



DAYLIGHT & SUNLIGHT ANALYSIS

Fives Court
Mere, Wiltshire

December 2025

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I. Introduction

This Daylight & Sunlight Analysis has been prepared by One50studio on behalf of Wiltshire Council, in support of an application for full planning permission. It has been undertaken following feedback received after public consultation, responding to concerns raised from residents neighbouring the site.

The document is developed having regard to the BRE's (Building Research Establishment) guidance document 209 *Site Layout Planning for Daylight and Sunlight*.

This document assesses the impact of the proposal on neighbouring properties, including associated gardens and amenity spaces, in respect to potential loss of daylight and sunlight. It is to be read alongside the proposed drawings and other reports submitted as part of the full planning application.

Wiltshire Council

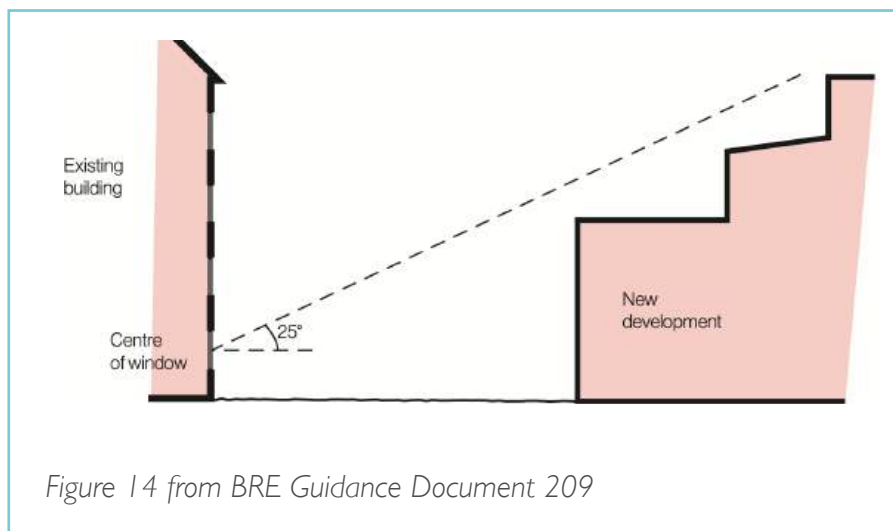


2. Daylight

In relation to daylight, the BRE guidelines are intended to be used for “rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms”. The guidance states that windows to the following areas need not be analysed: “bathrooms, toilets, storerooms, circulation areas and garages”.

Four windows adjacent to the site have been identified for the purpose of this assessment, due to their orientation and proximity to the proposed development. The windows are located on No. 1 Angel Lane, No. 11 Barnes Place and No. 12 Barnes Place. These openings have been chosen as they are the closest windows to habitable rooms to the boundary with Fives Court.

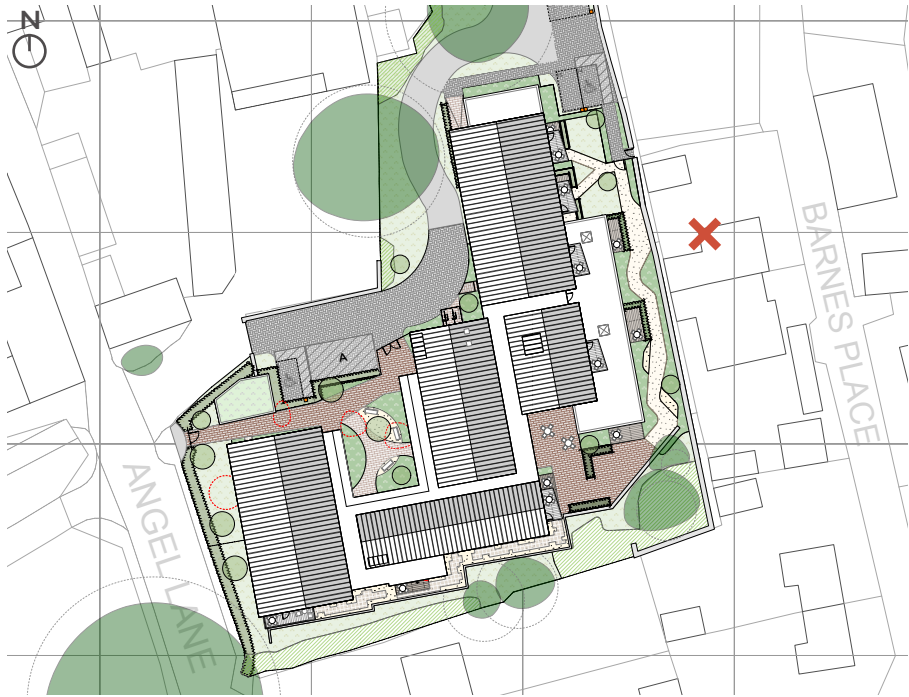
The guidance states that the following method “can be used to find out whether an existing building still receives enough skylight”. Based on the diagram below “(See figure 14 below): Measure the angle to the horizontal subtended by the new development at the level of the centre of the lowest window. If this angle is less than 25° for the whole of the development then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building.”



2.1 No. 12 Barnes Place

The proposed section (below) demonstrates that the 25° test can be met for this opening. As a result, the proposed development “is unlikely to have a substantial effect on the diffuse skylight enjoyed” by No. 12 Barnes Place.

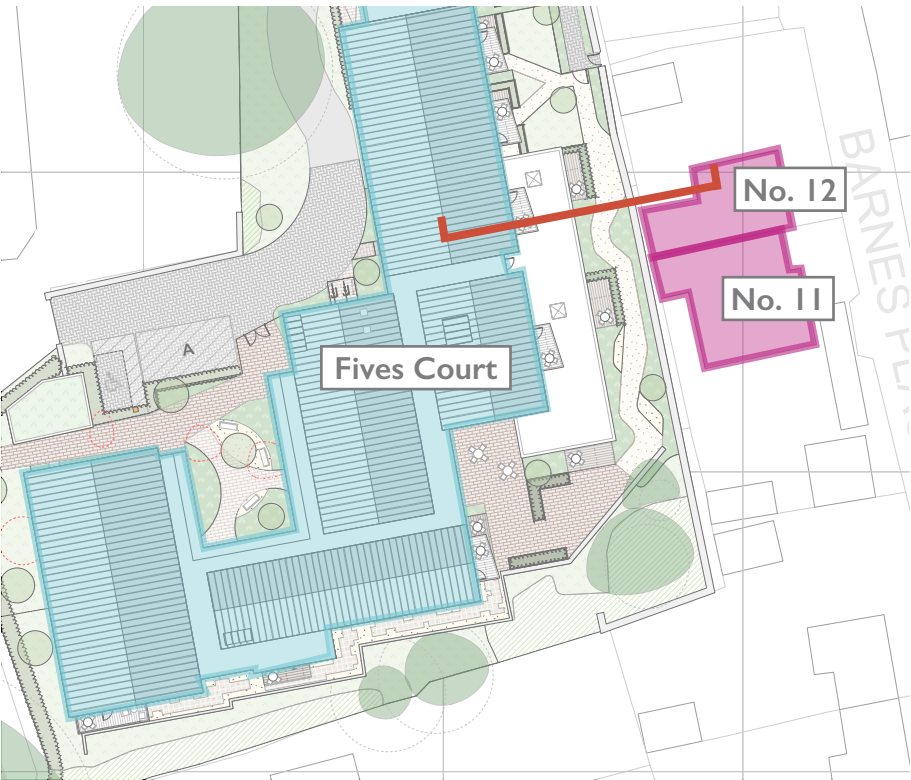
The height from which the line is drawn in the diagram is the midpoint of the opening, as given in the guidance document.



