minor	Negligible
-	-	-	-
0	Negligible	Minor	Negligible
0	Negligible	Minor	Negligible
-	-	-	-
0	Negligible	Minor	Negligible
-	-	-	-

Stage 3 – Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated? ⁽⁶⁾

Countervailing Factors (see associated note at end)	Professional Appraisal	Professional Conclusion
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Testing only applicable to south windows	Undue impact not anticipated

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?									Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter? ⁽⁶⁾				Stage 3 – Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated? ⁽⁶⁾		
Property Address	Zone ID ⁽¹⁾	Associated Window IDs ⁽²⁾	Assumed Zone Type ⁽³⁾	Window facing south? y/n	Winter APSH (%) ⁽⁴⁾			BRE Criterion Satisfied?	Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure	Countervailing Factors (see associated note at end)	Professional Appraisal	Professional Conclusion
					Existing Scenario	Advisory Minimum ⁽⁵⁾	Proposed Scenario								
134 James's Street	75	75	B	y	0	0	0	Yes	0	Negligible	Minor	Negligible	-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
134 James's Street	76	76	L	n	-	-	-	-	-	-	-	-	-	Testing only applicable to south windows	Undue impact not anticipated
134 James's Street	77	77	B	y	0	0	0	Yes	0	Negligible	Minor	Negligible	-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
134 James's Street	78	78	L	n	-	-	-	-	-	-	-	-	-	Testing only applicable to south windows	Undue impact not anticipated
134 James's Street	79	79	L	n	-	-	-	-	-	-	-	-	-	Testing only applicable to south windows	Undue impact not anticipated

- (1) Relates to a room, or portion of a room, served by the associated window or windows. Multiple windows have only been assigned to the same zone where they are considered to light the same area of the room and are located within 5 m of one another.
- (2) The location of these windows is detailed within [Appendix F: Window Receptors \(Domestic\)](#)
- (3) See [Appendix C: Professional Assessment Framework](#) for zone type codes.
- (4) Winter APSH provides an indication of the extent of time that a discrete point on the external face of a window is likely to be able to receive direct sunlight during winter months (21st September to 21st of March). The measure is context specific as it uses recorded weather data to account for likely cloud cover. APSH is calculated as the probable sunlight hours predicted for the point under consideration divided by the probable sunlight hours that would be received in an unobstructed environment annually. It is important to recognise that APSH does not provide a direct or complete measure of internal daylight amenity, because it is only measuring a narrow facet of daylight provision (direct sunlight) and because the testing does not consider important factors such as window size or room geometry.
- (5) The effective advisory minimum is the lower of 5% winter APSH and 0.8 times the former winter APSH value. However, where the reduction in annual APSH is 4.0 percentage points or less, the BRE winter sunlight criterion cannot be triggered; accordingly, the effective advisory minimum for winter APSH is 0% in that scenario.
- (6) The framework used to classify impacts is described in greater detail within [Appendix C: Professional Assessment Framework](#)
- (*) Calculated with reference to the highest value recorded among all windows serving this zone.

Appendix N: Outdoor Spaces Tested

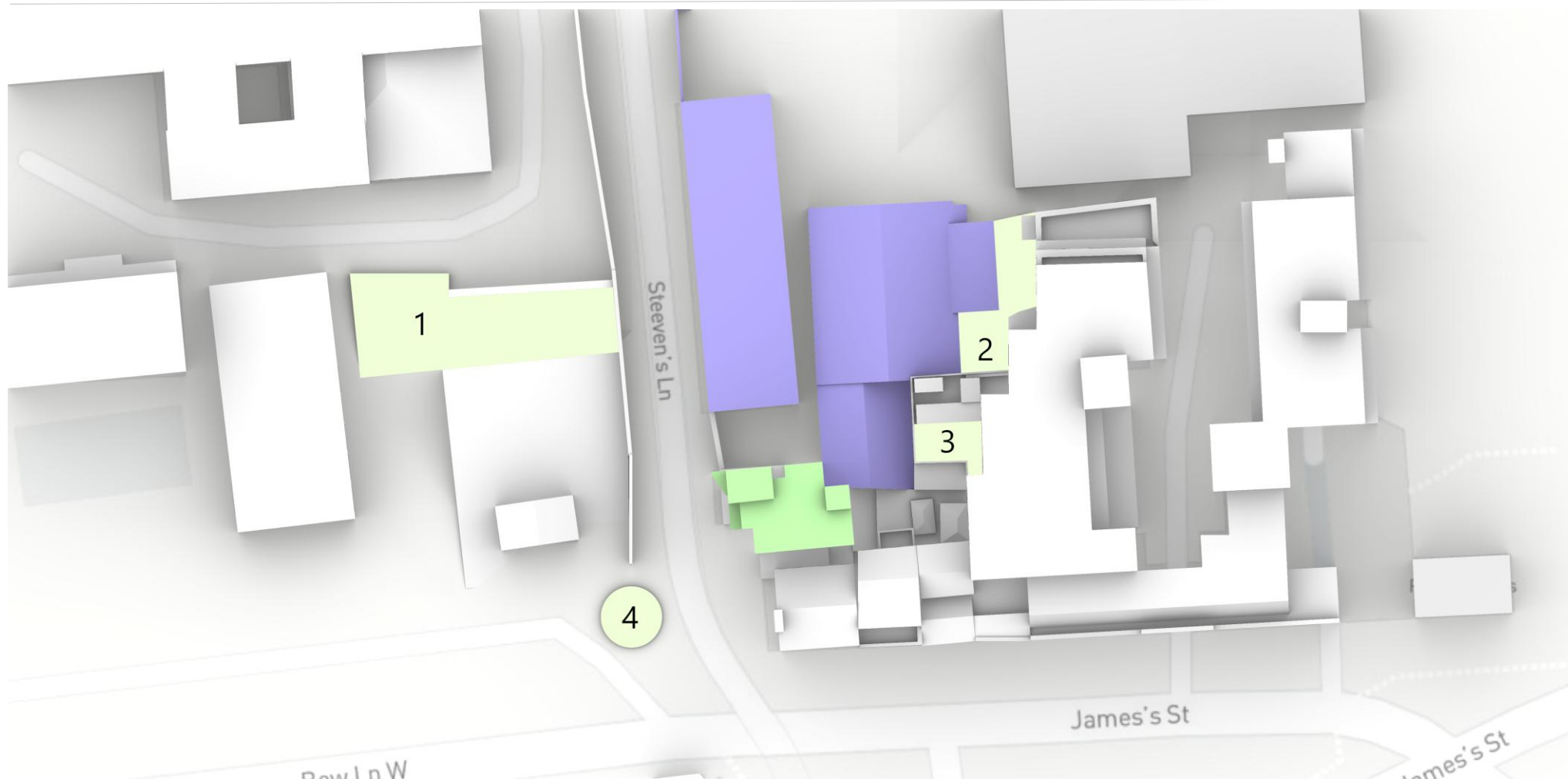


Figure 2. Open spaces considered in this testing highlighted in green.

Appendix O: SOG Results

Stage 1 - Does the assessed zone comply with the relevant BRE advisory criterion?						
Property Address	Outdoor Space ID ⁽¹⁾	Assumed Space Type ⁽²⁾	SOG Levels (%)			BRE Criterion Satisfied?
			Existing Scenario	Advisory Minimum ⁽³⁾	Proposed Scenario	
St Patrick's Hospital	1	C	50.6	40.5	50.6	Yes
Steeven's Gate	2	C	0	0	21.8	Yes
Steeven's Gate	3	C	64.9	50	64.9	Yes
St Patrick's Hospital	4	C	99.9	50	99.9	Yes

Stage 2 - Where a technical departure is identified, how significant is that departure as a daylight matter? ⁽⁴⁾			
Absolute Departure from Advisory Minimum (pp)	Magnitude of Departure	Sensitivity of Zone to Departure	Significance of Departure
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible
0	Negligible	Moderate	Negligible

Stage 3 – Having regard to the significance of the departure, the planning context and any relevant countervailing factors, is an undue impact anticipated? ⁽⁴⁾		
Countervailing Factors	Professional Appraisal	Professional Conclusion
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated
-	Full conformity with BRE guidelines demonstrated	Undue impact not anticipated

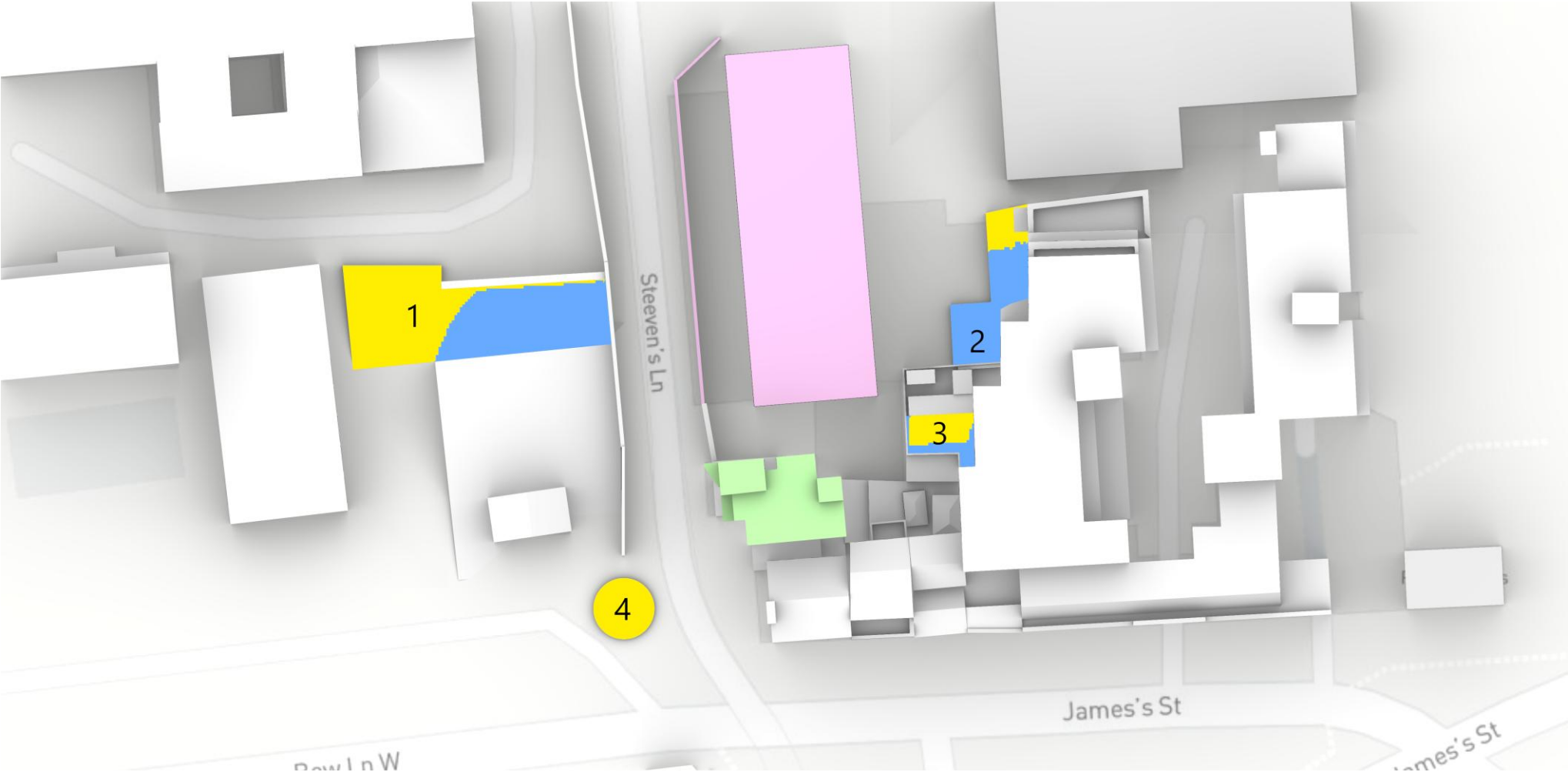
- (1) The location of these spaces is detailed within [Appendix N: Outdoor Spaces Tested](#)
- (2) See [Appendix C: Professional Assessment Framework](#) for zone type codes.
- (3) Advisory minimum is 50% of area capable of receiving 2hrs of direct sunlight on the 21st of March unless 0.8 times former value is lower
- (4) The framework used to classify impacts is described in greater detail within [Appendix C: Professional Assessment Framework](#)

Solar access distribution predicted for neighbouring recreation spaces (Existing Scenario).



TOTAL NO. SUNLIGHT HOURS ON THE 21 ST OF MARCH (HRS)	0 TO 2	> 2
---	--------	-----

Solar access distribution predicted for neighbouring recreation spaces (Proposed Scenario).



TOTAL NO. SUNLIGHT HOURS ON THE 21 ST OF MARCH (HRS)	0 TO 2	> 2
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Appendix P:

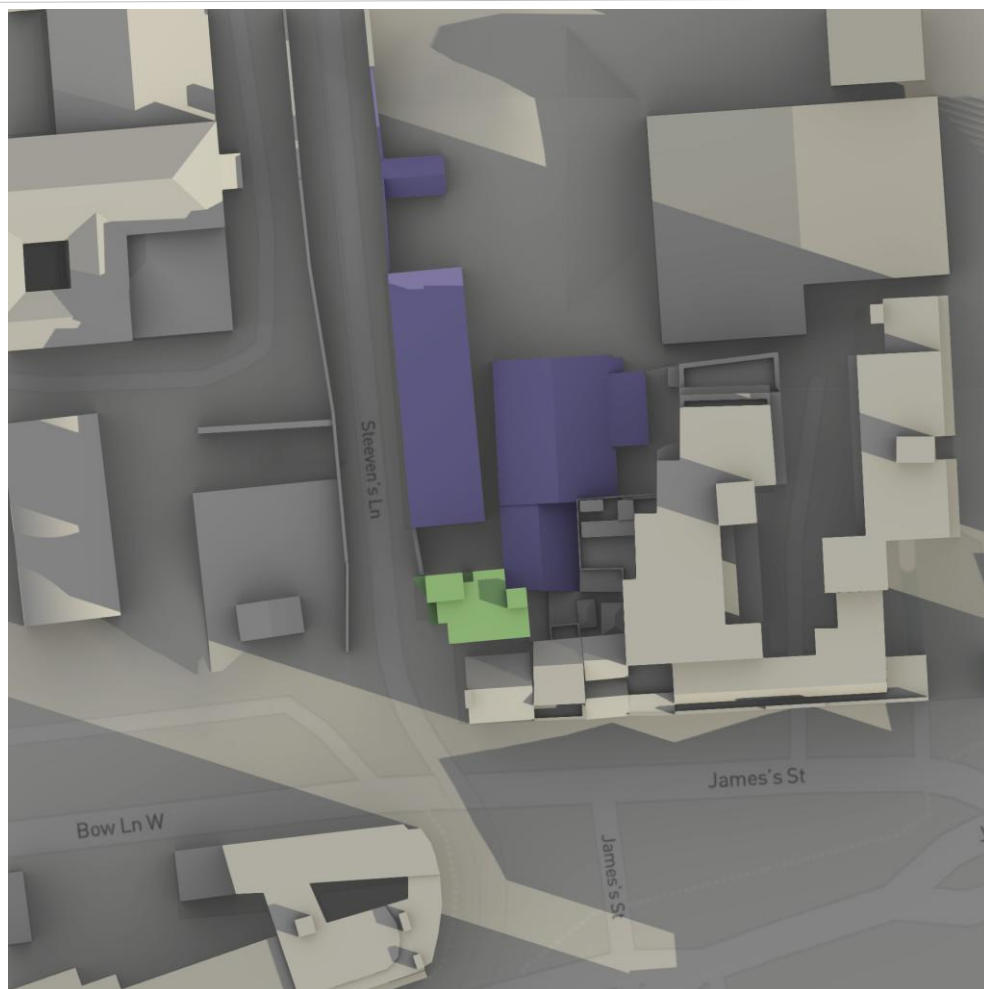
Shadows March



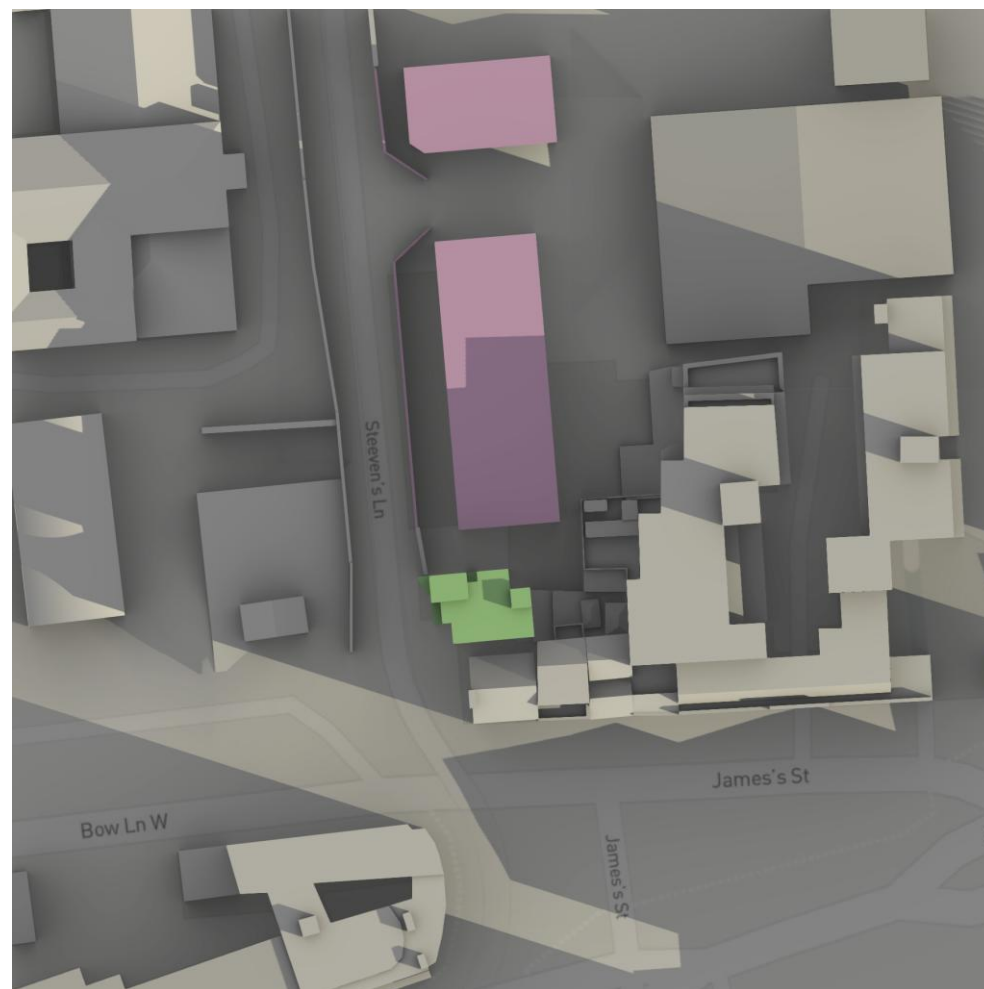
Shadows Cast at 7am (UTC+0) on the 21st of March
(Before Development Scenario)



