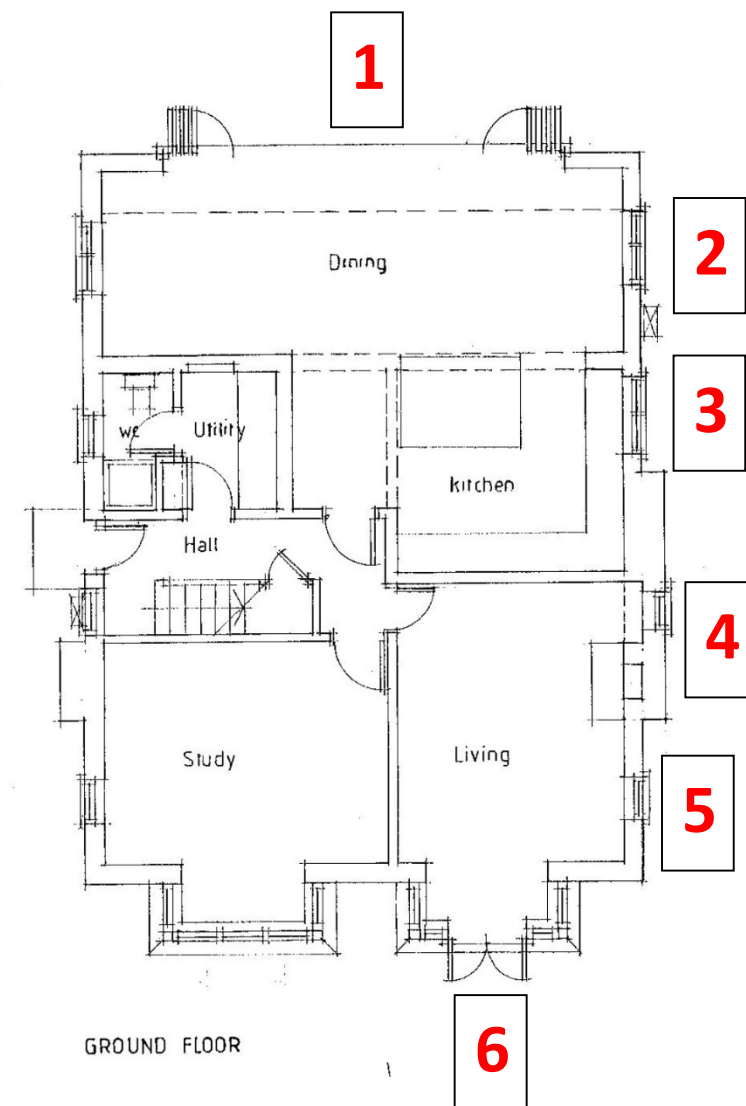


8 Ockley Lane Light Study
April 2025

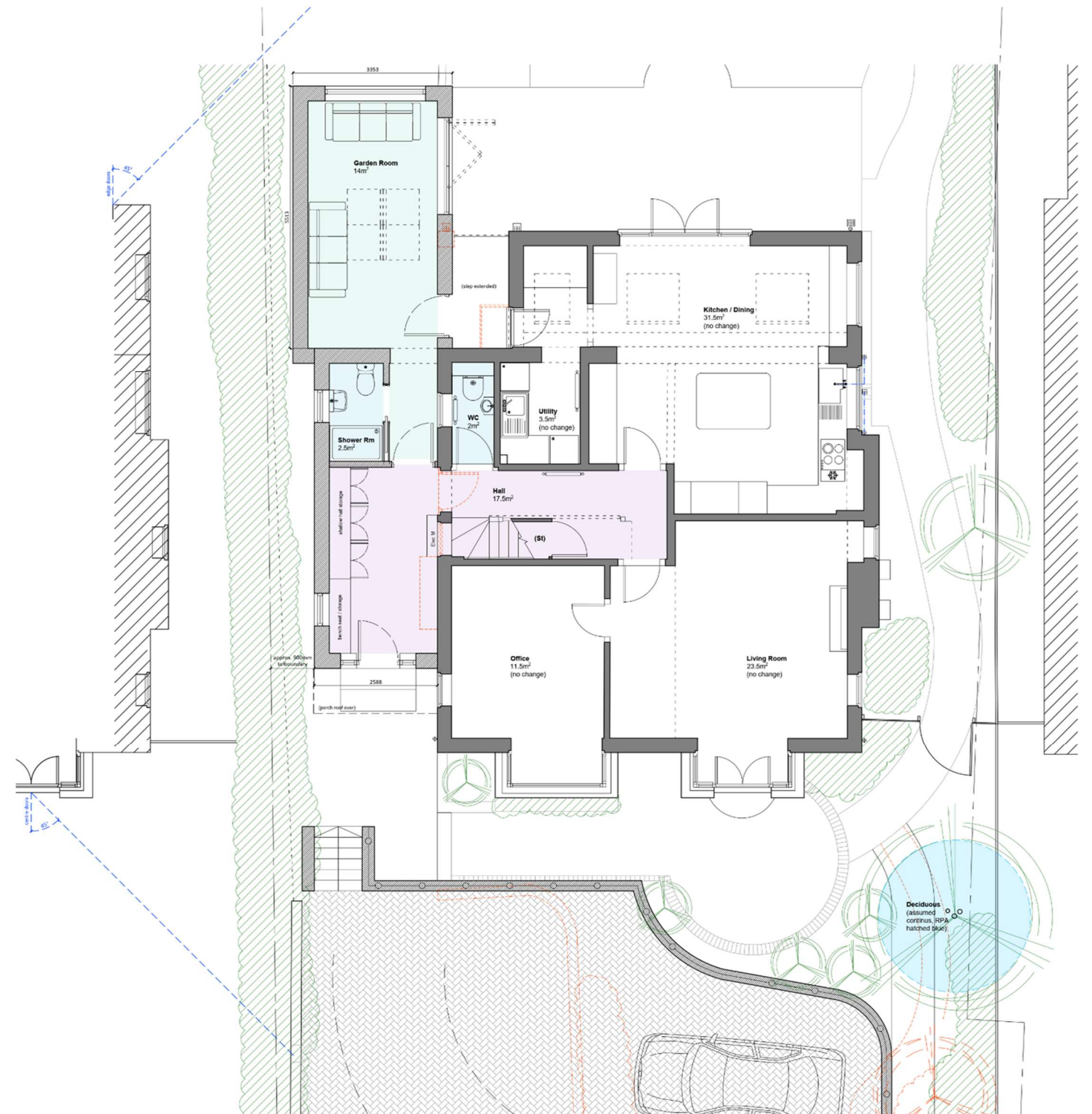


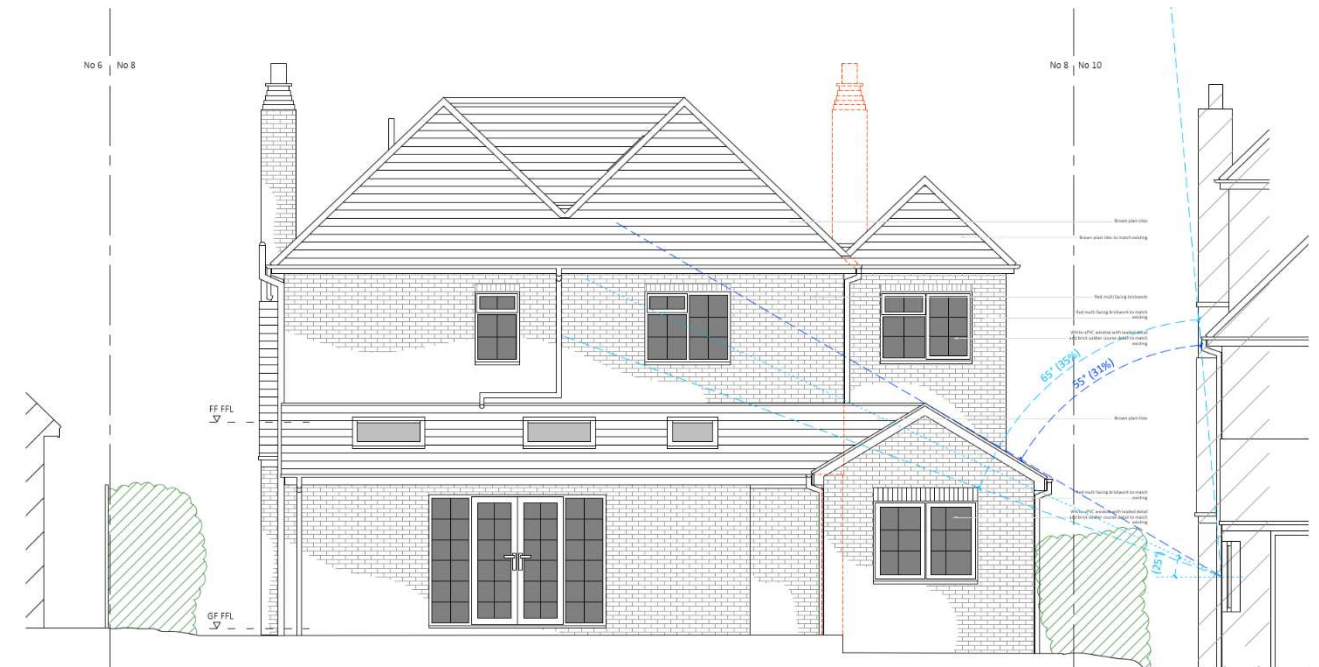
Above: Ground Floor Plan @ 10 Ockley lane (from app DM/19/0163) openings numbered for reference

Right: Proposed Ground Floor Plan @ 8 Ockley Lane

Opening 1: A 45-degree line taken from the centre of the opening 1 (glazed bifold doors, nearest edge shown here) is not obstructed by the proposed single storey extension.