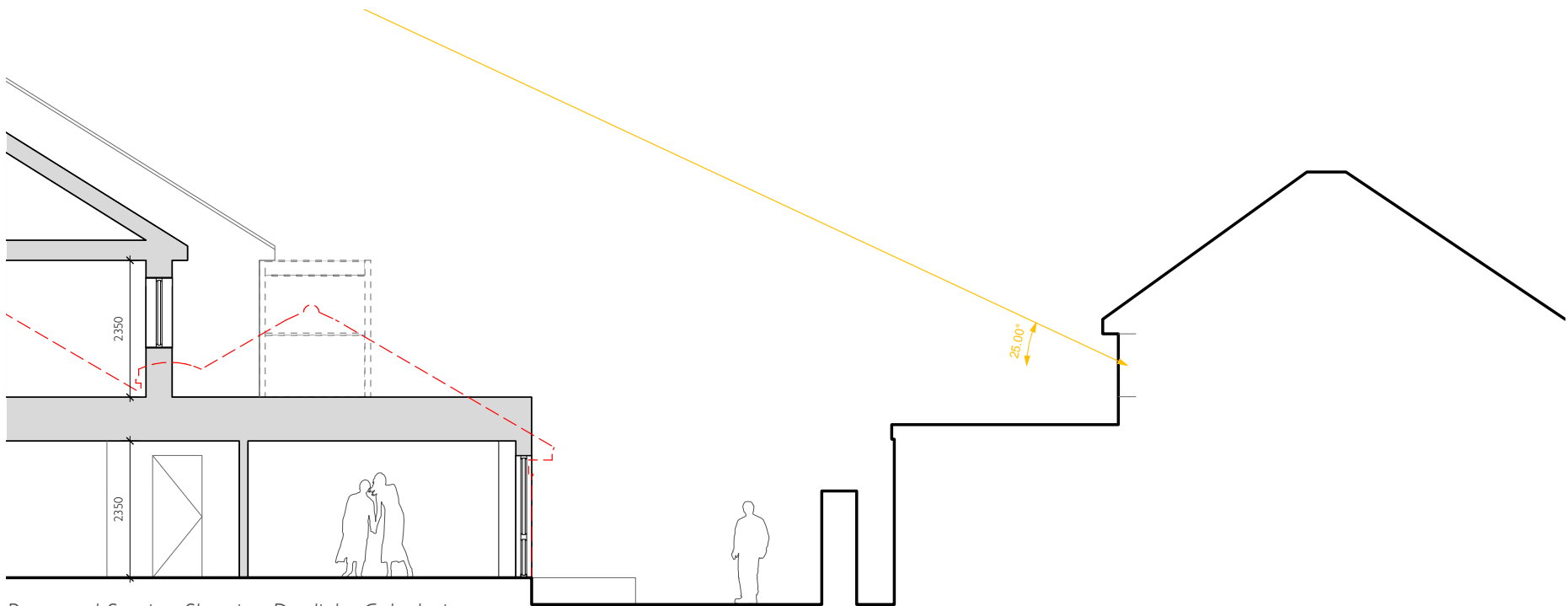
Window Location - Plan



Window Location - Photo



Key Plan

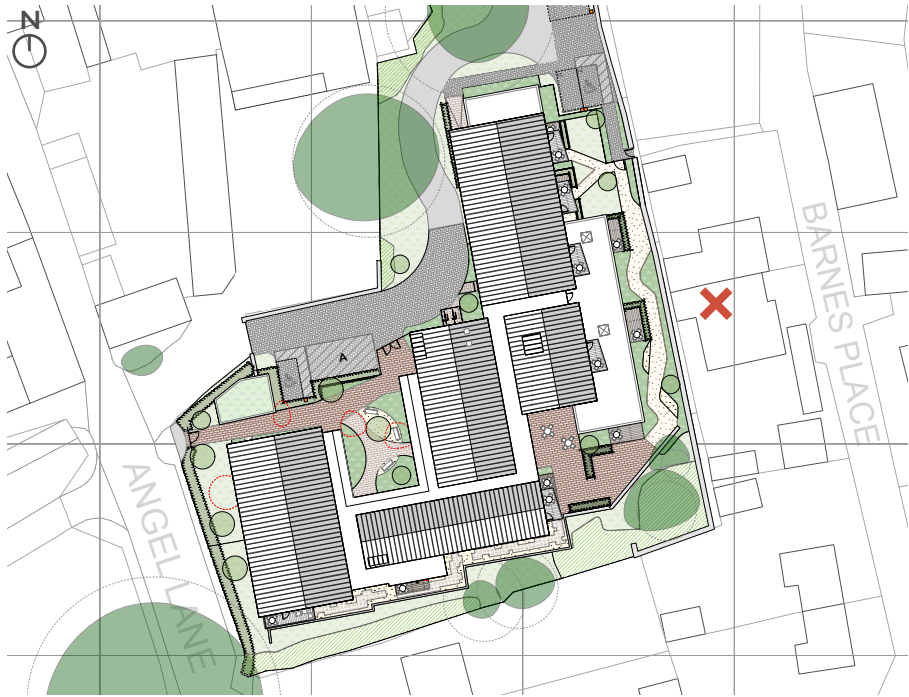


Proposed Section Showing Daylight Calculation

2.2 No. 11 Barnes Place

The proposed section (below) demonstrates that the 25° test can be met for this opening. As a result, the proposed development “is unlikely to have a substantial effect on the diffuse skylight enjoyed” by No. 11 Barnes Place.

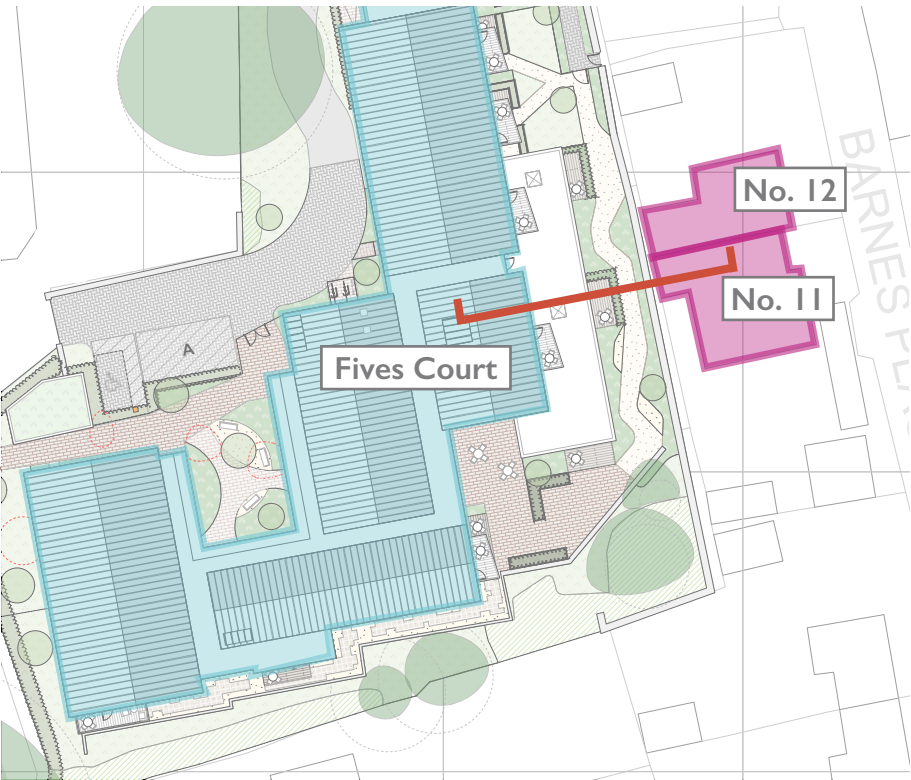
The height from which the line is drawn in the diagram is the midpoint of the opening, as given in the guidance document.