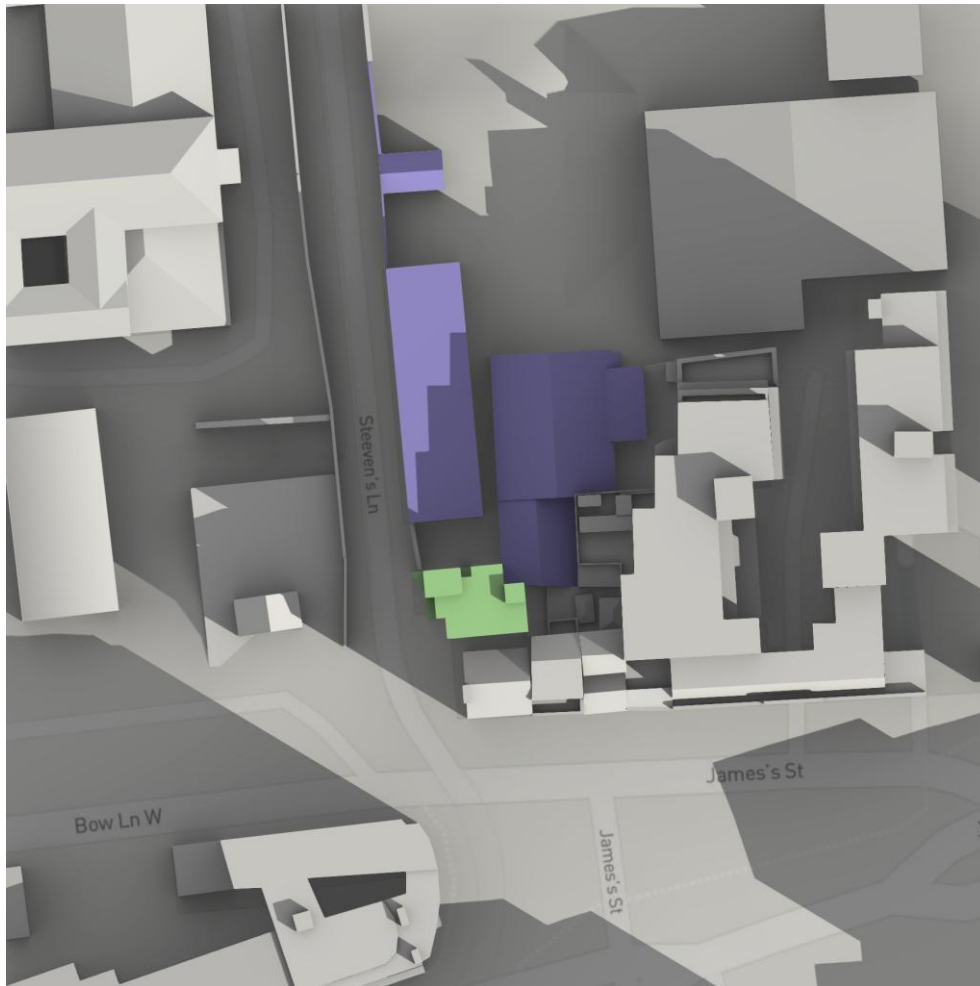
Shadows Cast at 7am (UTC+0) on the 21st of March
(After Development Scenario)



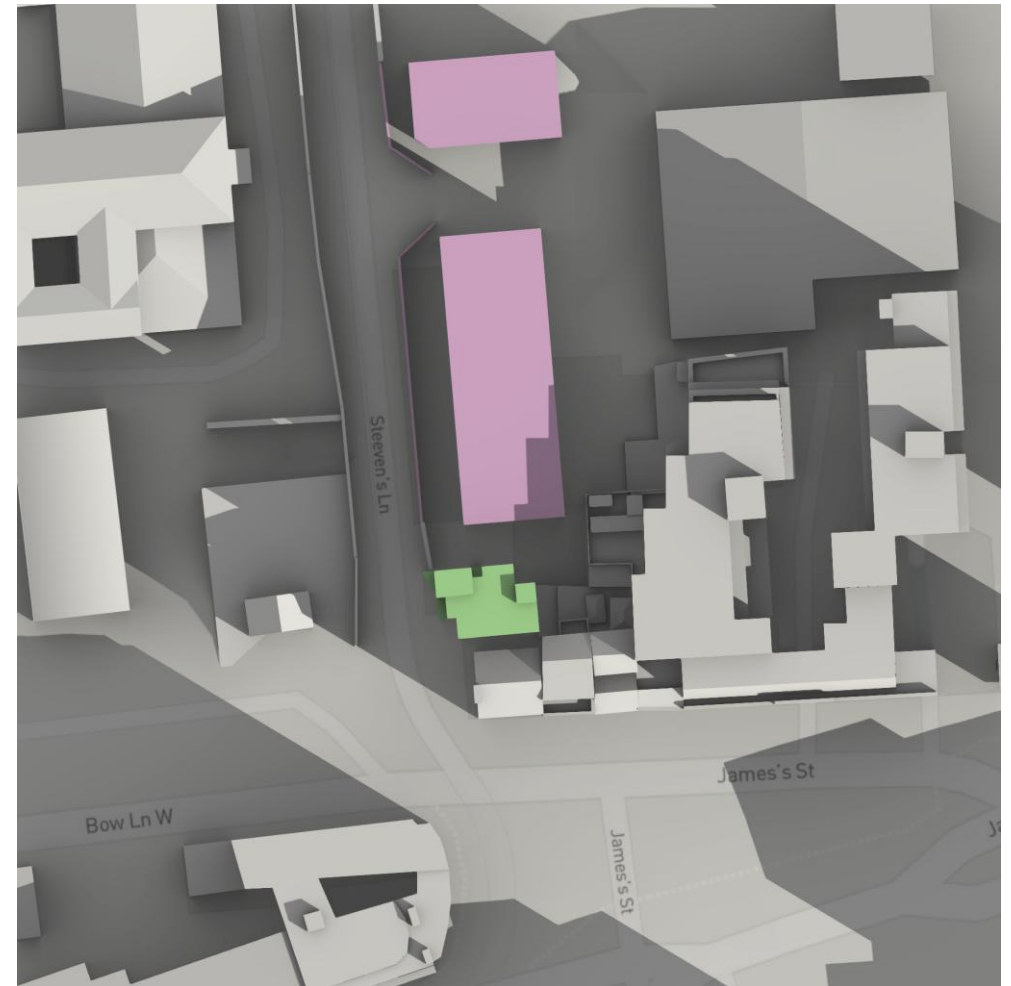
Shadows Cast at 8am (UTC+0) on the 21st of March
(Before Development Scenario)



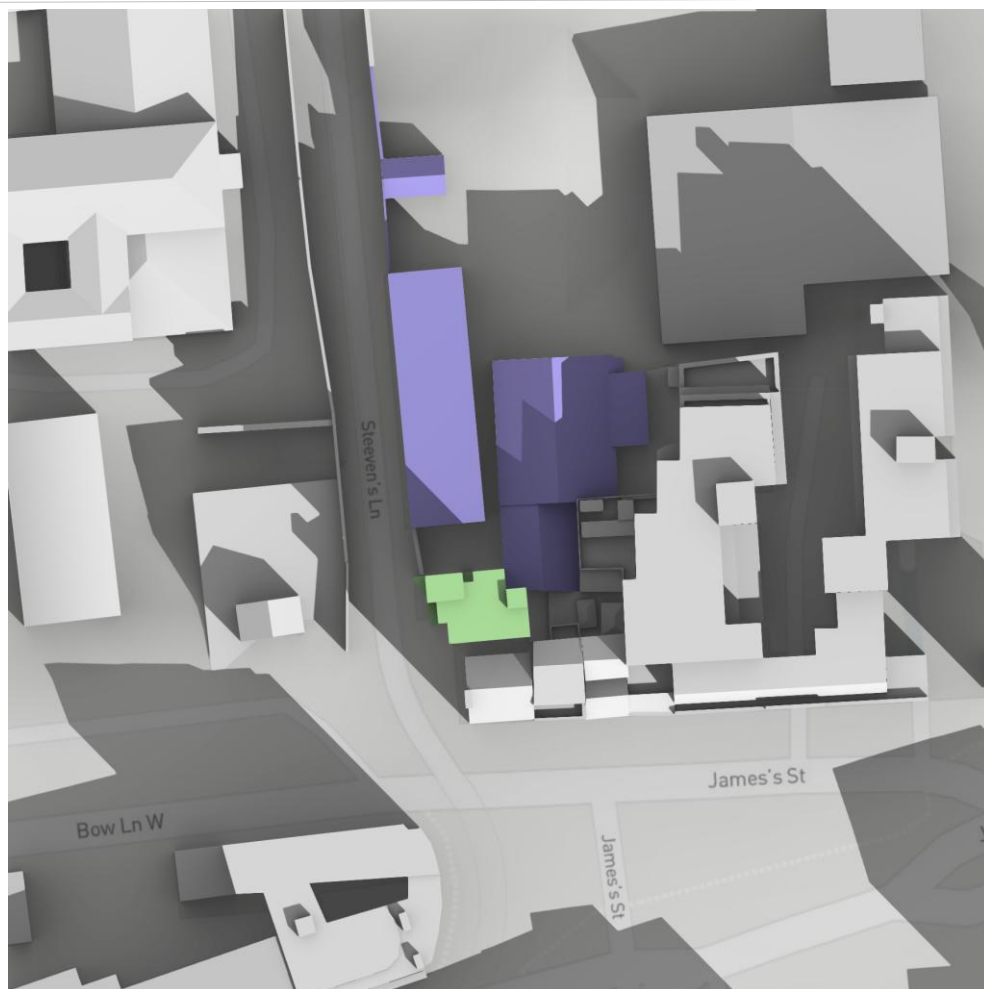
Shadows Cast at 8am (UTC+0) on the 21st of March
(After Development Scenario)



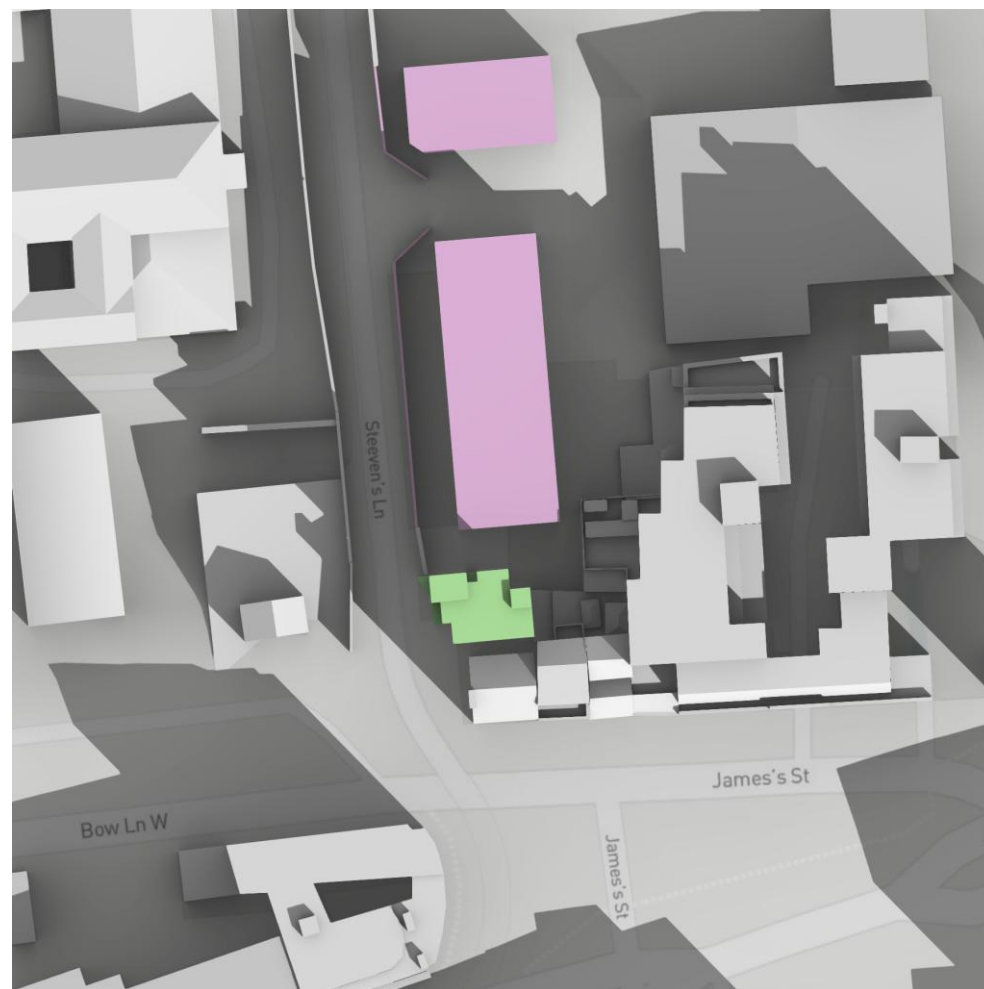
Shadows Cast at 9am (UTC+0) on the 21st of March
(Before Development Scenario)



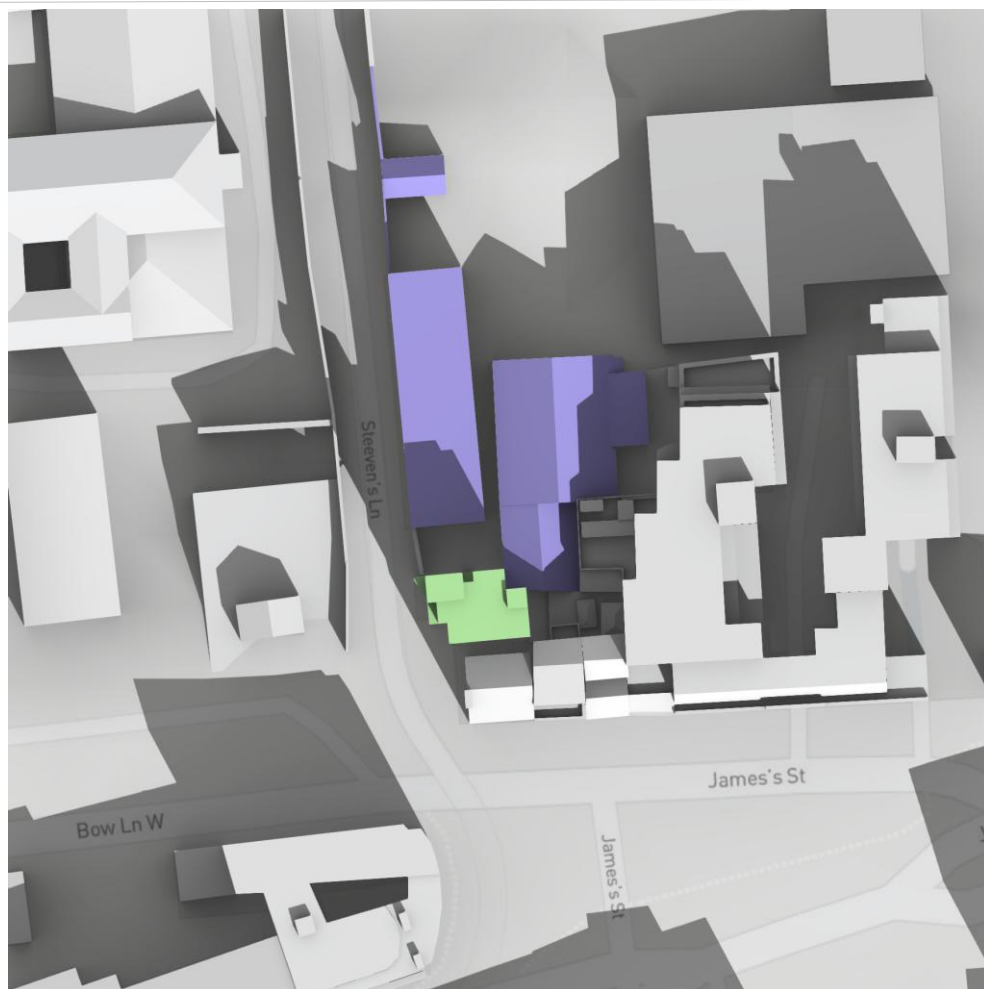
Shadows Cast at 9am (UTC+0) on the 21st of March
(After Development Scenario)



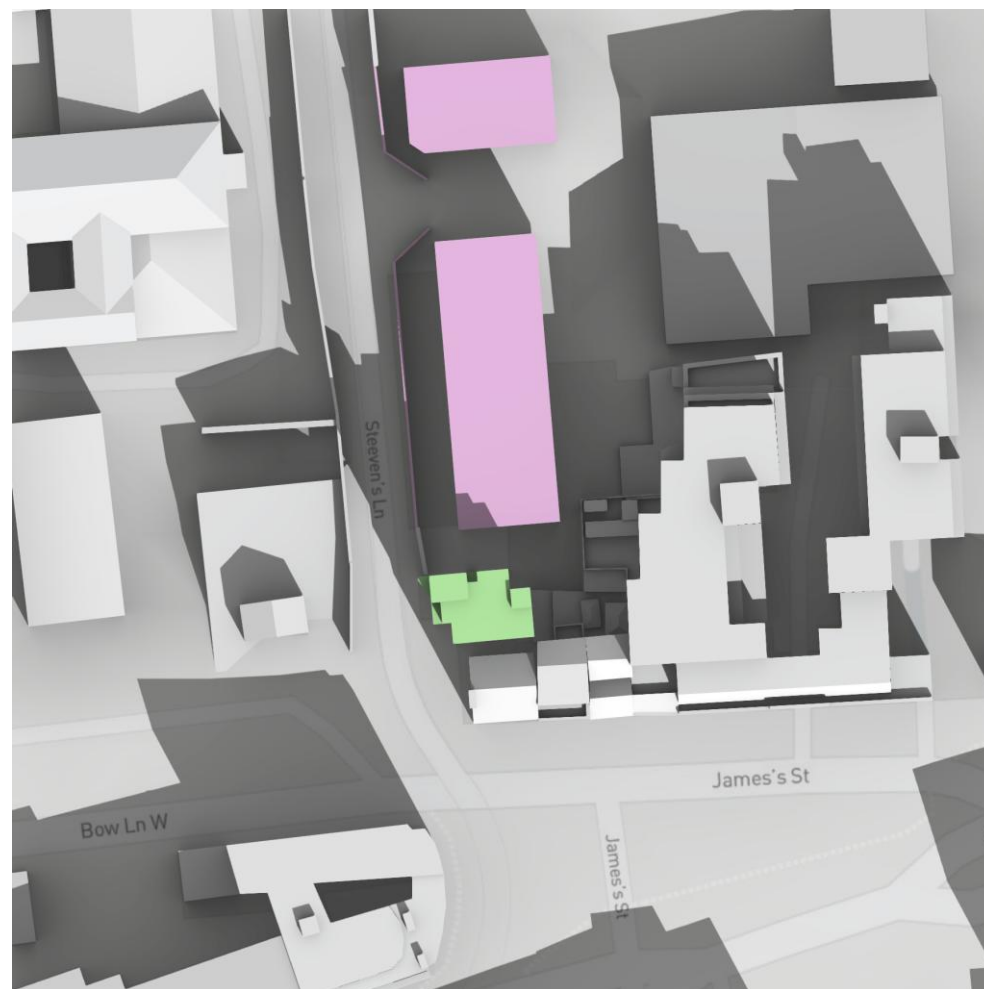
Shadows Cast at 10am (UTC+0) on the 21st of March
(Before Development Scenario)



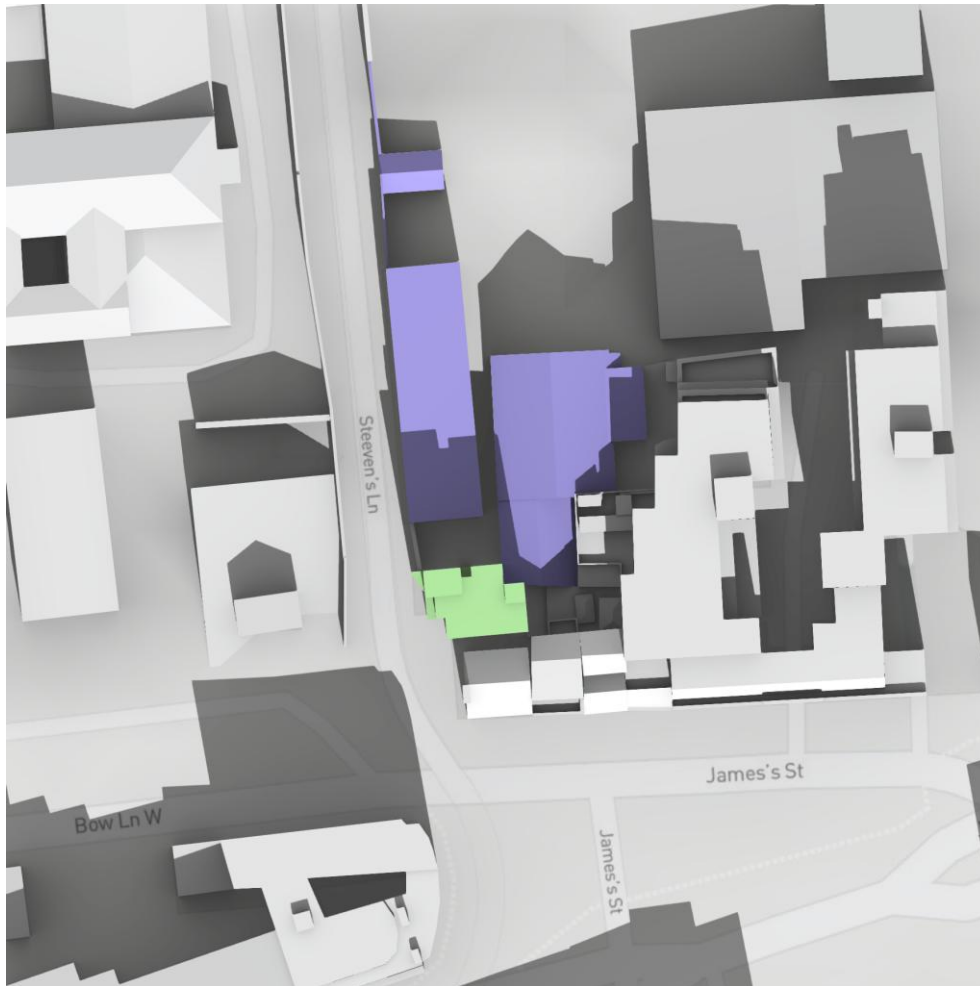
Shadows Cast at 10am (UTC+0) on the 21st of March
(After Development Scenario)



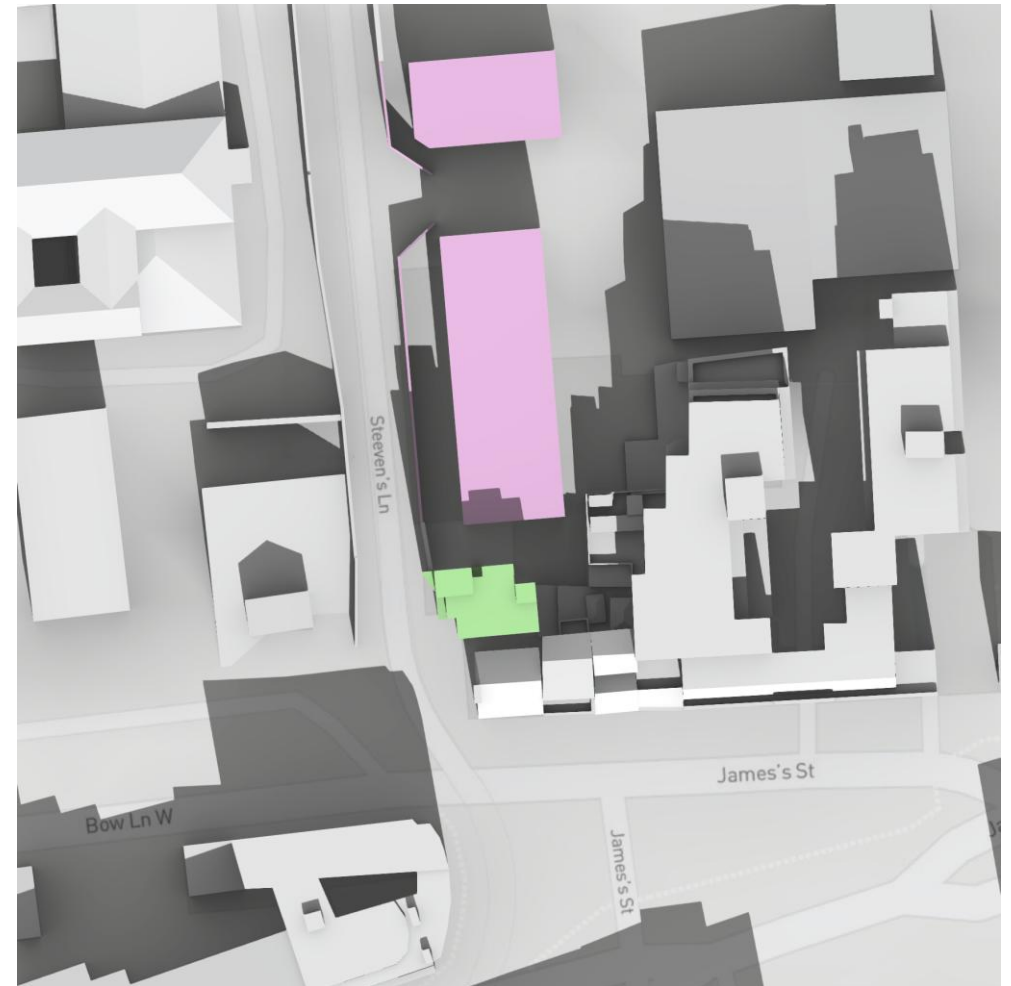
Shadows Cast at 11am (UTC+0) on the 21st of March
(Before Development Scenario)



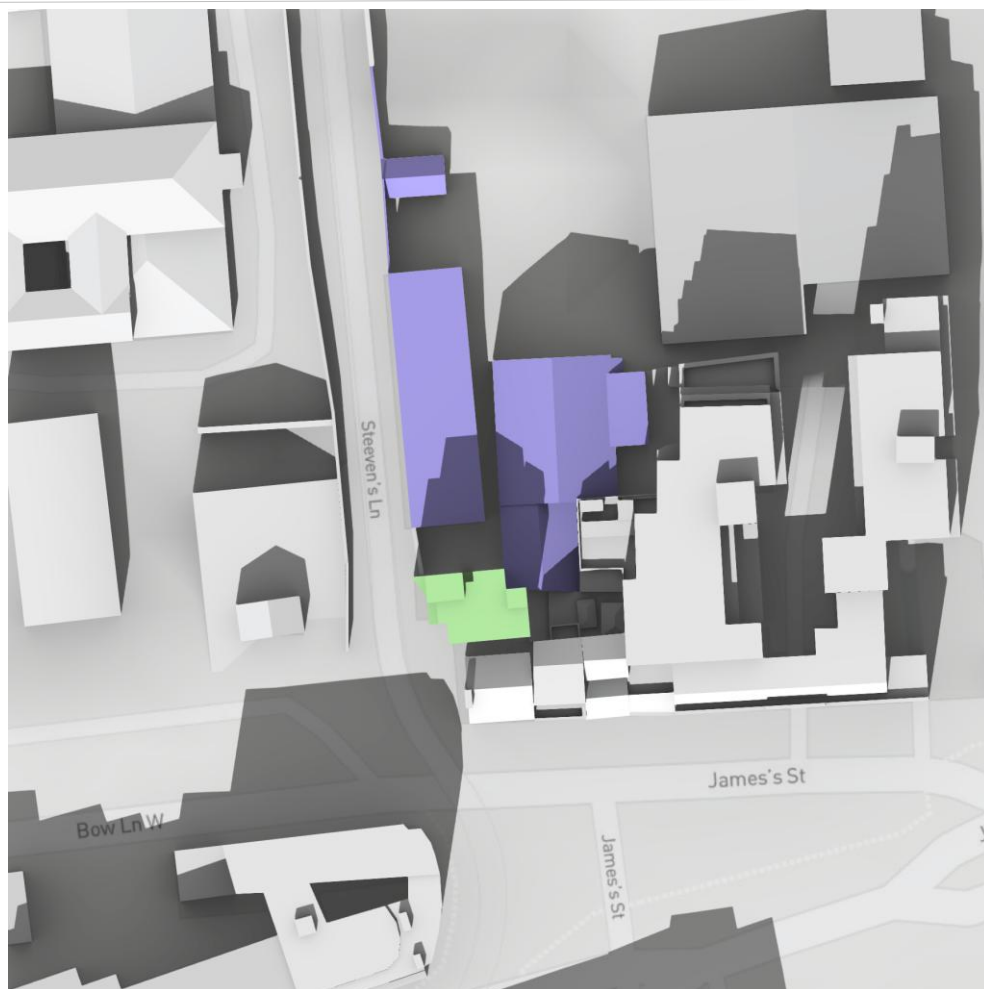
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(After Development Scenario)



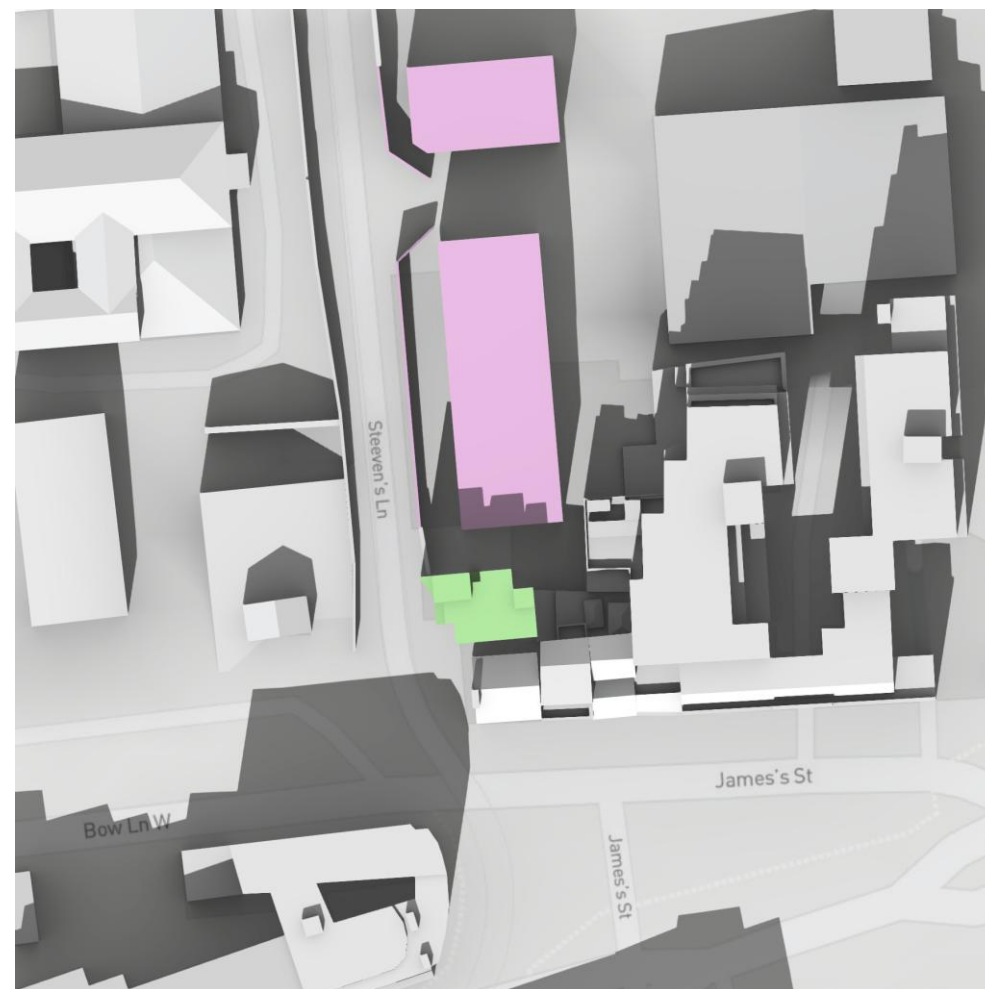
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(Before Development Scenario)



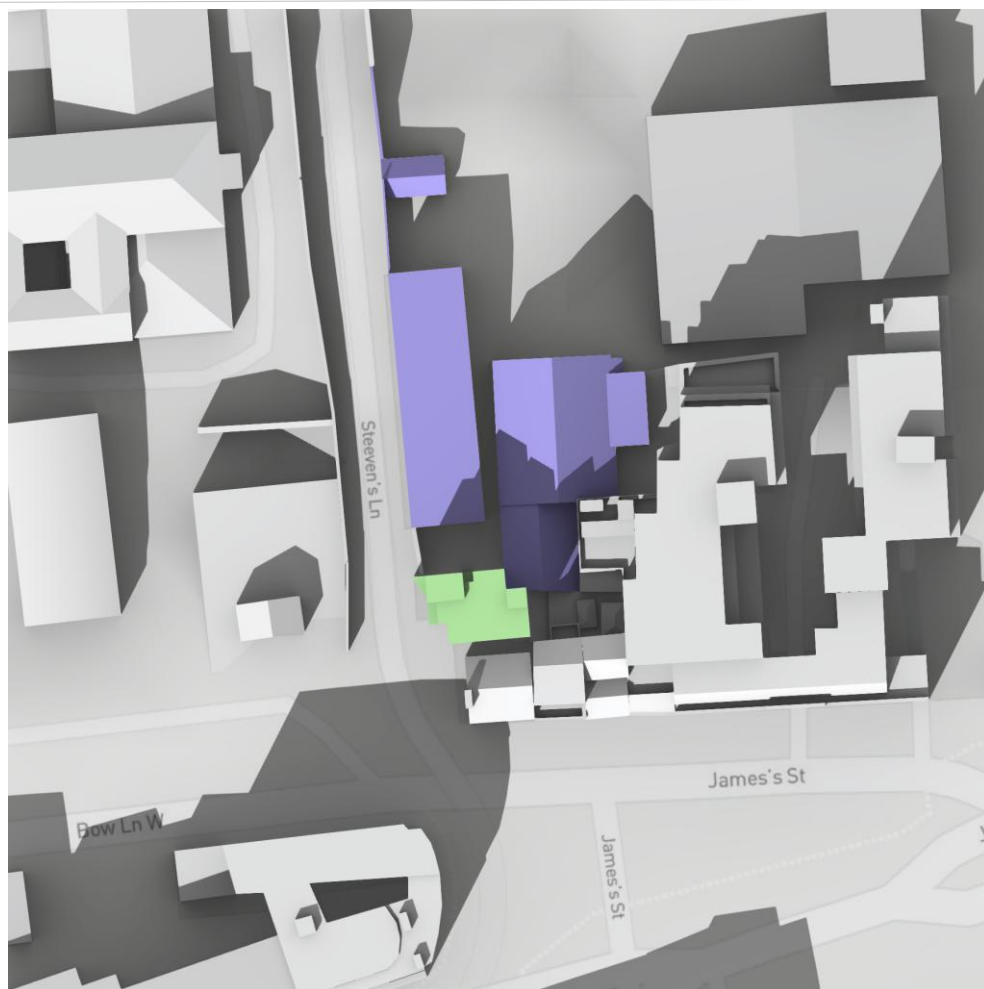
Shadows Cast at 12pm (UTC+0) on the 21st of March
(After Development Scenario)



Shadows Cast at 1pm (UTC+0) on the 21st of March
(Before Development Scenario)



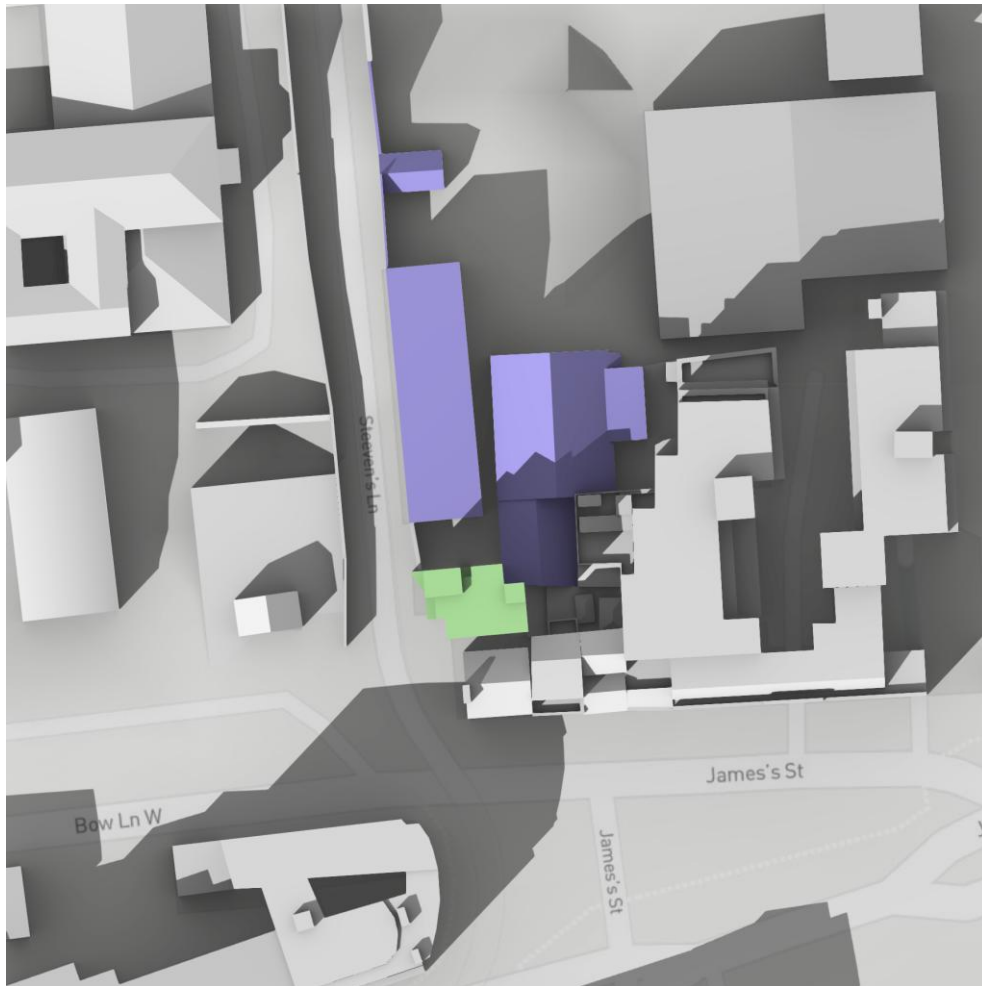
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(After Development Scenario)