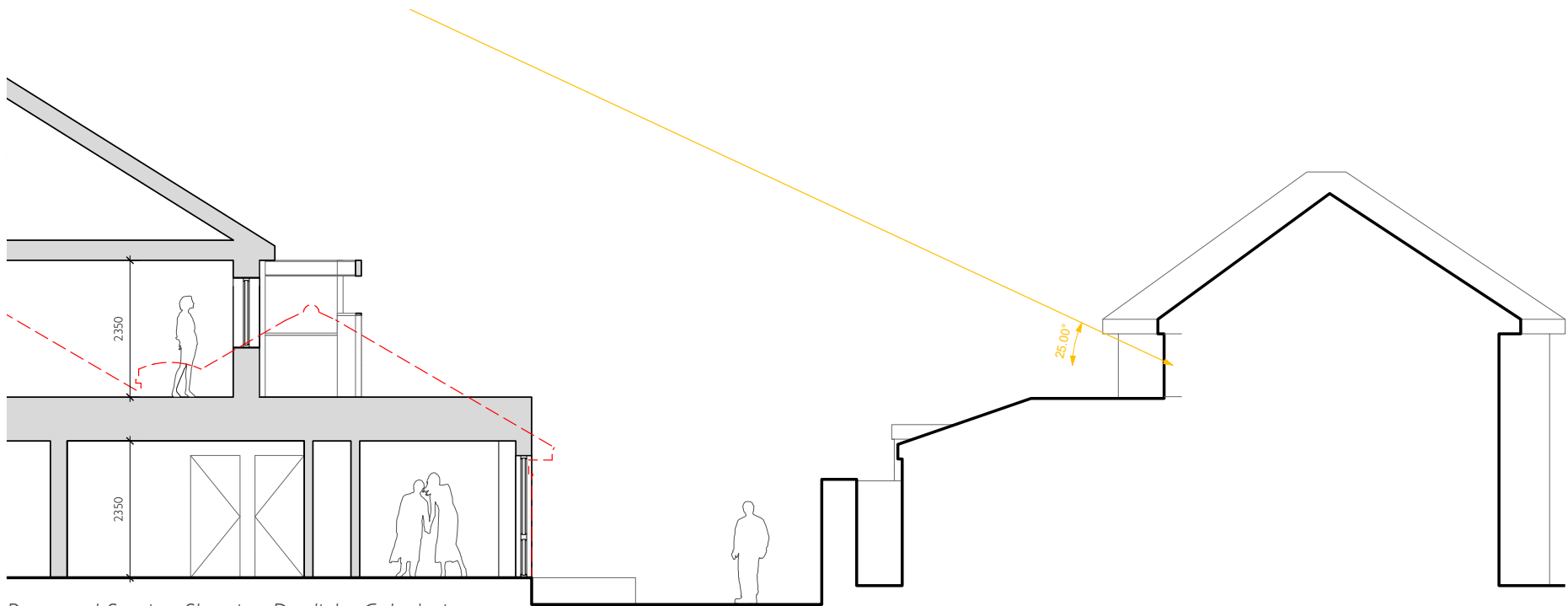
Window Location - Plan



Window Location - Photo



Key Plan

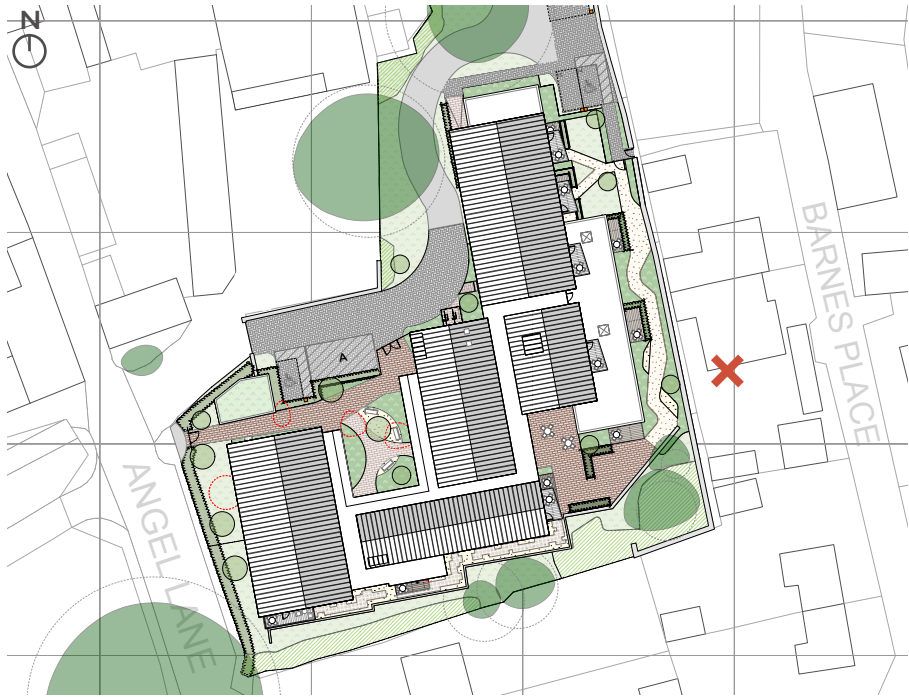


Proposed Section Showing Daylight Calculation

2.2 No. 11 Barnes Place

The proposed section (below) demonstrates that the 25° test can be met for this opening. As a result, the proposed development “is unlikely to have a substantial effect on the diffuse skylight enjoyed” by No. 11 Barnes Place.

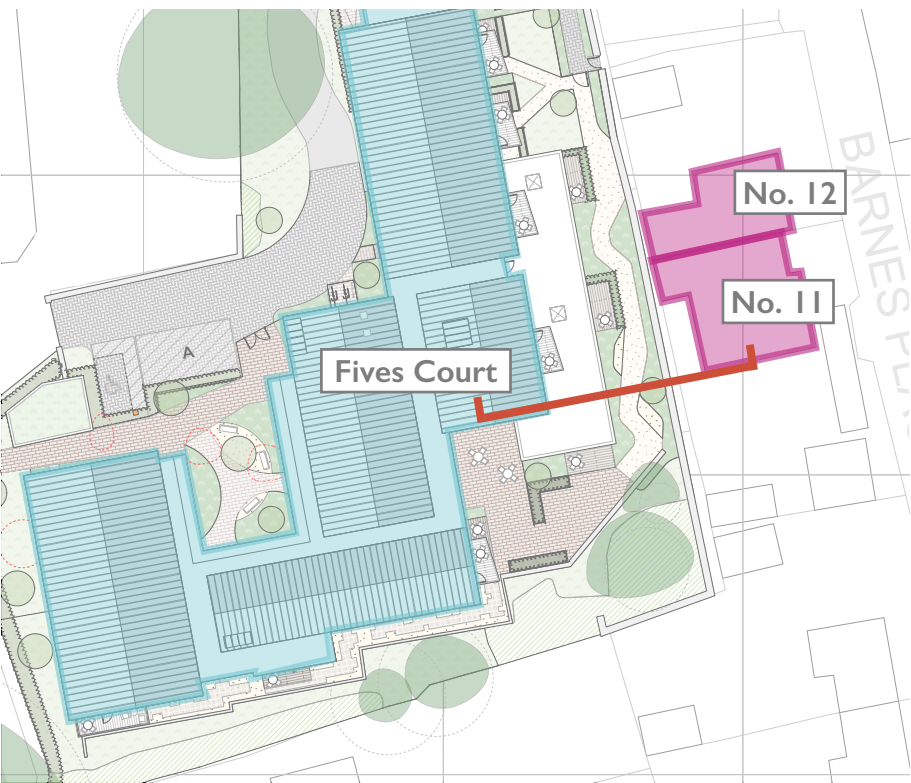
The height from which the line is drawn in the diagram is the midpoint of the opening, as given in the guidance document.