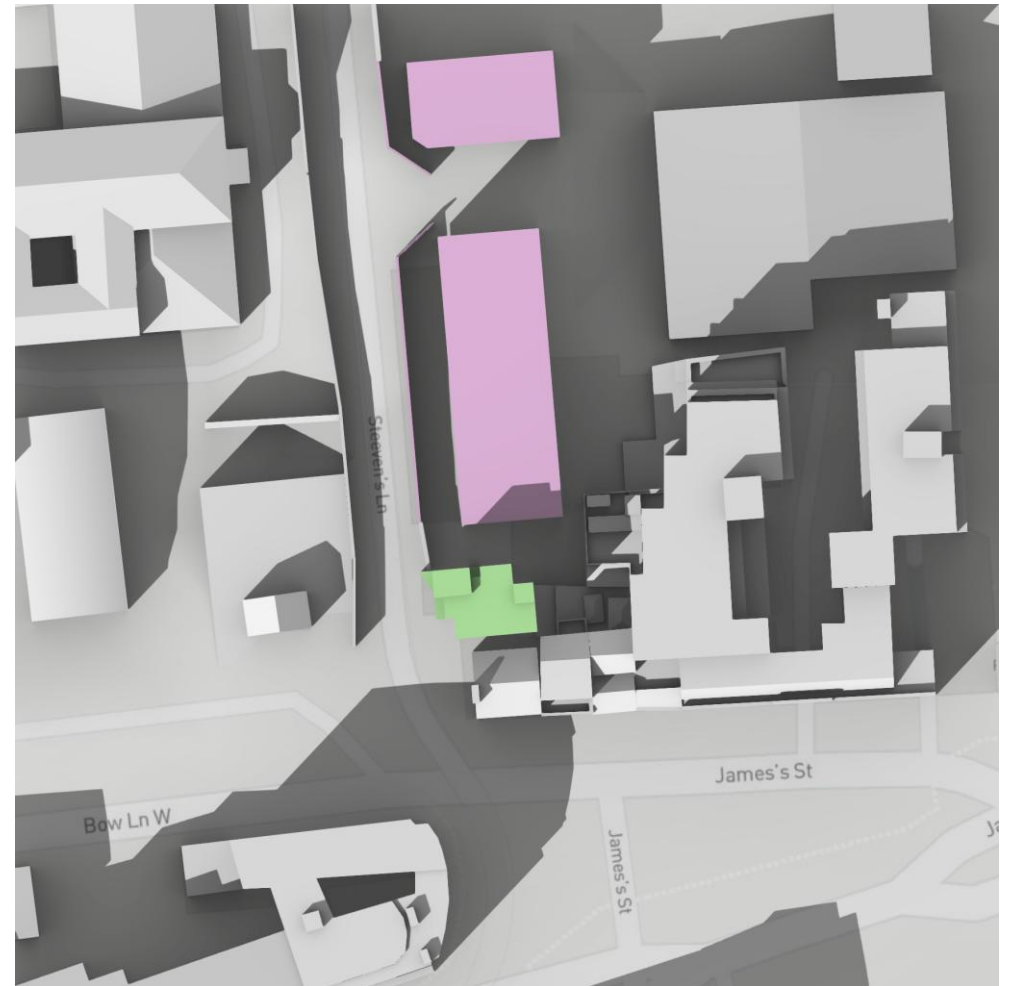
Shadows Cast at 2pm (UTC+0) on the 21st of March
(Before Development Scenario)



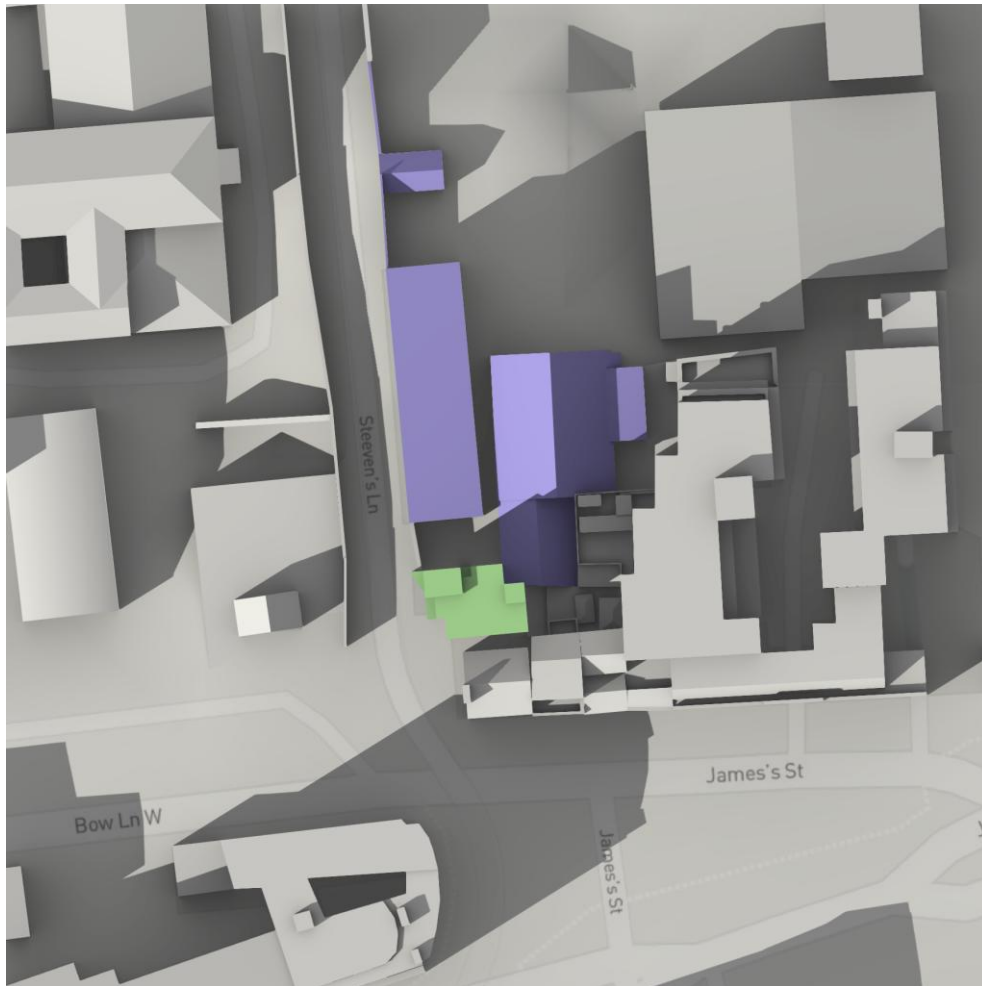
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(After Development Scenario)



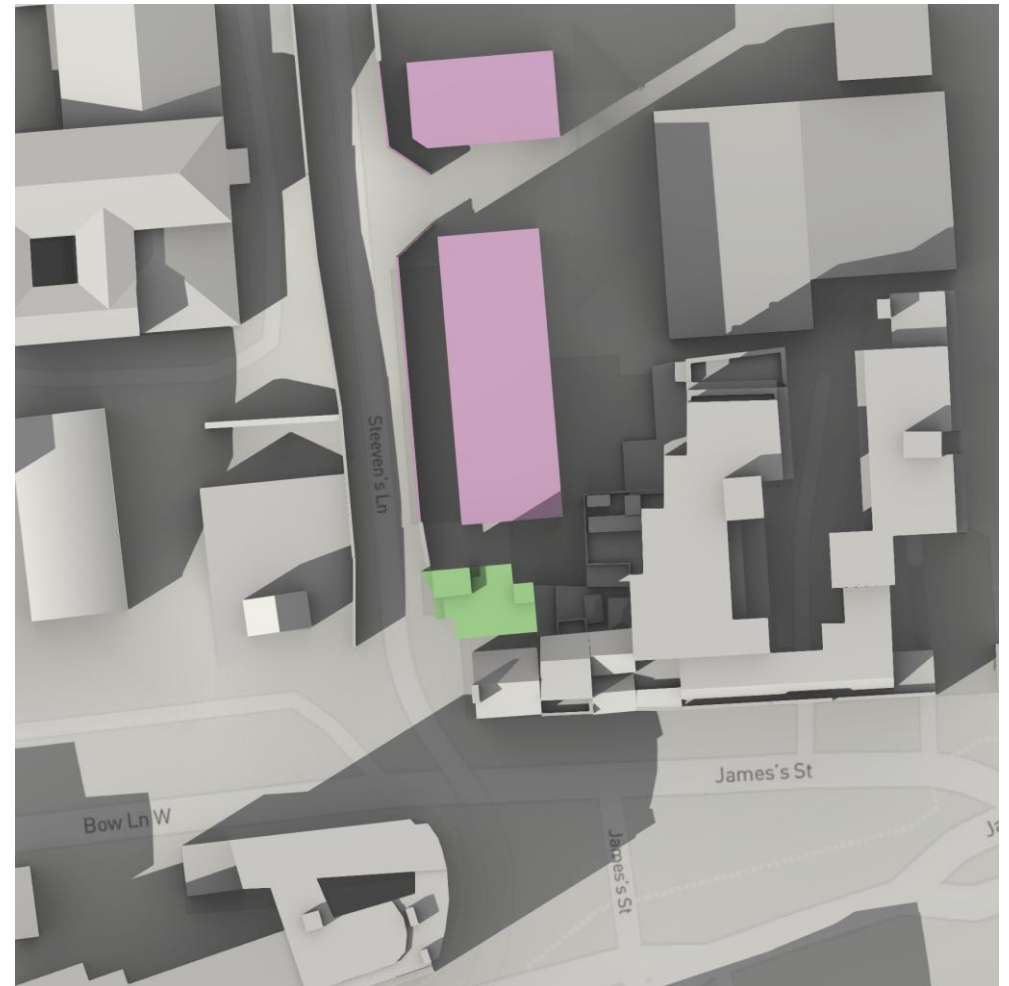
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(Before Development Scenario)



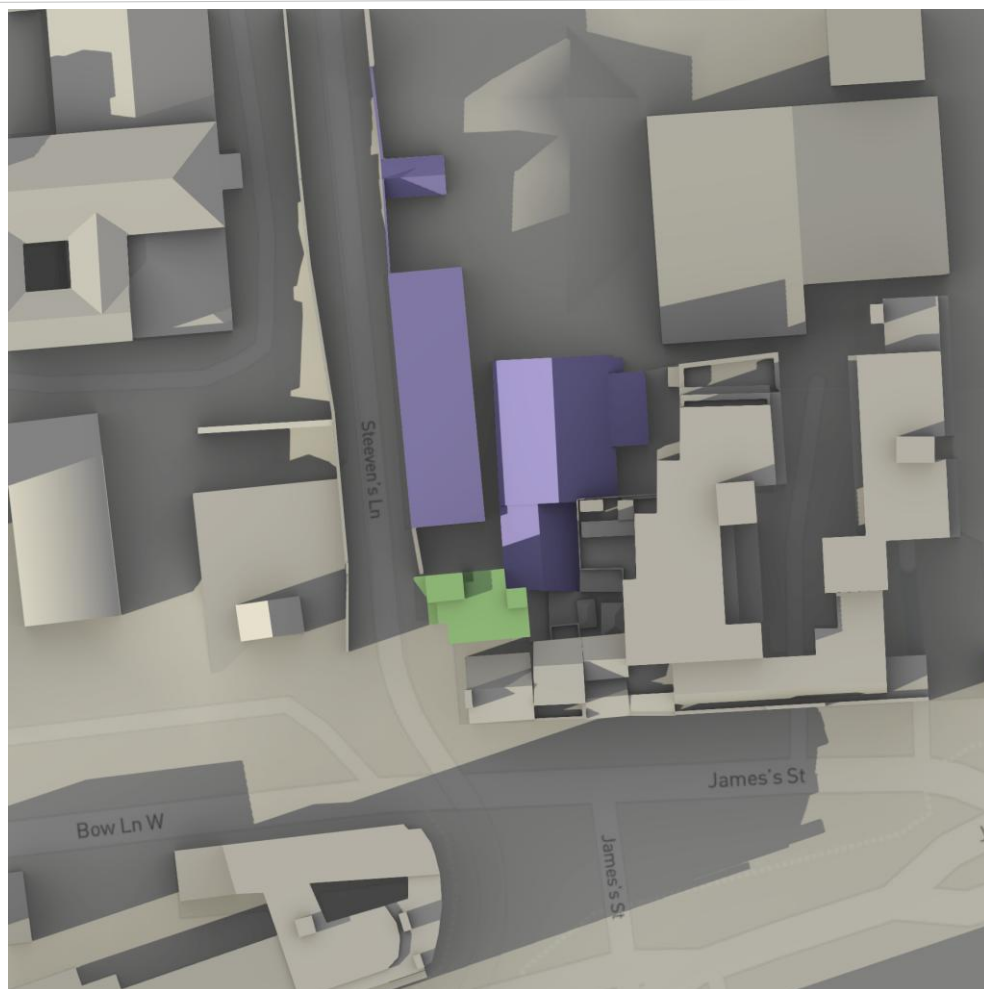
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(After Development Scenario)



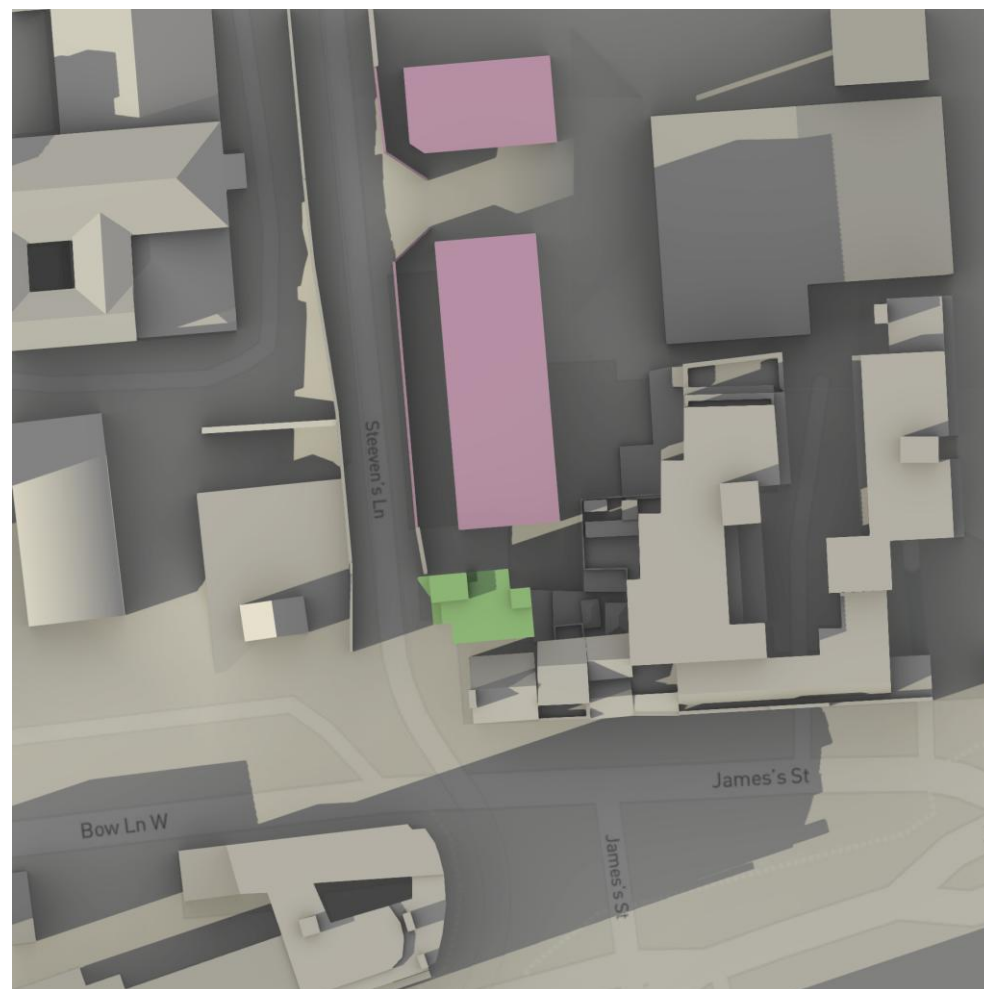
Shadows Cast at 4pm (UTC+0) on the 21st of March
(Before Development Scenario)



Shadows Cast at 4pm (UTC+0) on the 21st of March
(After Development Scenario)



Shadows Cast at 5pm (UTC+0) on the 21st of March
(Before Development Scenario)



Shadows Cast at 5pm (UTC+0) on the 21st of March
(After Development Scenario)



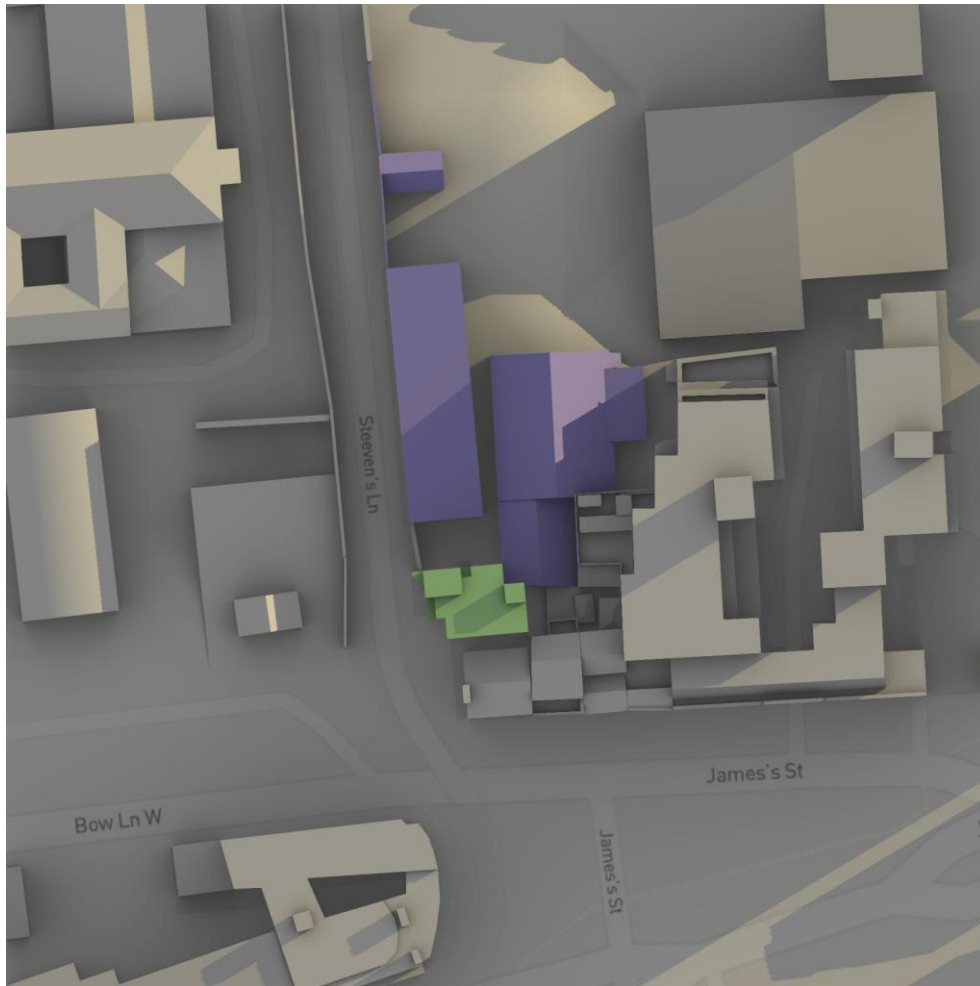
Shadows Cast at 6pm (UTC+0) on the 21st of March
(Before Development Scenario)