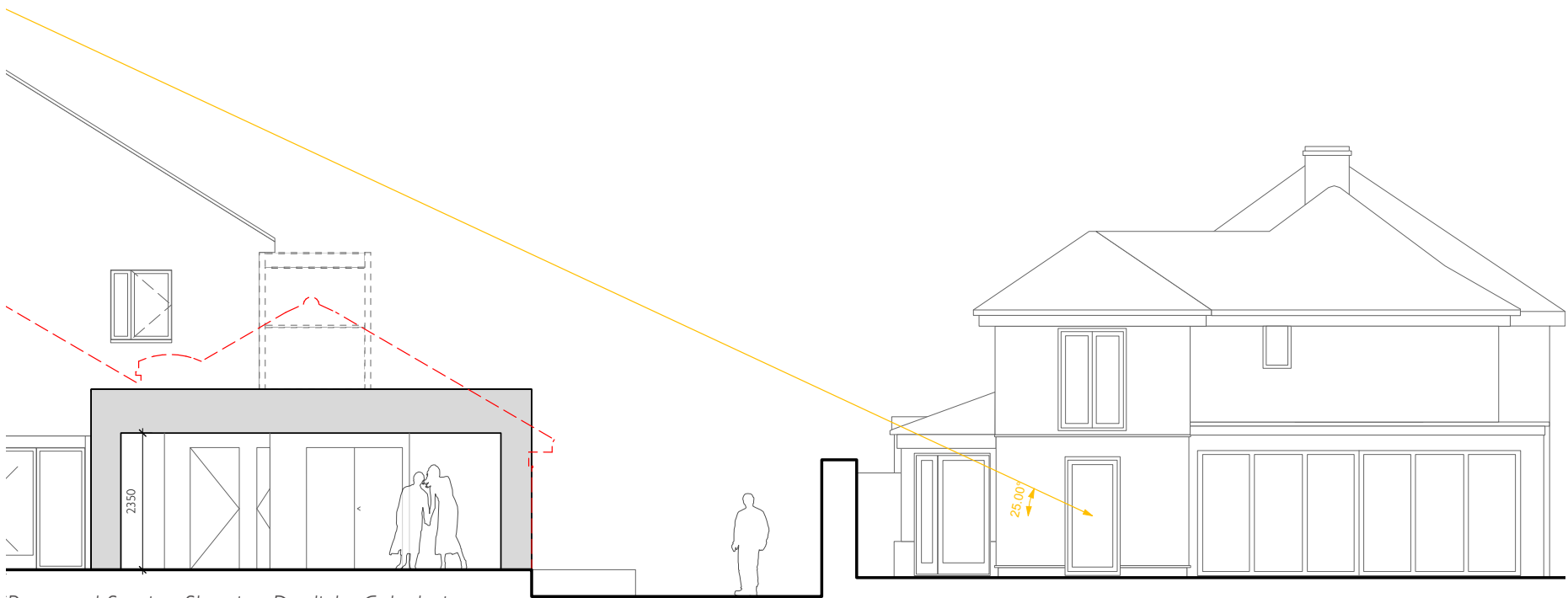
Window Location - Plan



Door Location - Photo (pre-extension c. 2022)



Key Plan

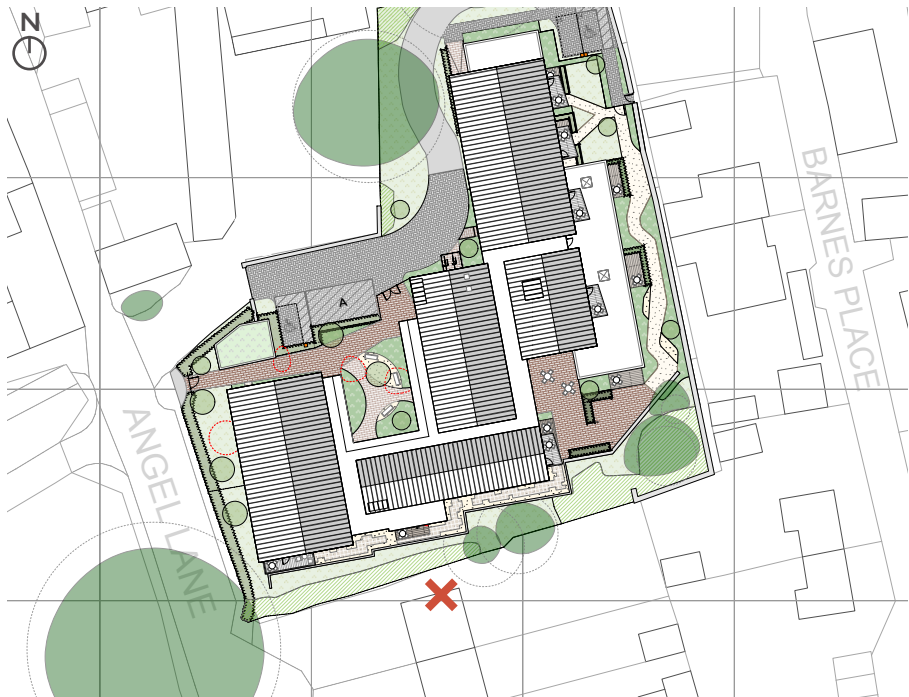


Proposed Section Showing Daylight Calculation

2.3 No. 1 Angel Lane

The proposed section (below) demonstrates that the 25° test can be met for this opening. As a result, the proposed development “is unlikely to have a substantial effect on the diffuse skylight enjoyed” by No. 1 Angel Lane.

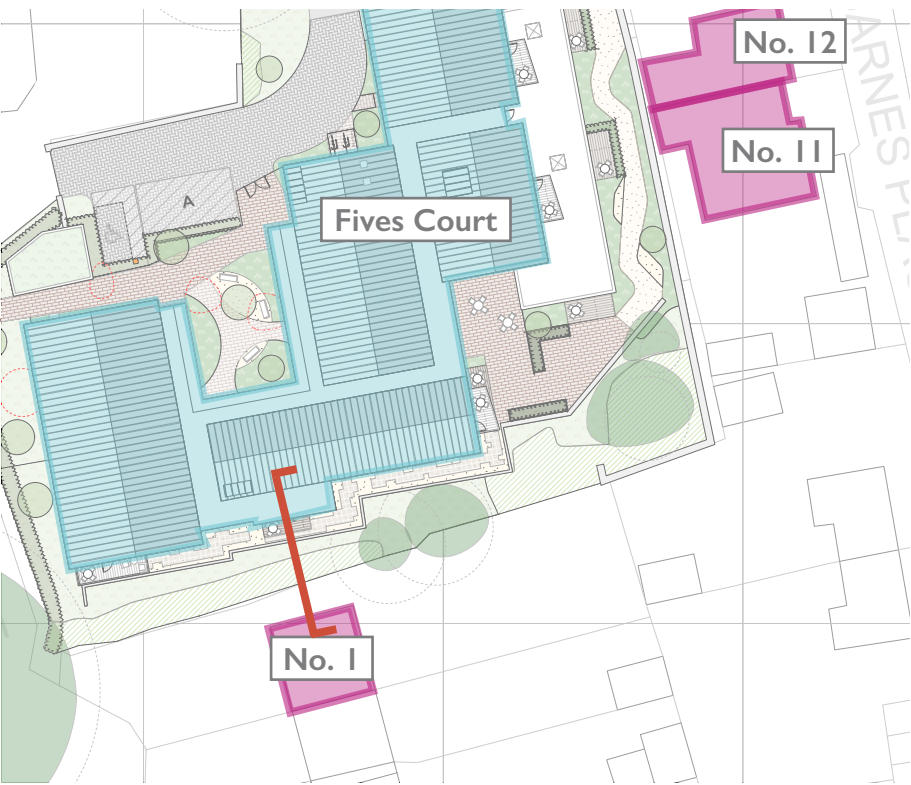
The height from which the line is drawn in the diagram is the midpoint of the opening, as given in the guidance document.



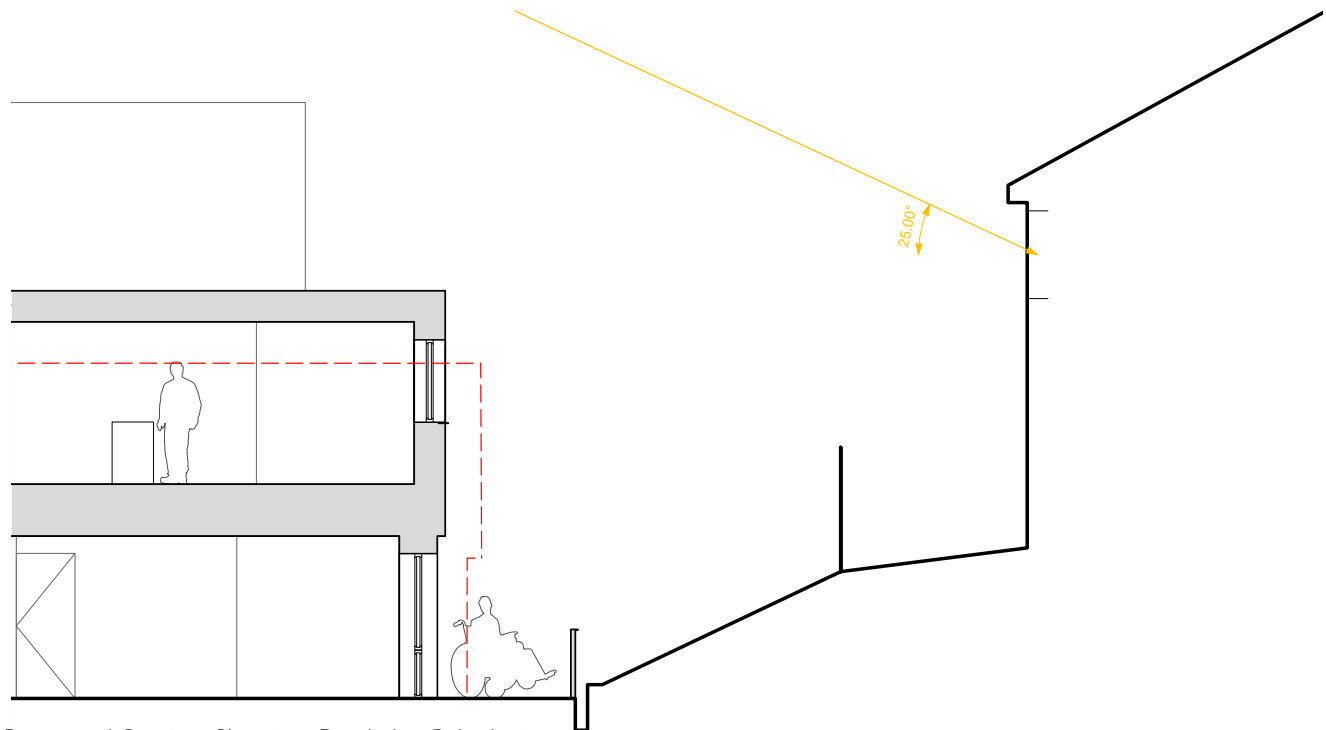
Window Location - Plan



Window Location - Photo



Key Plan



Proposed Section Showing Daylight Calculation

The BRE Guidance Document 209 highlights that where windows to living rooms are not located “within 90° due south”, the loss of sunlight “need not be analysed”.

As a result, the window to this neighbouring property should not be analysed due to its north facing orientation, however, it was included here for completeness, following the feedback received from the public consultation.

3. Sunlight

The BRE guidance document identifies sunlight as a separate consideration. It states that:

“obstruction to sunlight may become an issue if: some part of a new development is situated within 90° of due south of a main window wall of an existing building; in the section drawn perpendicular to this existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room (see figure 14 on page 4)”.

As set out previously, the above test is met by the proposed development (see proposed section diagram). In addition to consideration of the existing buildings, the BRE document recommends that sunlight in the spaces between buildings (in this case, the main back gardens to the existing houses) should also be assessed.

The guidance states:

“If an existing garden or outdoor space is already heavily obstructed then any further loss of sunlight should be kept to a minimum. In this poorly sunlit case, if as a result of new development the area which can receive two hours of direct sunlight on 21 March is reduced to less than 0.8 times its former size, this further loss of sunlight is significant. The garden or amenity area will tend to look more heavily overshadowed.”

It continues:

“Where there are existing buildings as well as the proposed one, ‘before’ and ‘after’ shadow plots showing the difference that the proposed building makes may be helpful. In interpreting the impact of such differences, it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing of a space is to be expected.”

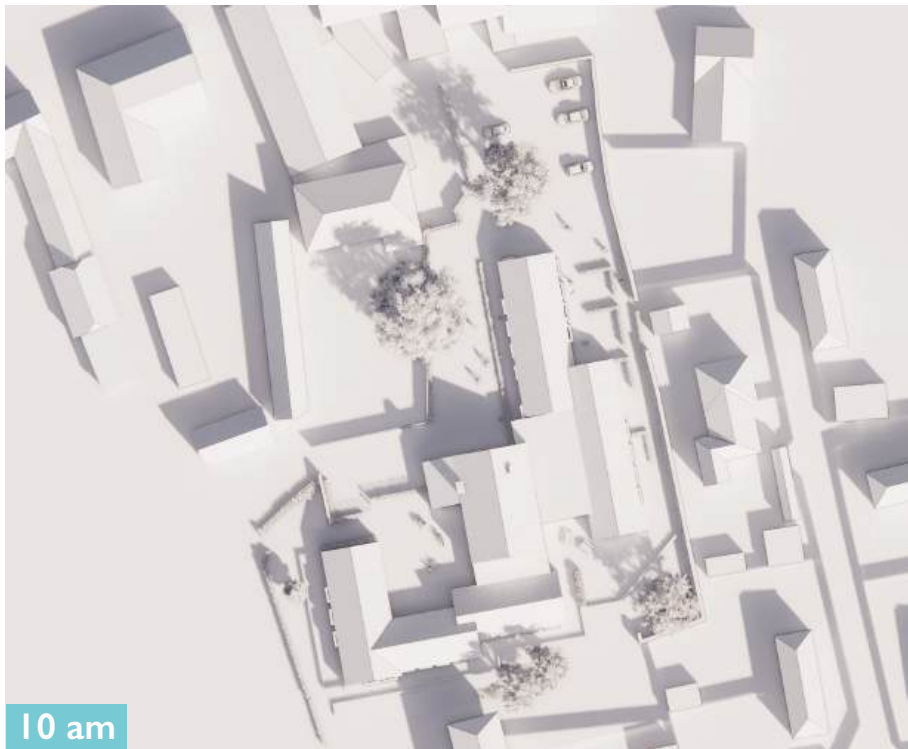
“If a space is used all year round, the equinox (21 March) is the best date for which to prepare shadow plots as it gives an average level of shadowing. Lengths of shadows at the autumn equinox (21 September) will be the same as those for 21 March, so a separate set of plots for September is not required (...).”