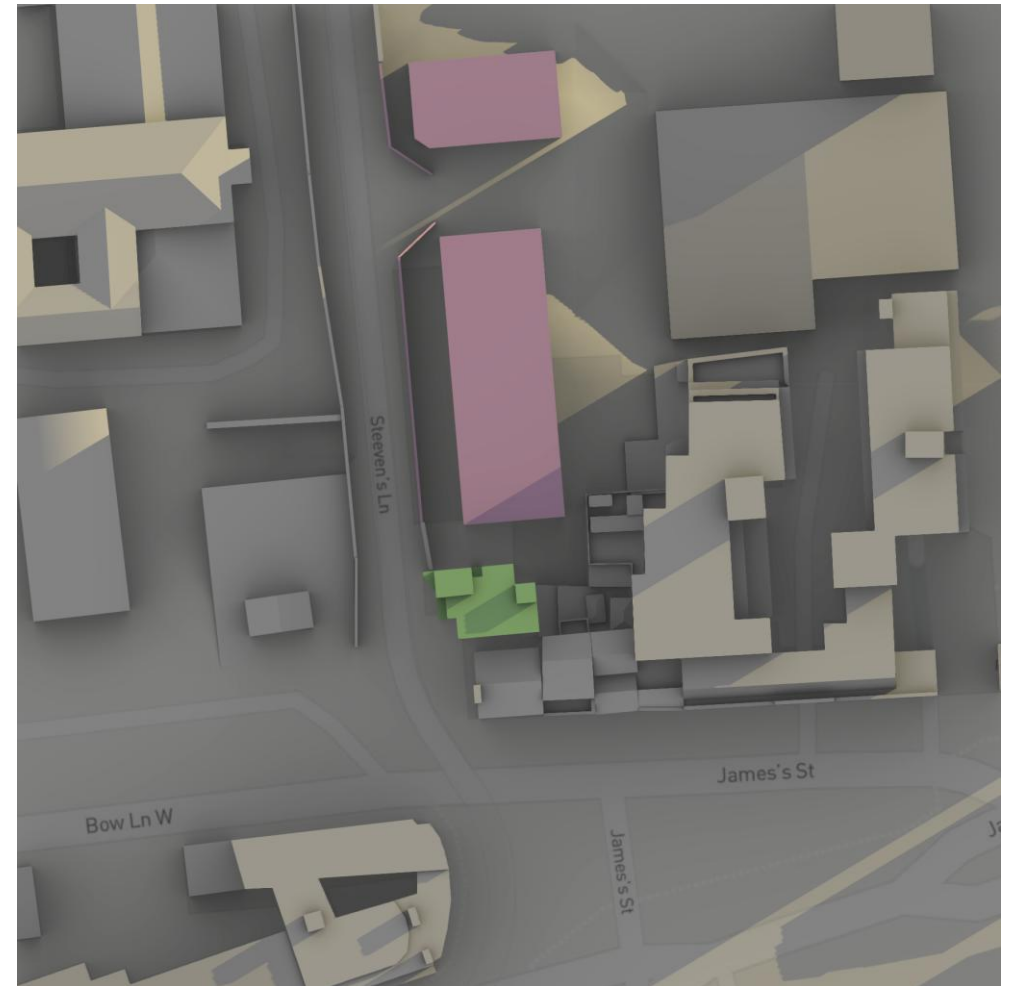
Shadows Cast at 6pm (UTC+0) on the 21st of March
(After Development Scenario)

Appendix Q:

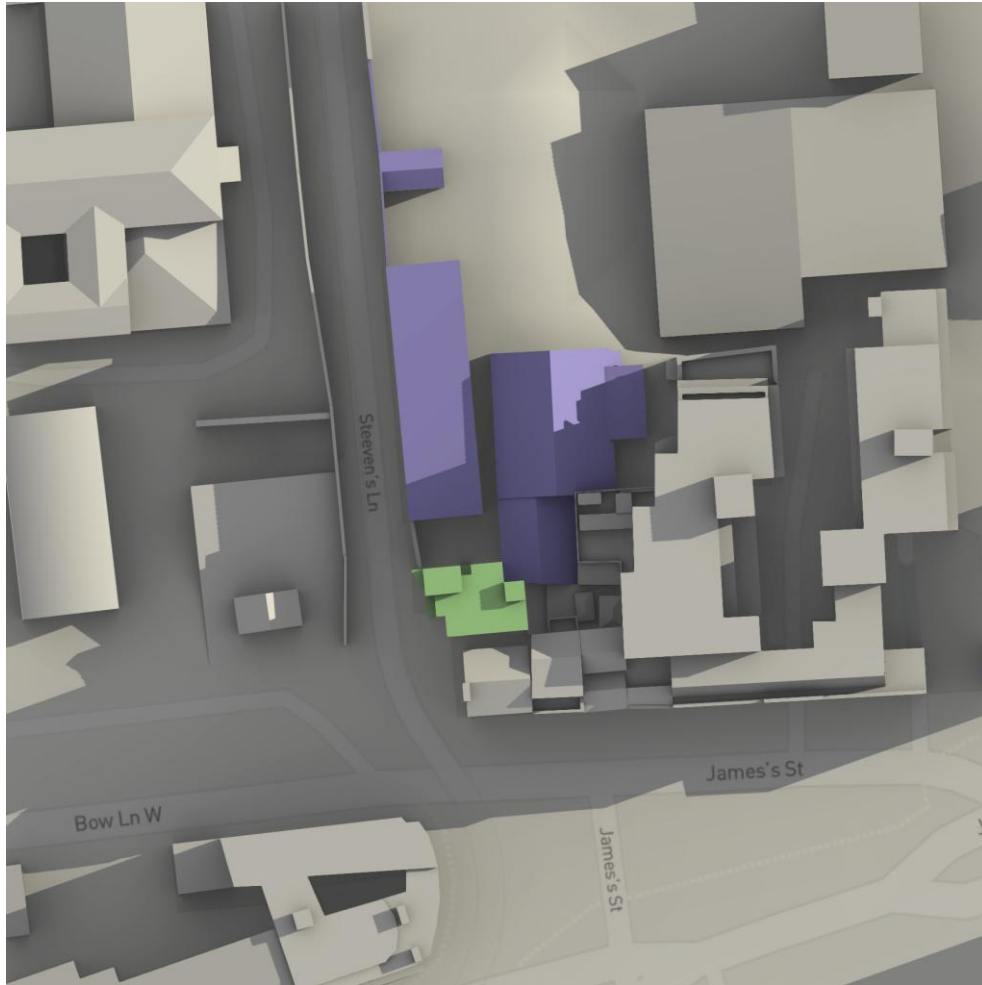
Shadows June



Shadows Cast at 6am (UTC+1) on the 21st of June
(Before Development Scenario)



Shadows Cast at 6am (UTC+1) on the 21st of June
(After Development Scenario)



Shadows Cast at 7am (UTC+1) on the 21st of June
(Before Development Scenario)



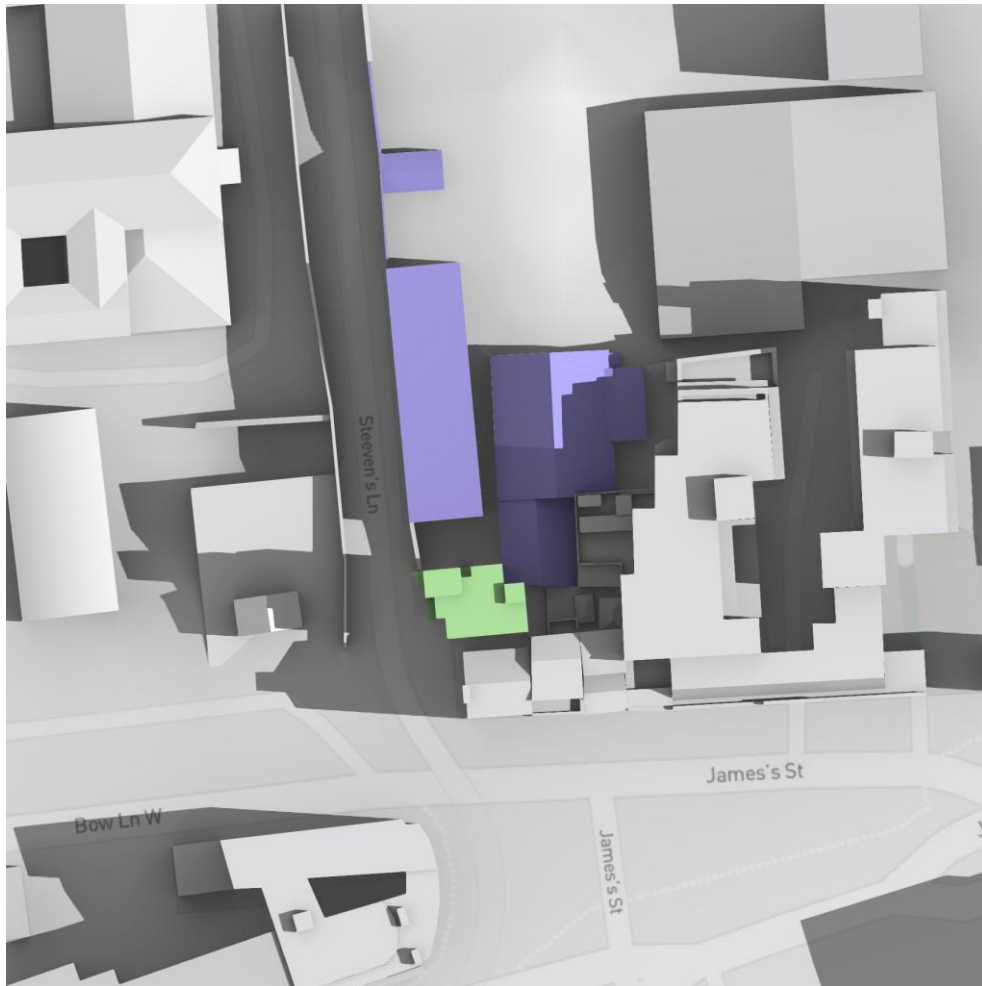
Shadows Cast at 7am (UTC+1) on the 21st of June
(After Development Scenario)



Shadows Cast at 8am (UTC+1) on the 21st of June
(Before Development Scenario)



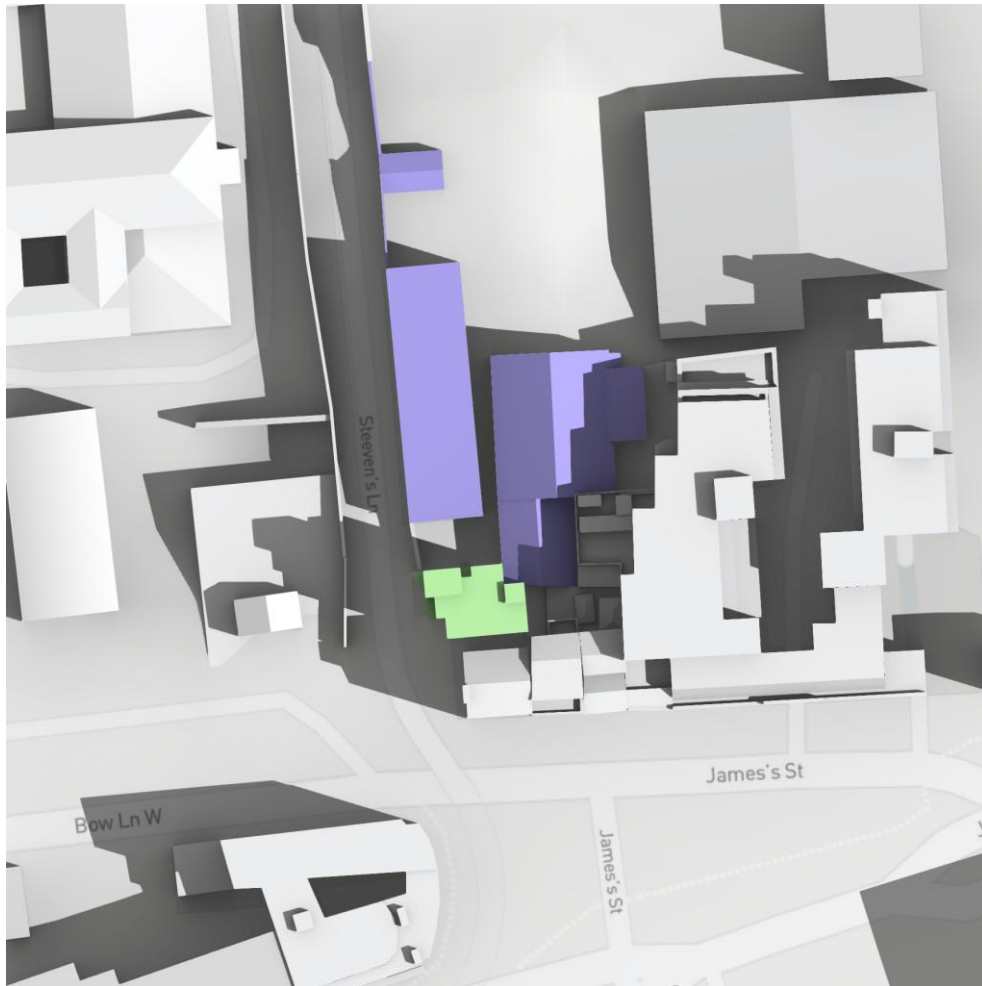
Shadows Cast at 8am (UTC+1) on the 21st of June
(After Development Scenario)



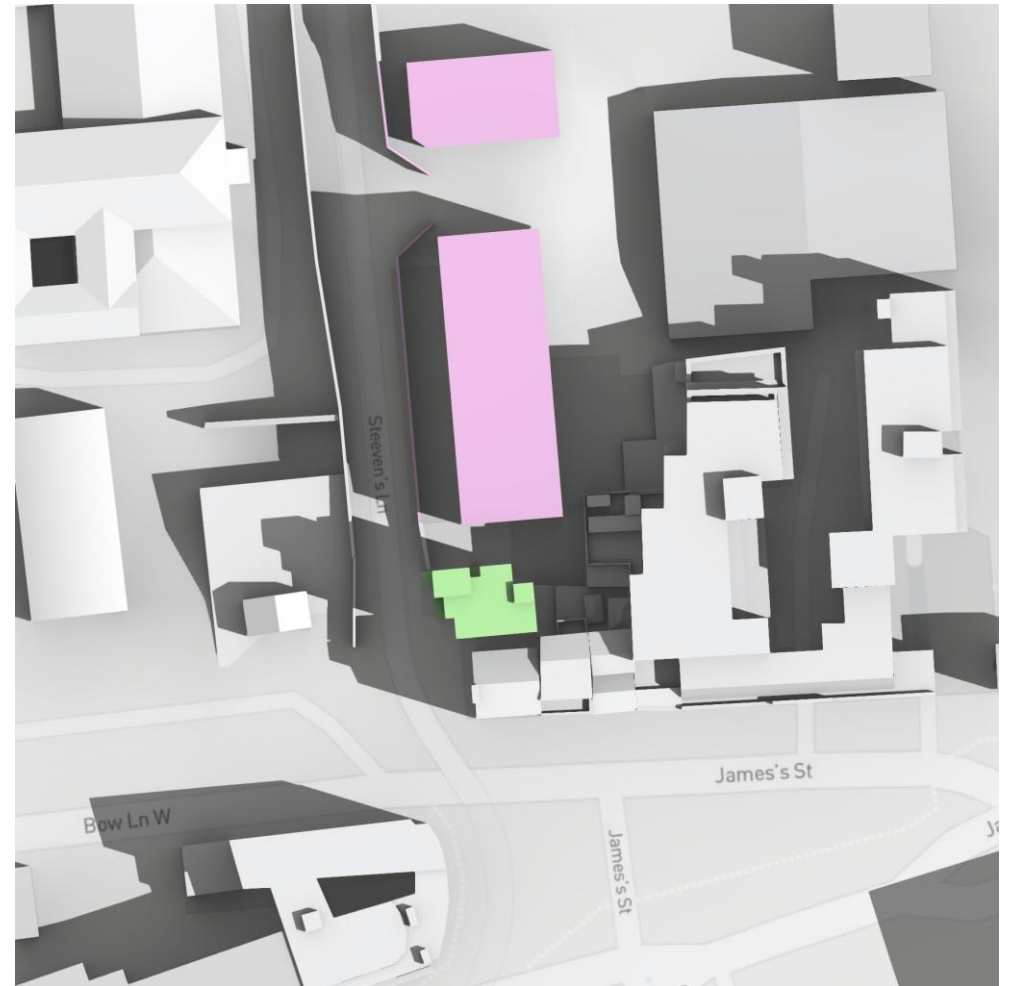
Shadows Cast at 9am (UTC+1) on the 21st of June
(Before Development Scenario)



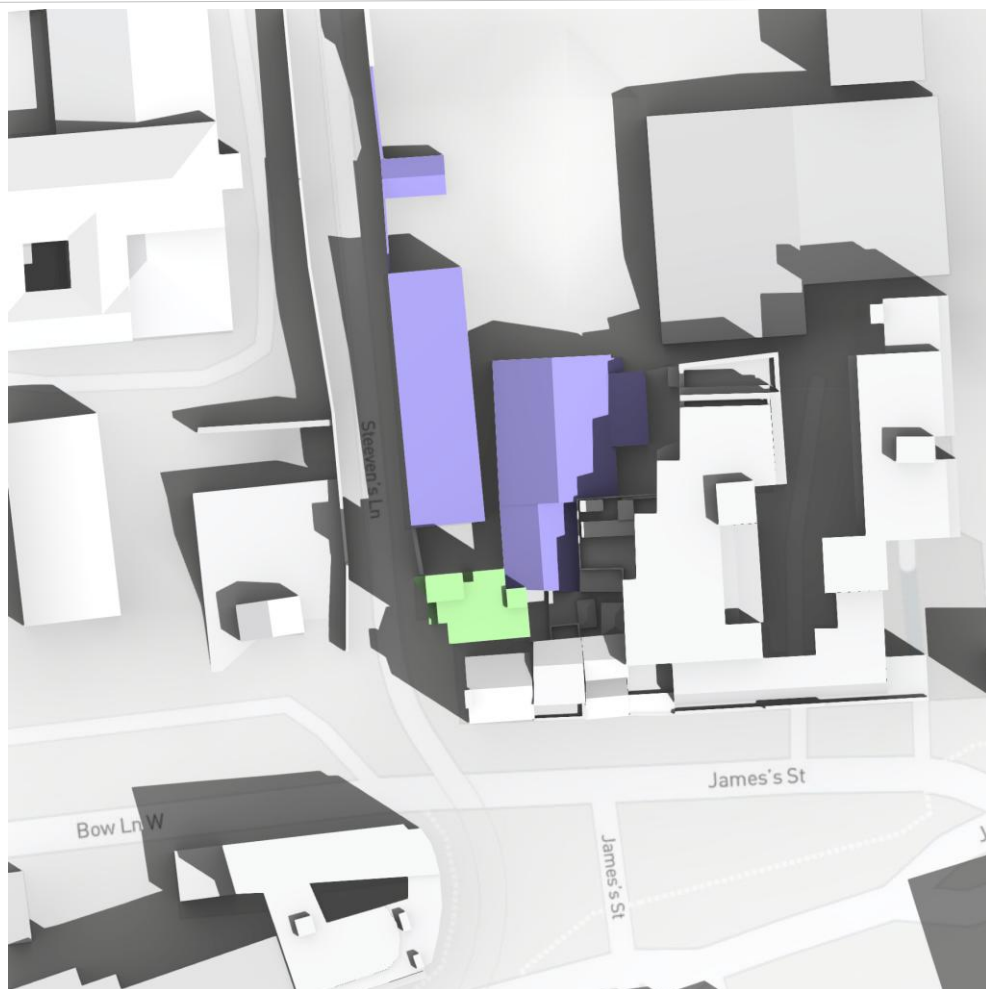
Shadows Cast at 9am (UTC+1) on the 21st of June
(After Development Scenario)



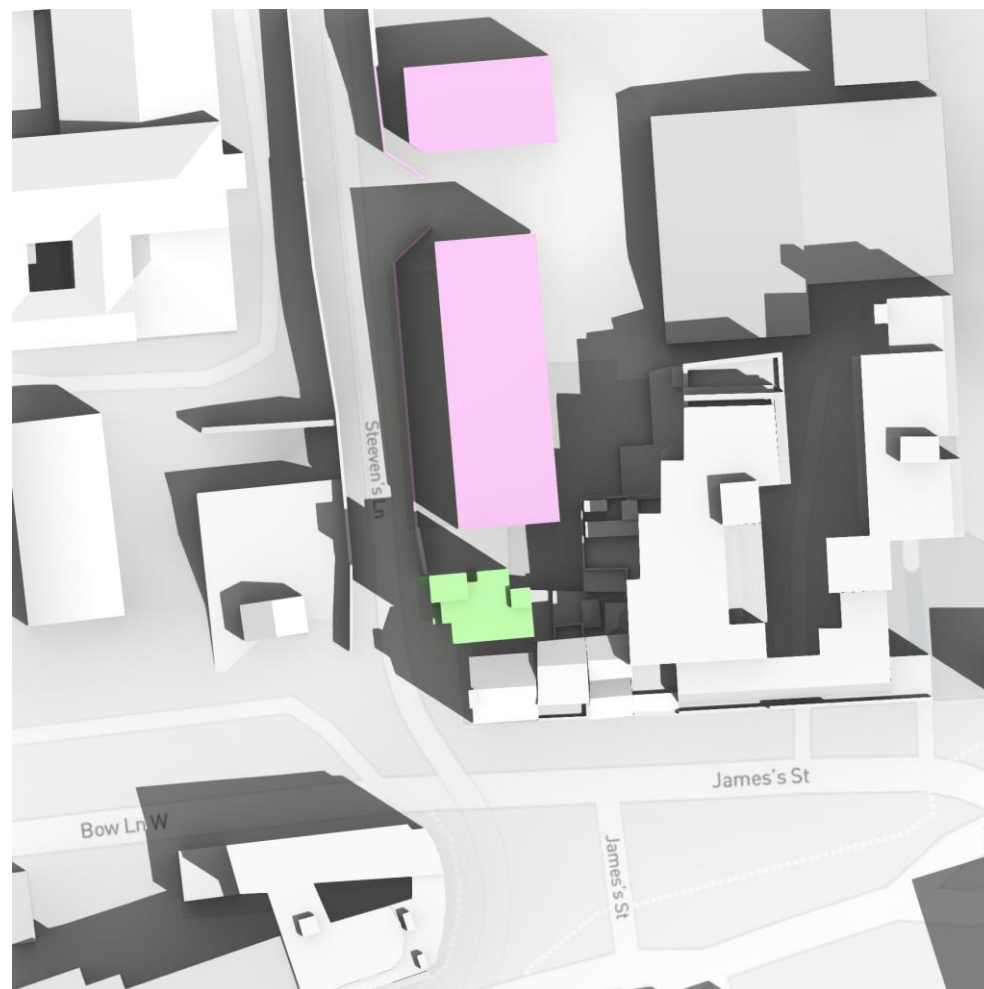
Shadows Cast at 10am (UTC+1) on the 21st of June
(Before Development Scenario)



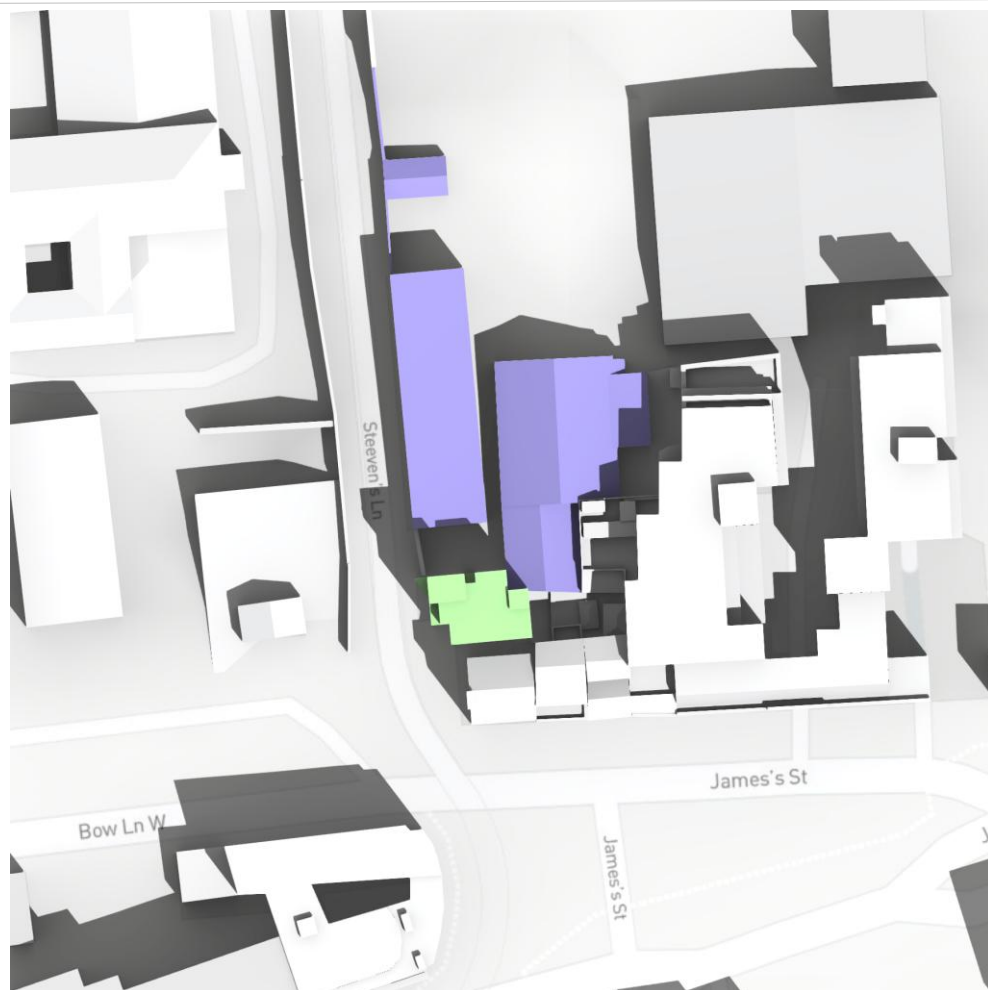
Shadows Cast at 10am (UTC+1) on the 21st of June
(After Development Scenario)



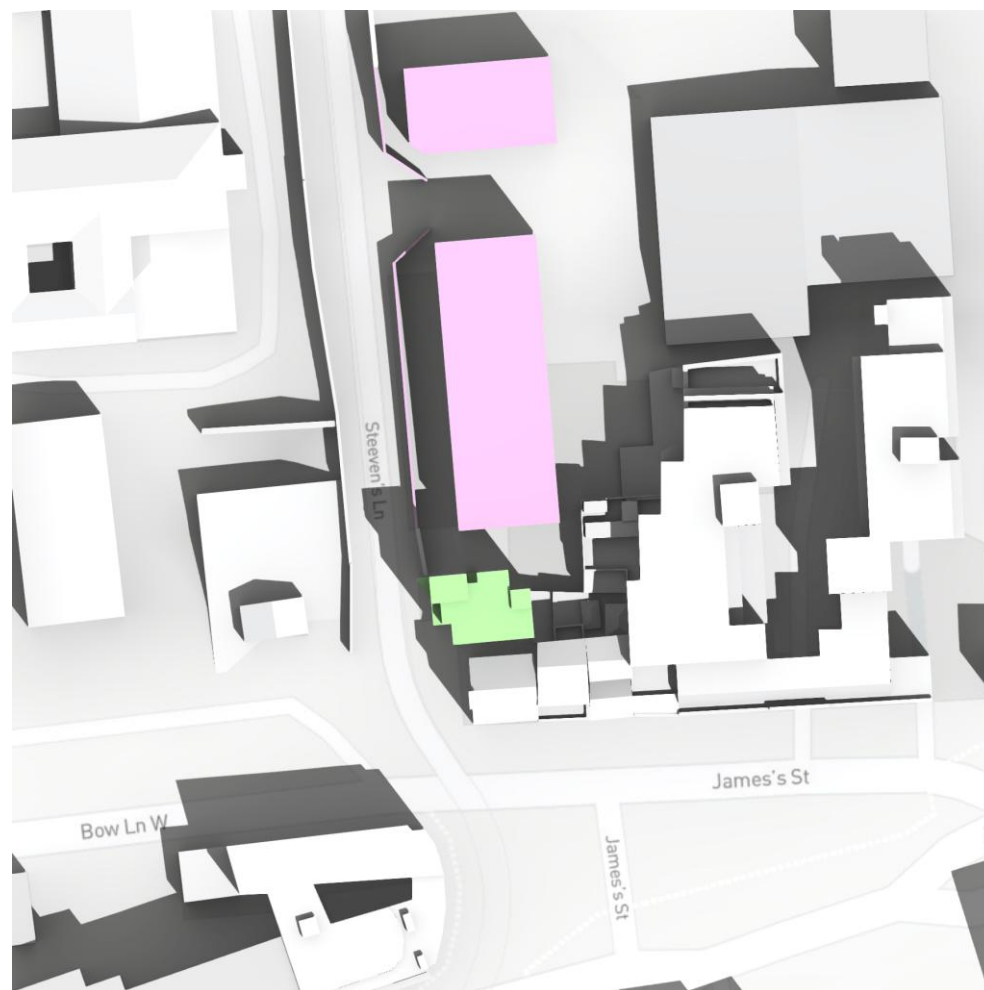
Shadows Cast at 11am (UTC+1) on the 21st of June
(Before Development Scenario)



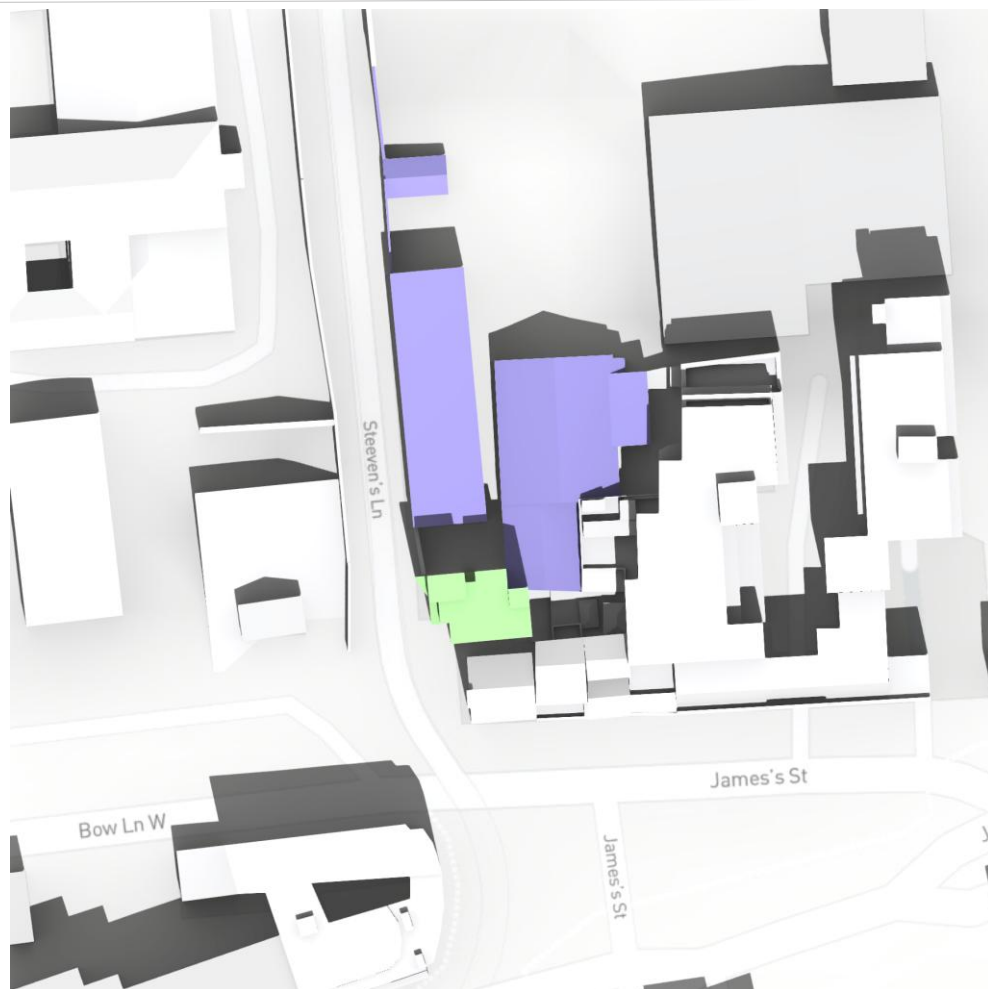
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(After Development Scenario)



Shadows Cast at 12pm (UTC+1) on the 21st of June
(Before Development Scenario)



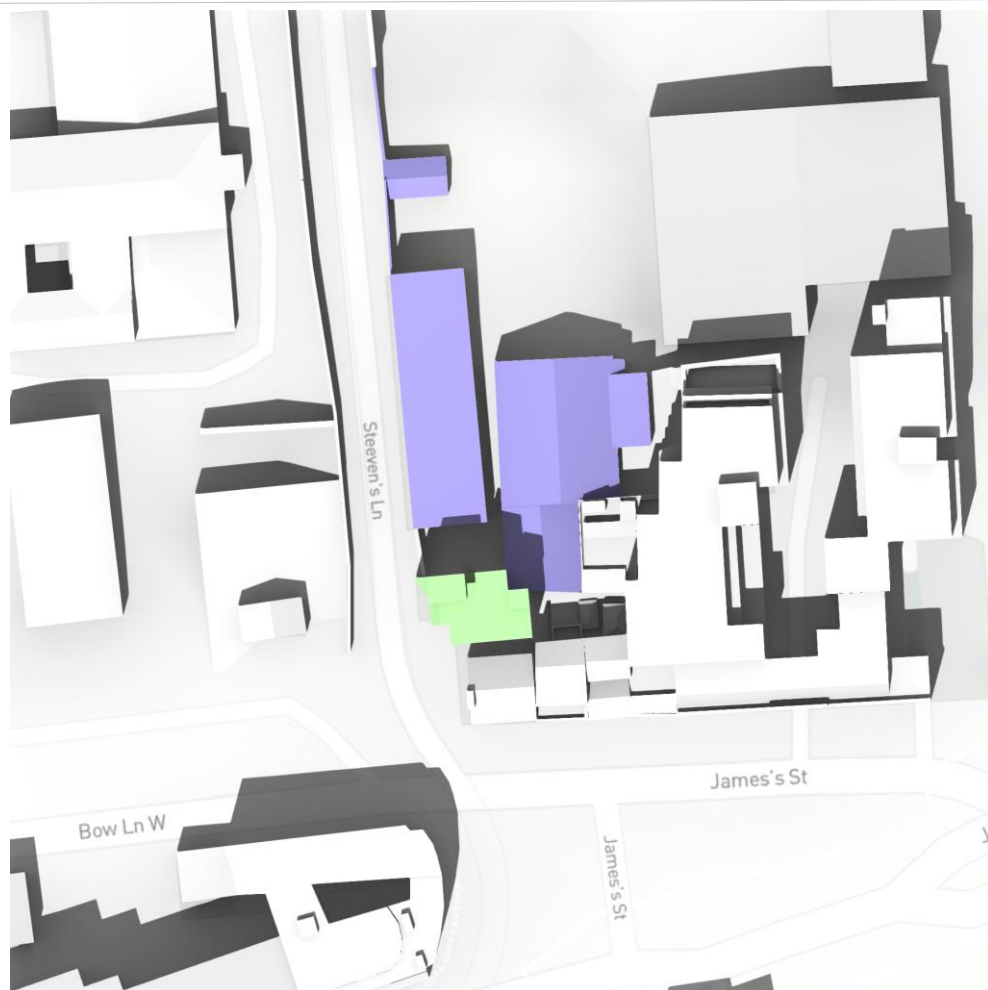
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(After Development Scenario)



Shadows Cast at 1pm (UTC+1) on the 21st of June
(Before Development Scenario)



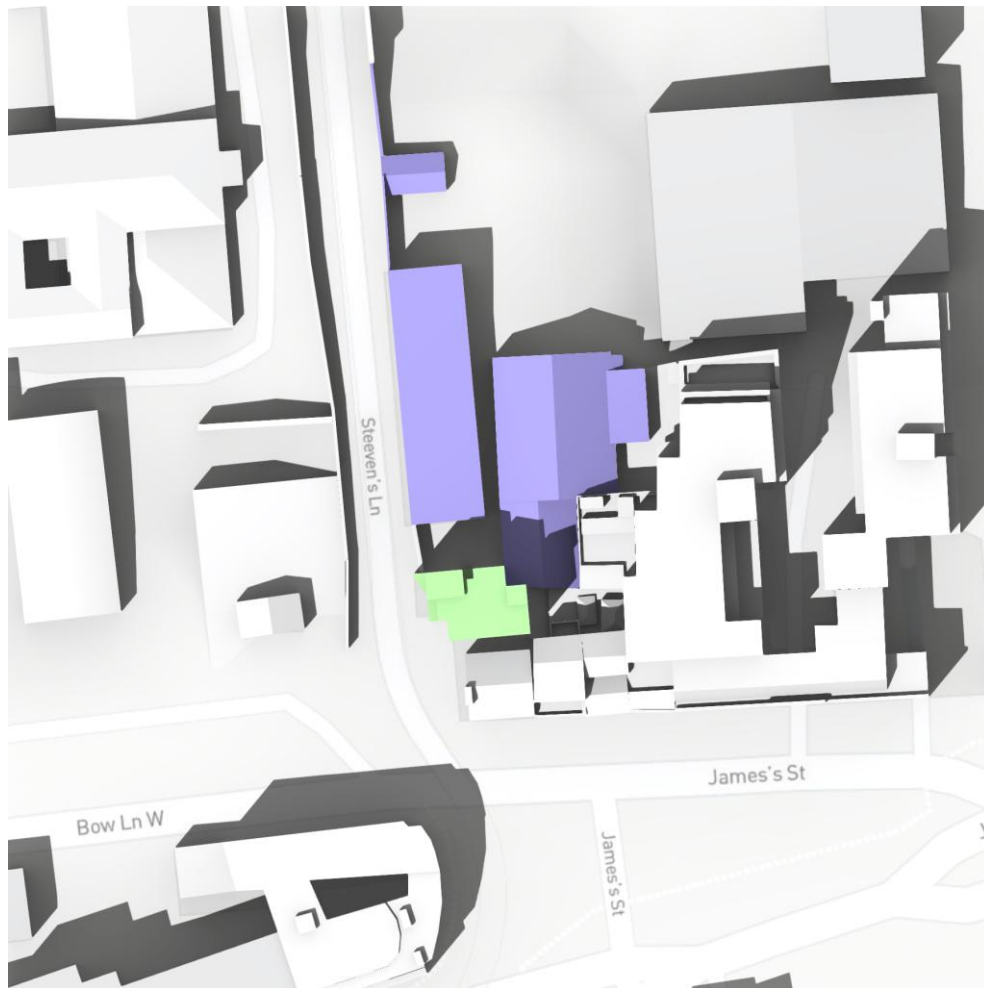
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(After Development Scenario)