The diagrams on the following pages show a before and after view of the site on the 21st of March. The diagrams demonstrate minimal change from the current situation and no significant additional overshadowing to the gardens of the neighbouring houses. It should be noted at 8 am, the garden of Little Shotley is receiving less sunlight, however, from 9am onwards the proposal is not impacting this garden. A similar observation is also seen at 4pm for the eastern gardens of The Old Bakery, and No. 11 and No. 12 Barnes Place.

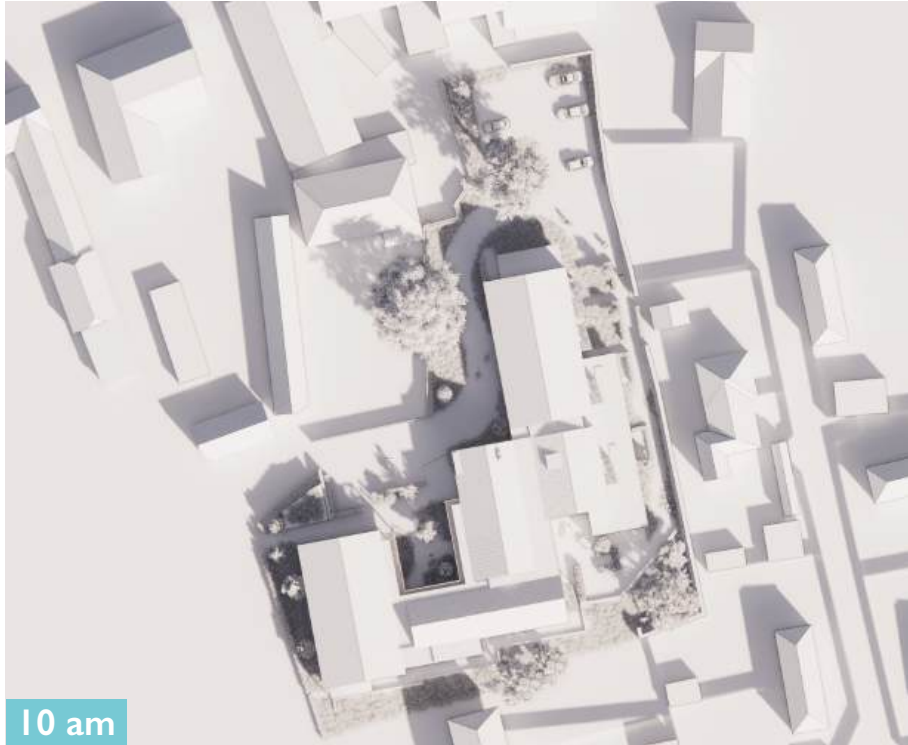


3. Sunlight

existing

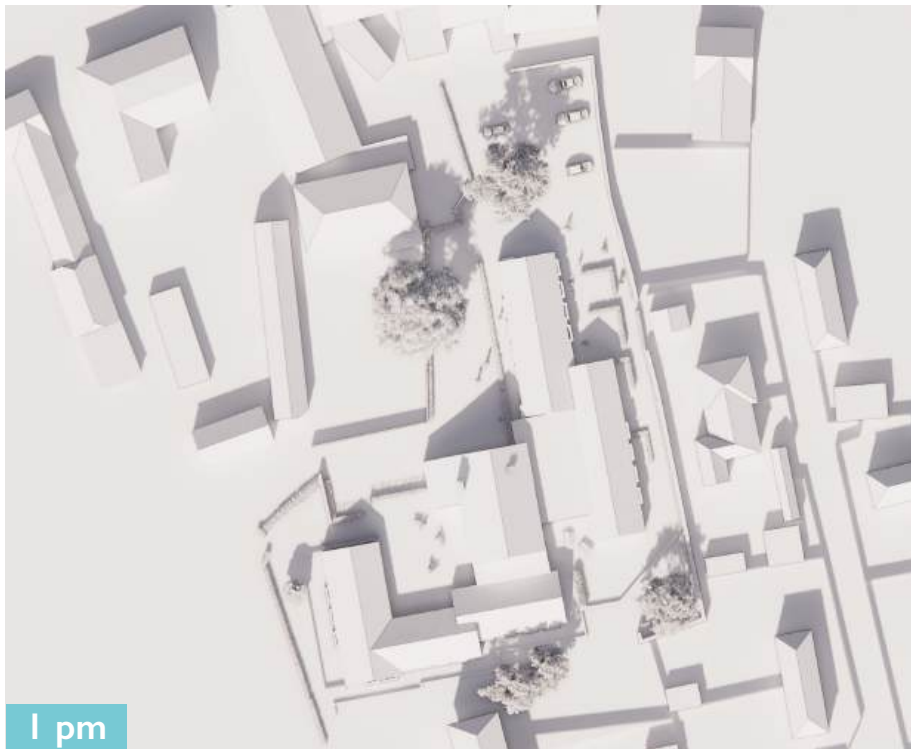
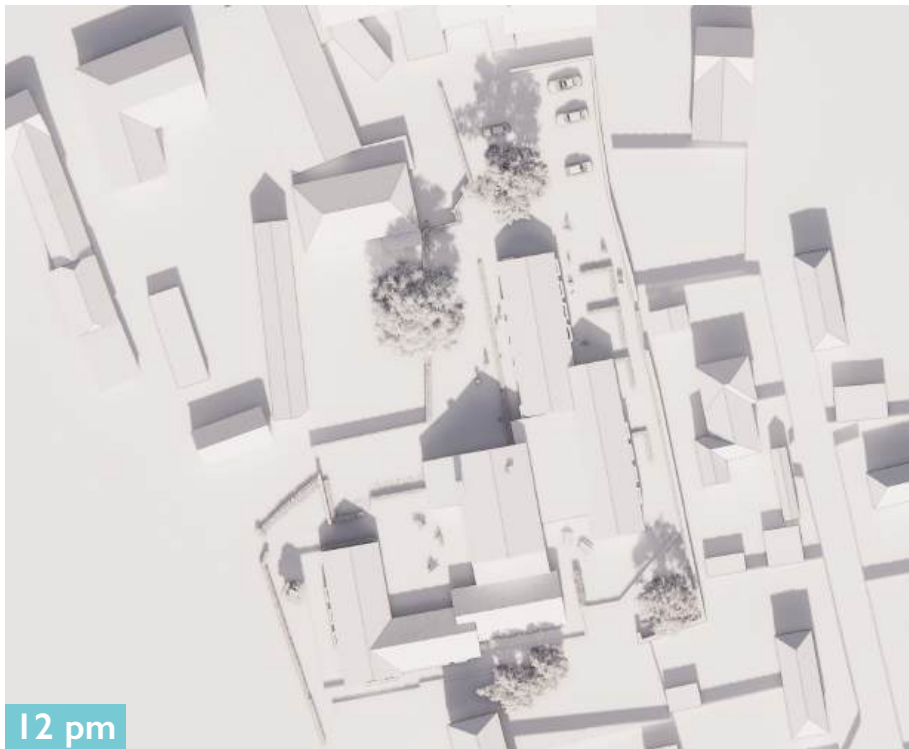
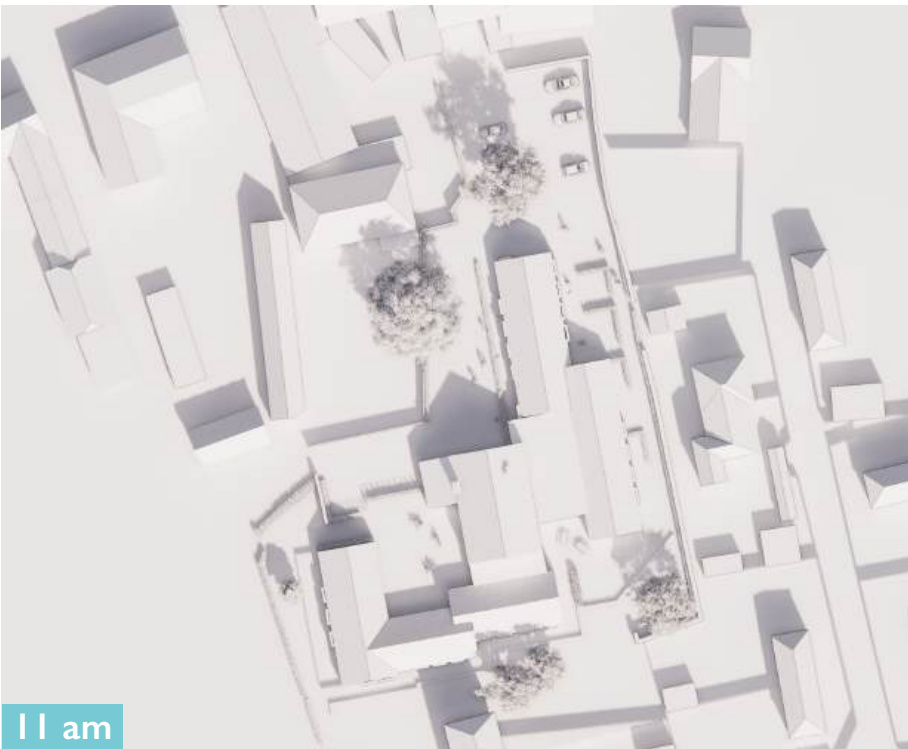