Shadows Cast at 2pm (UTC+1) on the 21st of June
(Before Development Scenario)



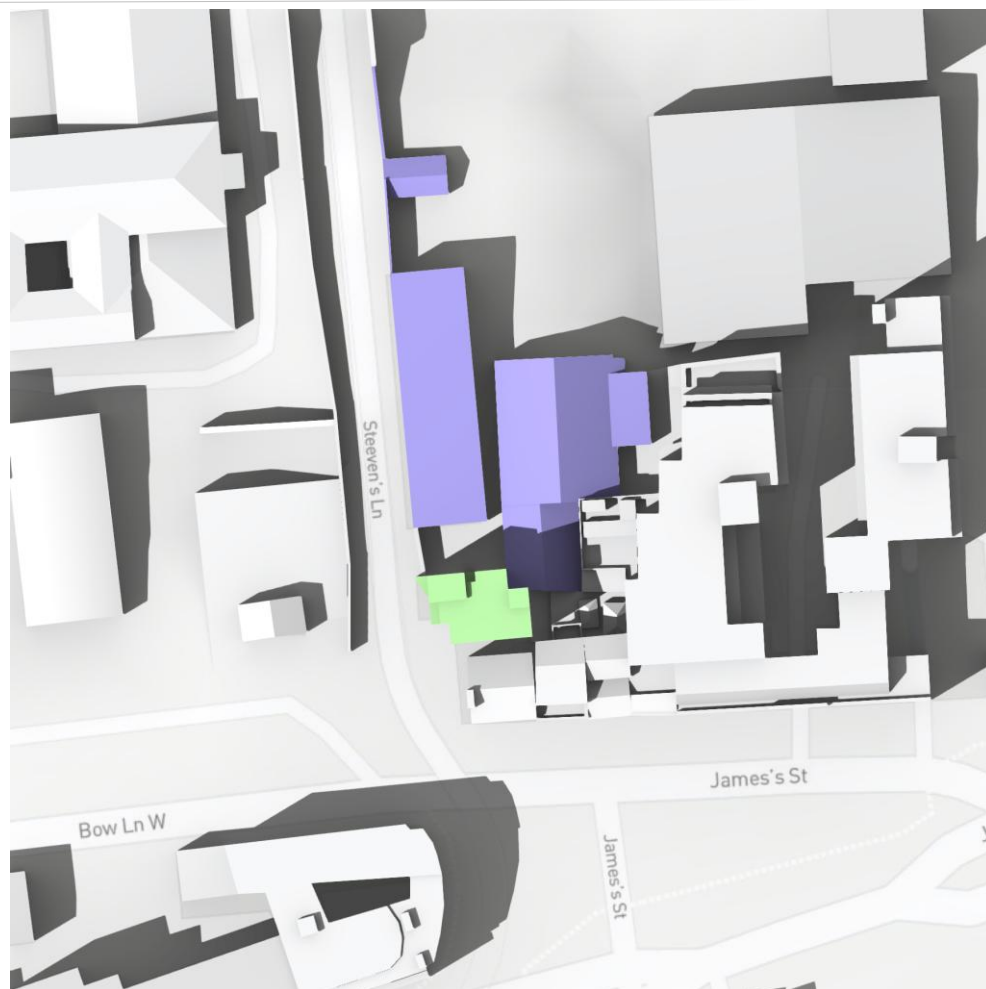
Shadows Cast at 2pm (UTC+1) on the 21st of June
(After Development Scenario)



Shadows Cast at 3pm (UTC+1) on the 21st of June
(Before Development Scenario)



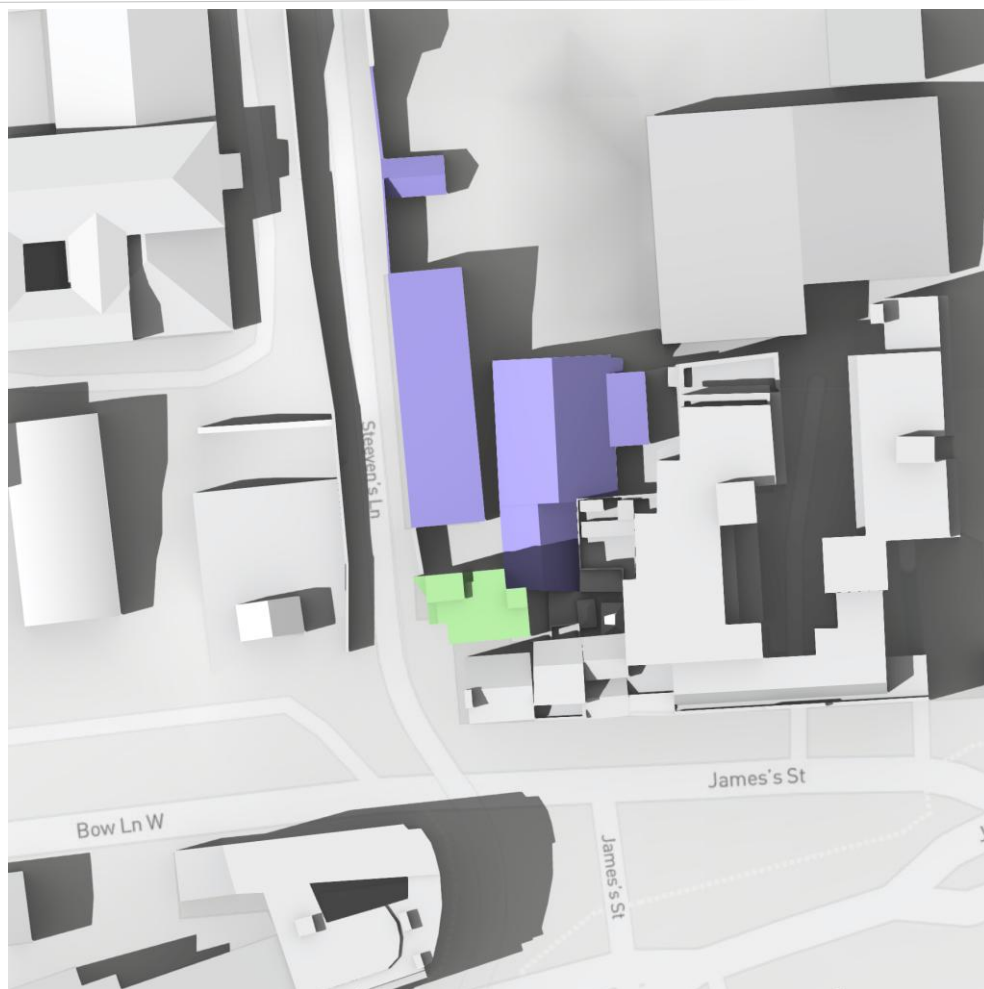
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(After Development Scenario)



Shadows Cast at 4pm (UTC+1) on the 21st of June
(Before Development Scenario)



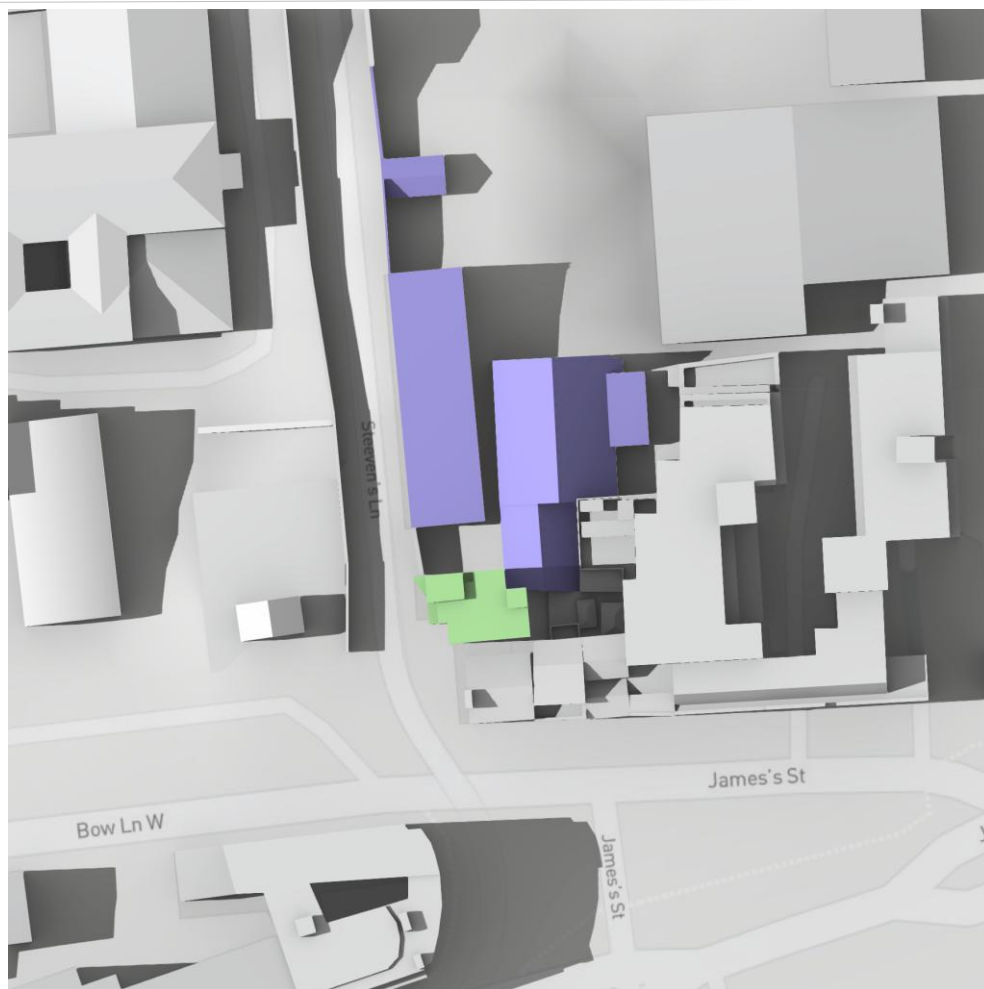
Shadows Cast at 4pm (UTC+1) on the 21st of June
(After Development Scenario)



Shadows Cast at 5pm (UTC+1) on the 21st of June
(Before Development Scenario)



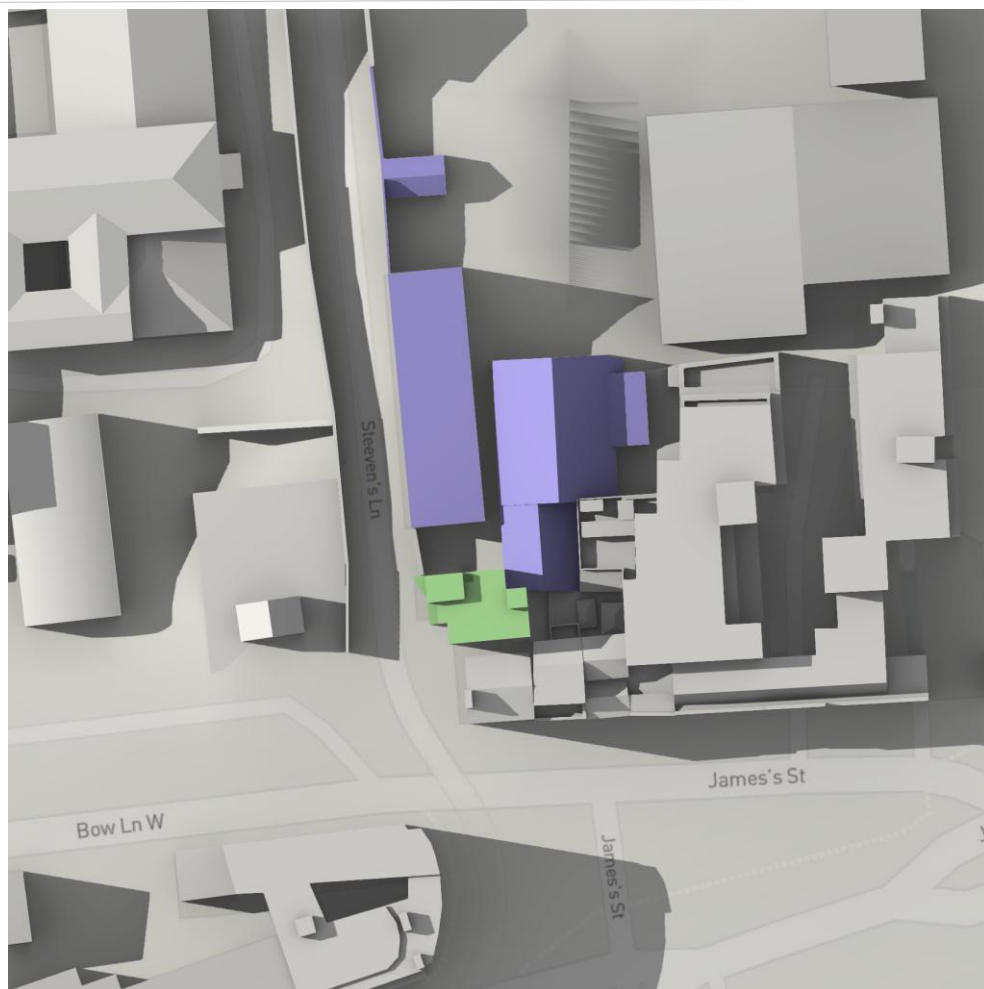
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(After Development Scenario)



Shadows Cast at 6pm (UTC+1) on the 21st of June
(Before Development Scenario)



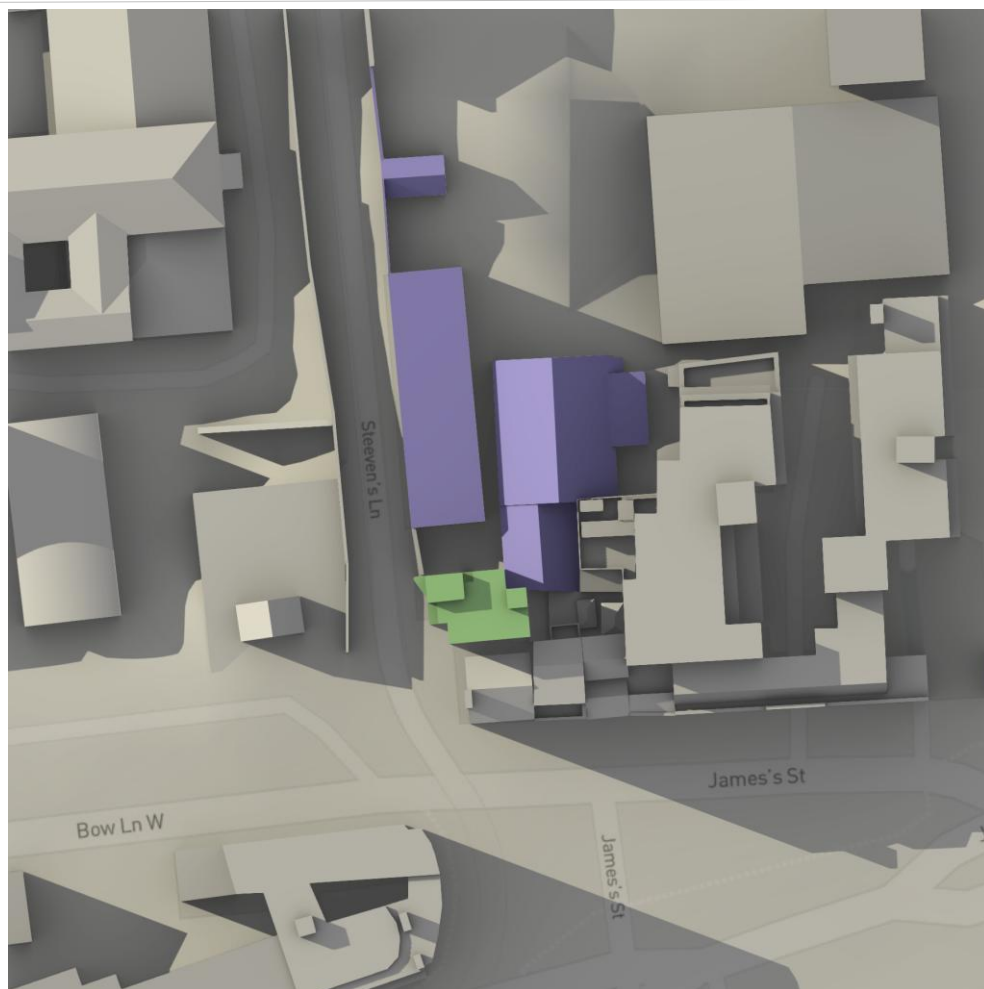
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(After Development Scenario)



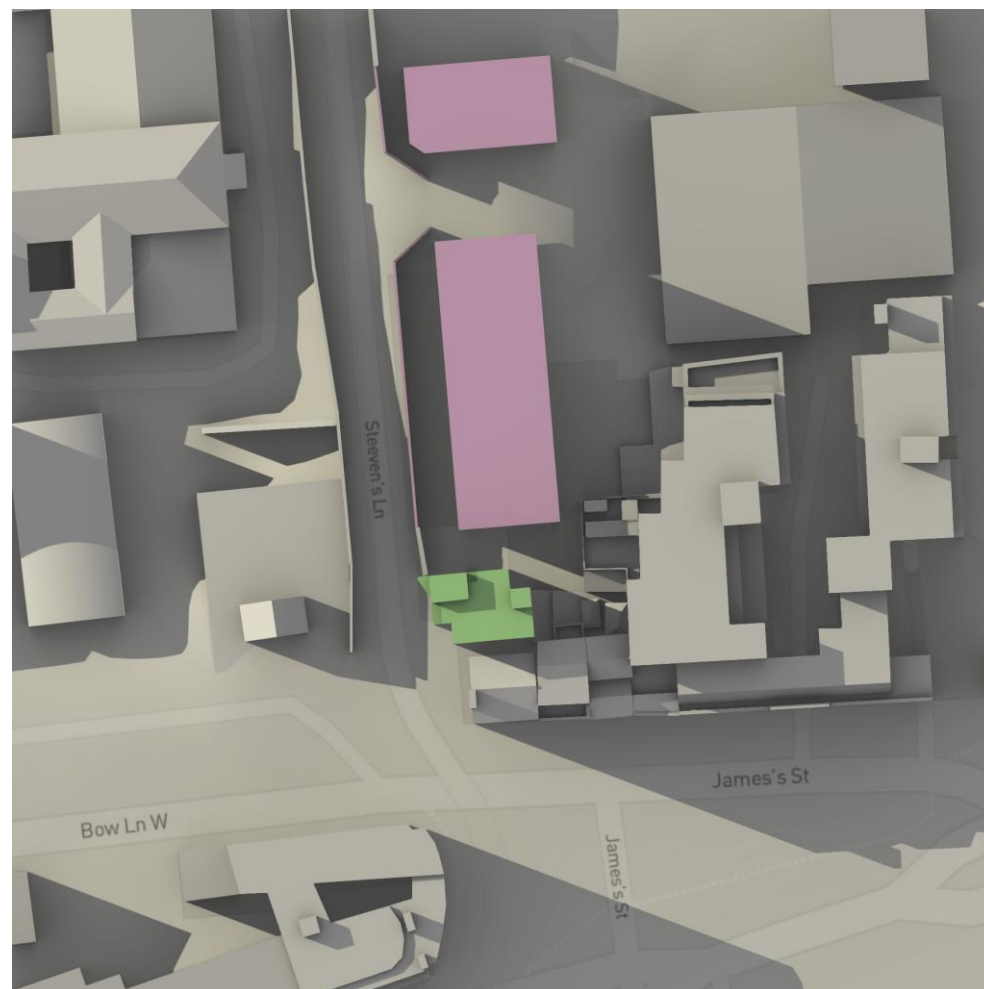
Shadows Cast at 7pm (UTC+1) on the 21st of June
(Before Development Scenario)



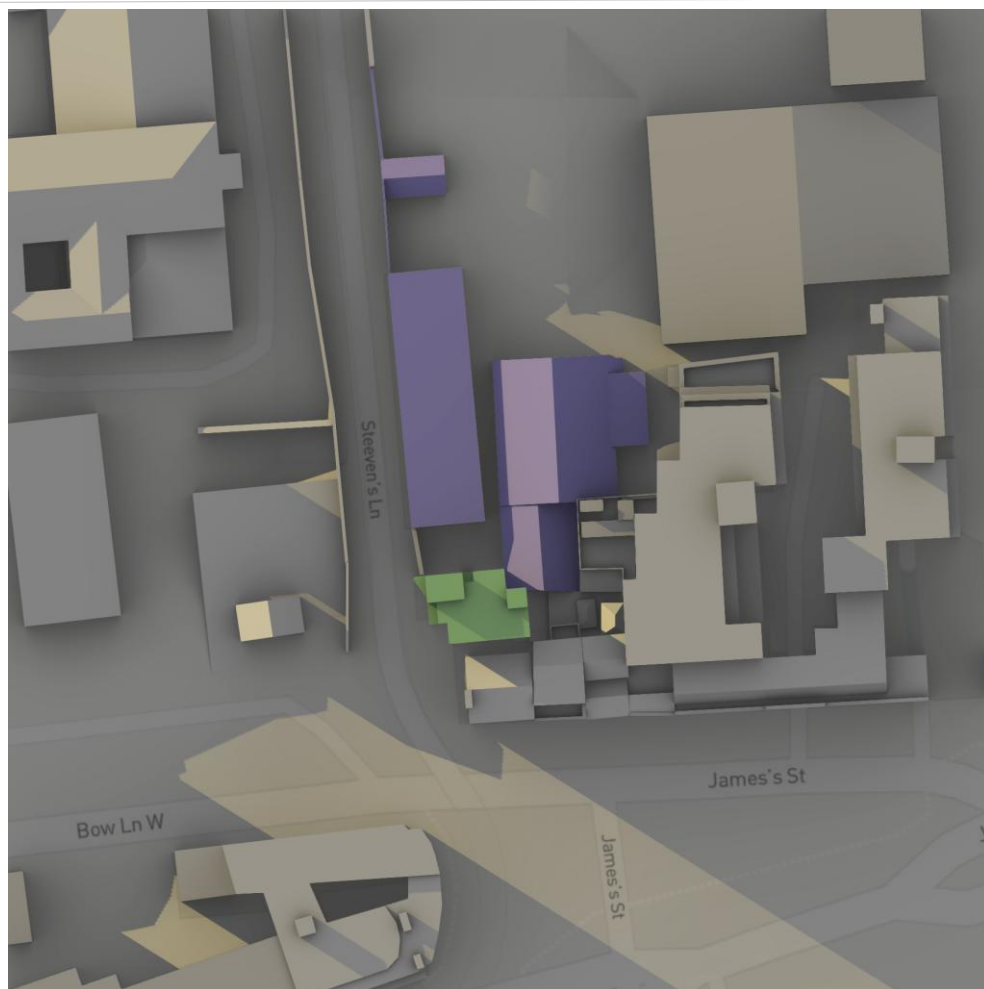
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(After Development Scenario)



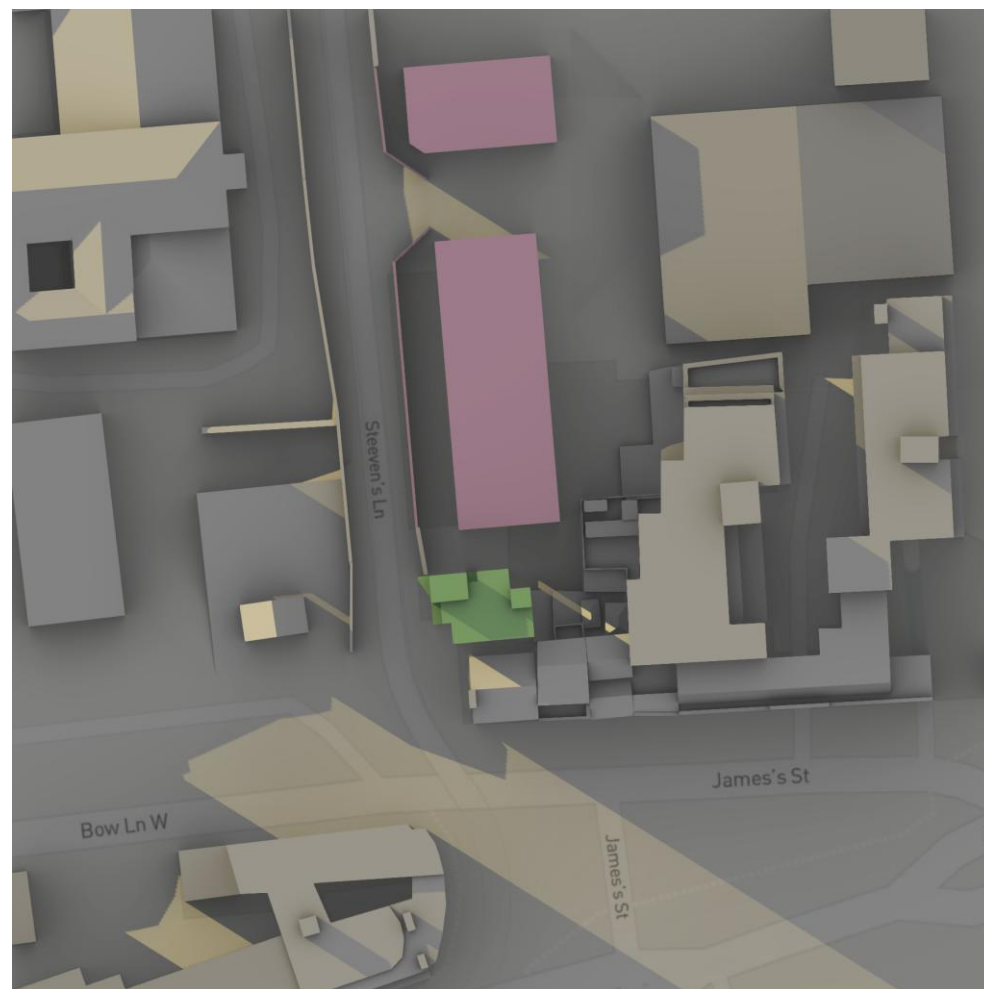
Shadows Cast at 8pm (UTC+1) on the 21st of June
(Before Development Scenario)



Shadows Cast at 8pm (UTC+1) on the 21st of June
(After Development Scenario)



Shadows Cast at 9pm (UTC+1) on the 21st of June
(Before Development Scenario)



Shadows Cast at 9pm (UTC+1) on the 21st of June
(After Development Scenario)

Appendix R:

Shadows December



Shadows Cast at 9am (UTC+0) on the 21st of December
(Before Development Scenario)



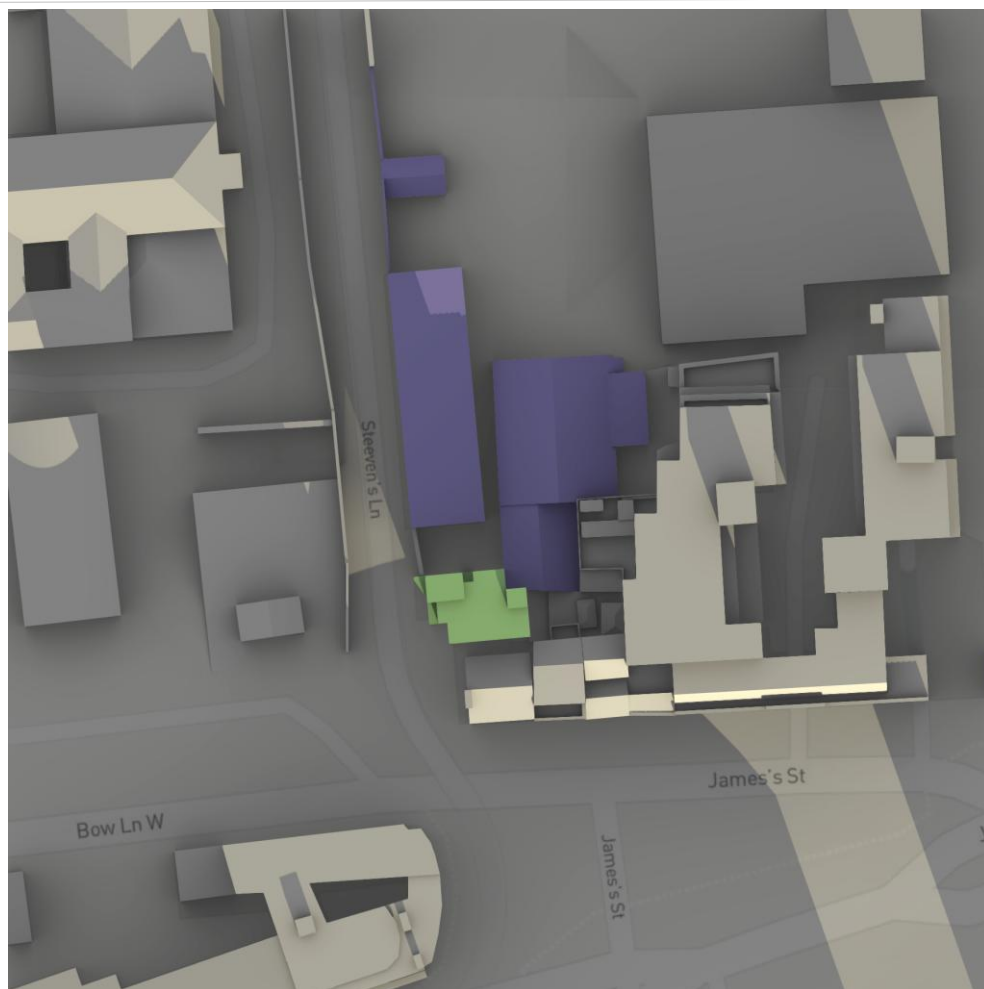
Shadows Cast at 9am (UTC+0) on the 21st of December
(After Development Scenario)



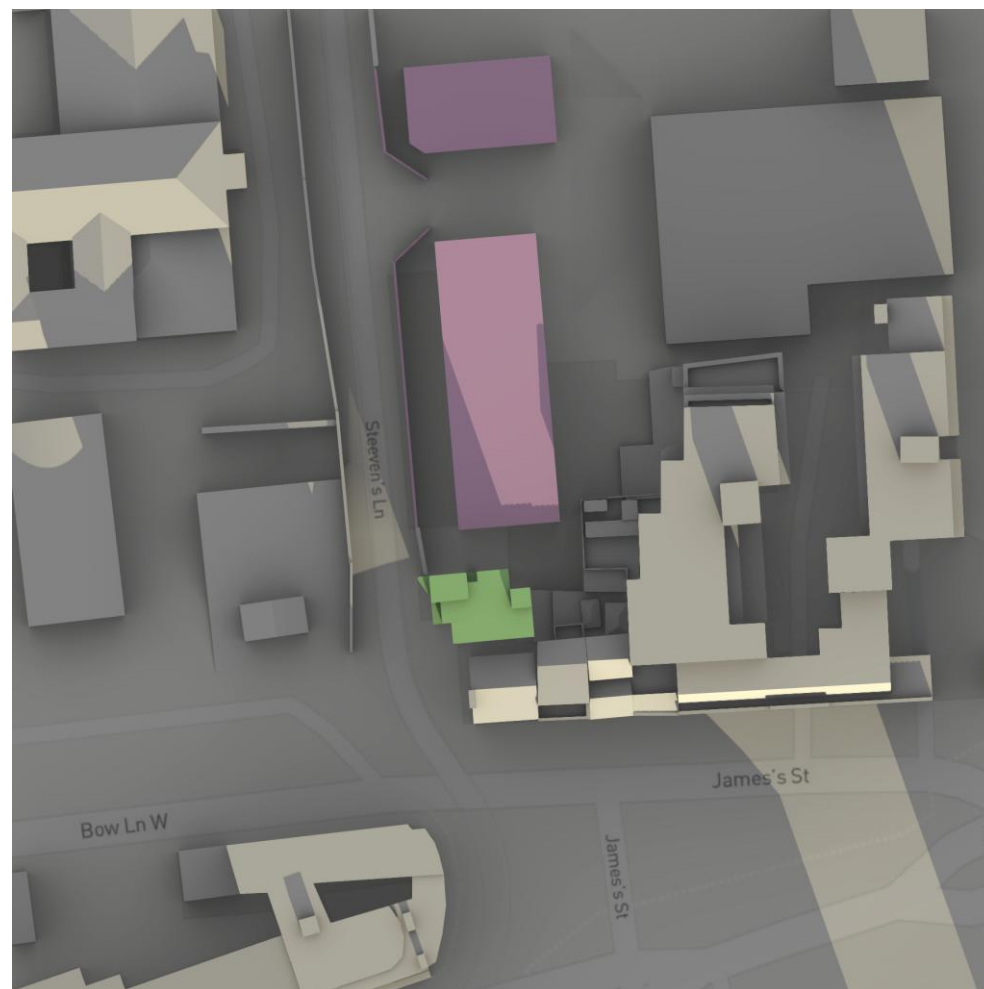
Shadows Cast at 10am (UTC+0) on the 21st of December
(Before Development Scenario)



Shadows Cast at 10am (UTC+0) on the 21st of December
(After Development Scenario)



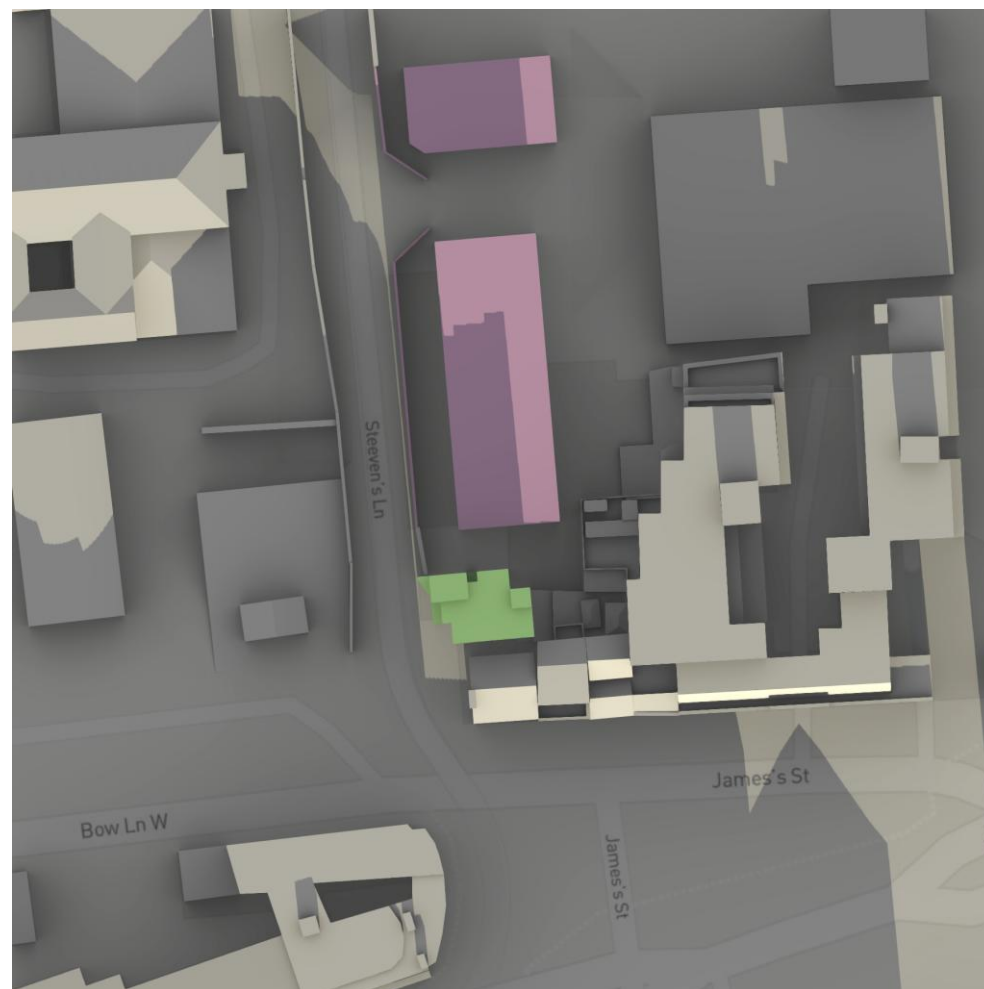
Shadows Cast at 11am (UTC+0) on the 21st of December
(Before Development Scenario)



Shadows Cast at 11am (UTC+0) on the 21st of December
(After Development Scenario)



Shadows Cast at 12pm (UTC+0) on the 21st of December
(Before Development Scenario)



Shadows Cast at 12pm (UTC+0) on the 21st of December
(After Development Scenario)



Shadows Cast at 1pm (UTC+0) on the 21st of December
(Before Development Scenario)



Shadows Cast at 1pm (UTC+0) on the 21st of December
(After Development Scenario)



Shadows Cast at 2pm (UTC+0) on the 21st of December
(Before Development Scenario)



Shadows Cast at 2pm (UTC+0) on the 21st of December
(After Development Scenario)



Shadows Cast at 3pm (UTC+0) on the 21st of December
(Before Development Scenario)



Shadows Cast at 3pm (UTC+0) on the 21st of December
(After Development Scenario)



Shadows Cast at 4pm (UTC+0) on the 21st of December
(Before Development Scenario)



Shadows Cast at 4pm (UTC+0) on the 21st of December
(After Development Scenario)

GV8.

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