proposed

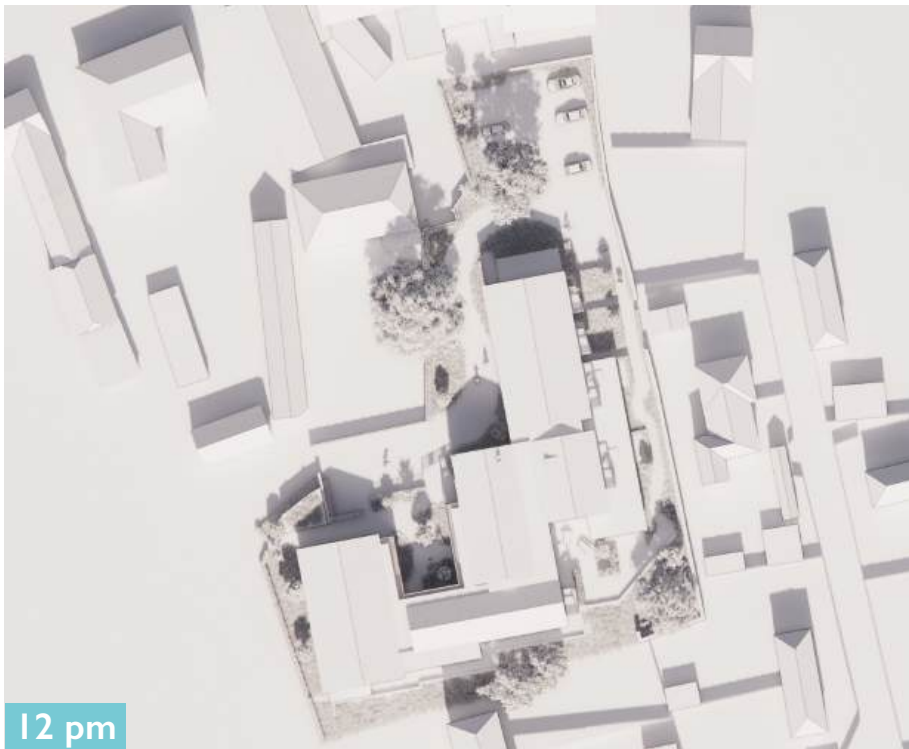


3. Sunlight

existing

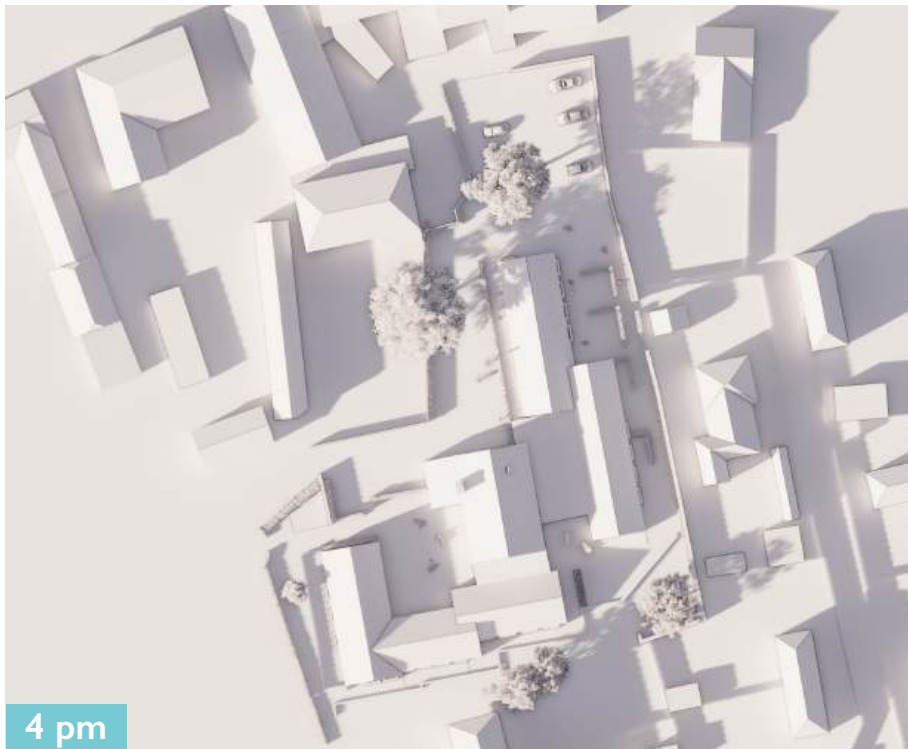
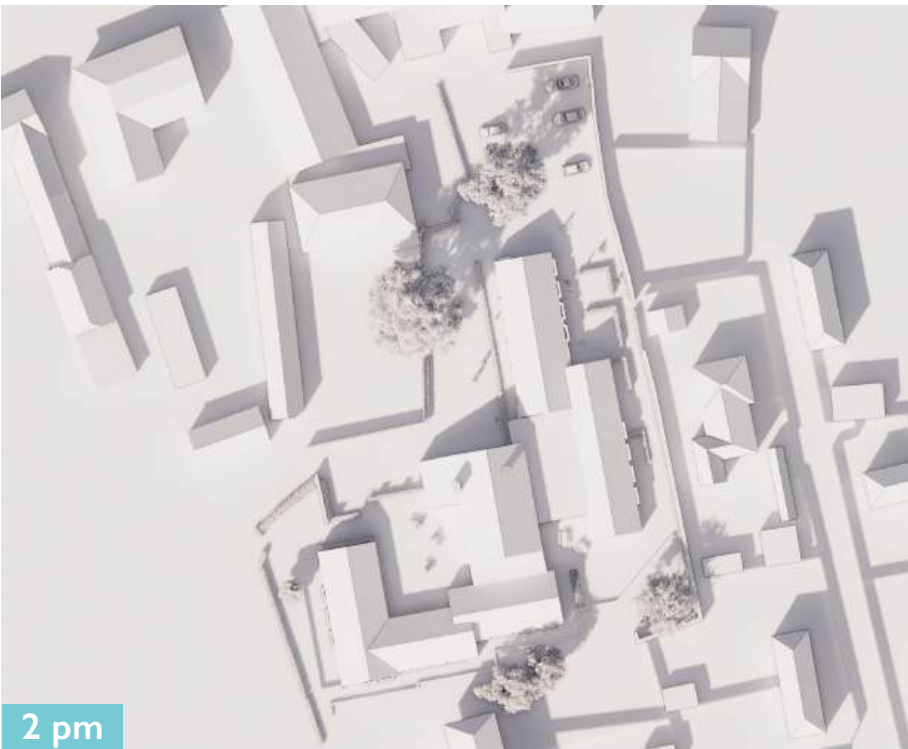


proposed

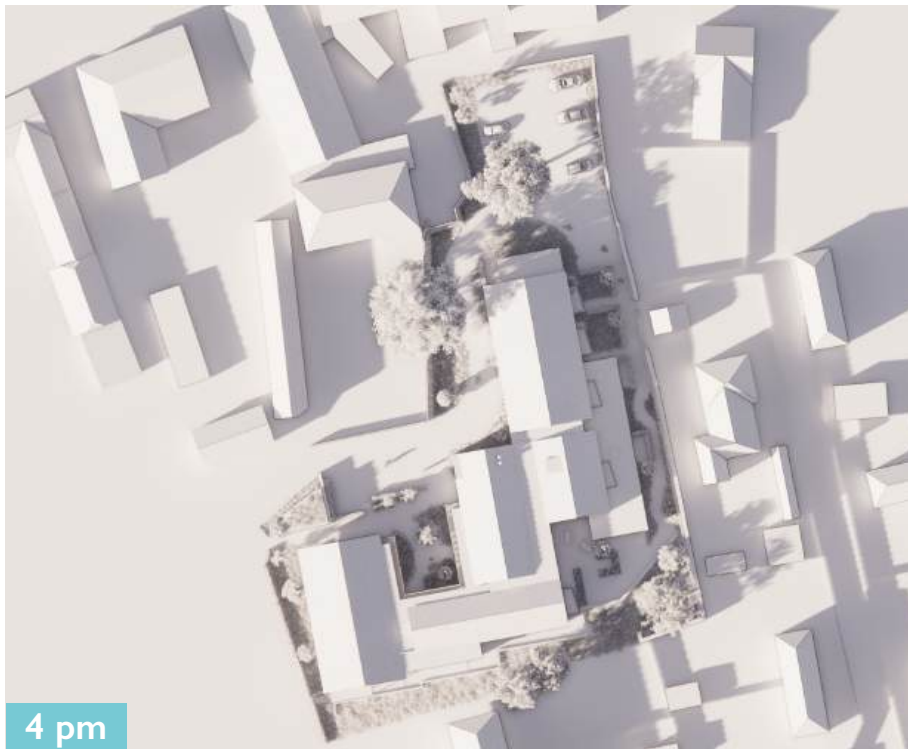
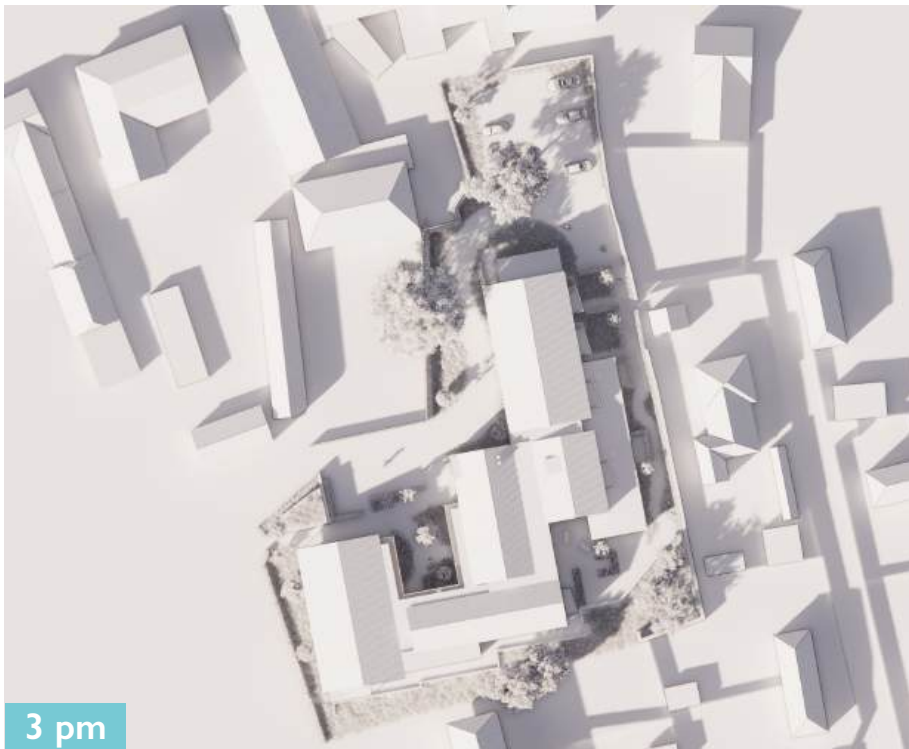


3. Sunlight

existing



proposed



4. Conclusions

This Daylight & Sunlight Assessment has reviewed the impact of the proposed development on the existing neighbouring properties as identified on the adjacent map.

The report addresses the concerns raised during the public consultation from neighbours in relation to daylight and sunlight. Following the BRE guidance, the report tests the access to daylight of the existing neighbouring properties at No. 1 Angel Lane and No. 11 and 12 Barnes Place. The result concludes that the proposed development has no adverse impact on the daylight received by the existing neighbouring properties.

Based on the BRE guidance, a 'before' and 'after' shadow study has been carried out to assess whether the proposed development has a significant impact on the sunlight enjoyed by the existing neighbouring gardens. This study also concludes that there will be no significant additional overshadowing to the existing neighbouring gardens, aside from the overshadowing currently generated by the existing boundary walls.