Opening 6: A 45-degree line taken from the centre of opening 6 (glazed French doors) is not obstructed by the proposed two storey extension.





Above: Proposed Rear Elevation

Opening 1 – No. 10 kitchen / dining room

A 45-degree line taken from the centre of opening 1 (glazed bifold doors, perpendicular to the proposed extension, nearest edge shown here) is not obstructed by the proposed single storey extension.

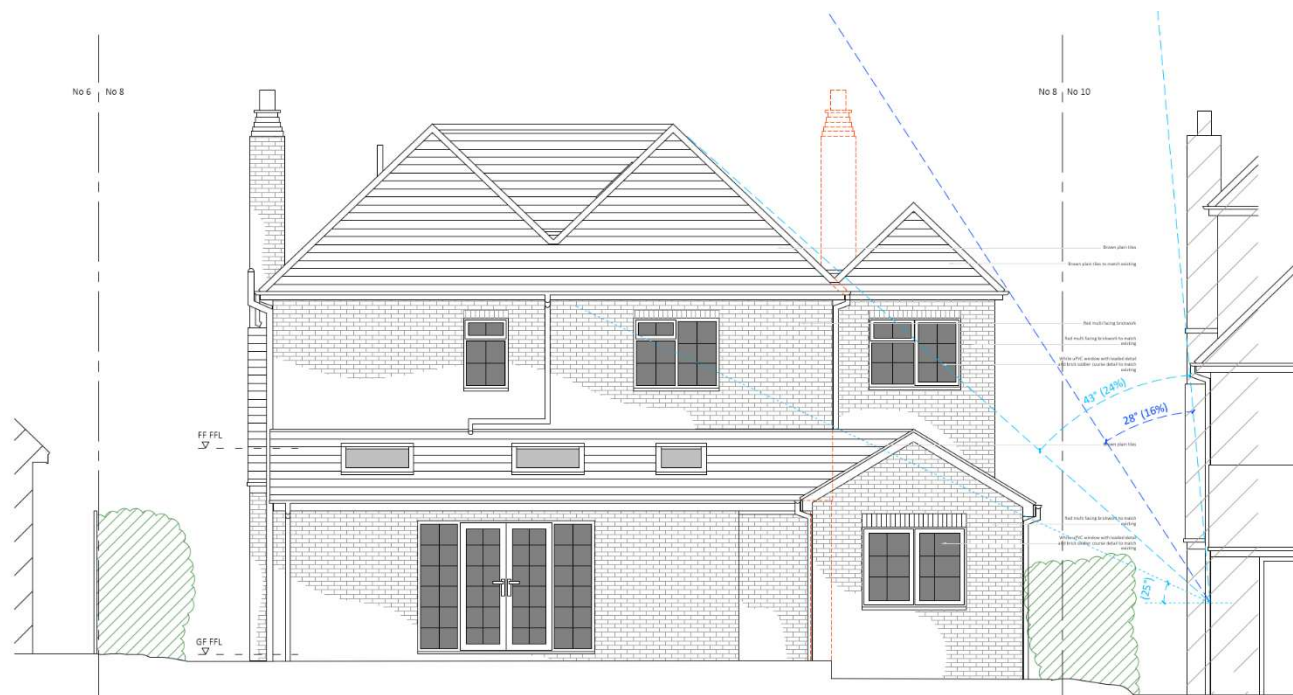
(NB: The proposed single storey extension is no more than 3m above adjacent ground level at the eaves, and no more than 4m above adjacent ground level at the ridge.

Above: Proposed Rear Elevation

Opening 2 – No. 10 kitchen / dining room (opening 2 within the space)

A 25-degree line is shown here in light blue, taken from the centre of opening 2, (dining room side window) which is opposite the proposed single storey extension. The proposed extension goes above the 25-degree line by a small amount.

The approx. VSC to opening 2 as existing is 36%. The approx. VSC to opening 2 with the proposed extension is 31%. The BRE state that diffuse daylight may be adversely affected if, after a development the VSC is both less than 27% and less than 0.8 times its former value. The proposal is therefore not considered to have an adverse effect on diffuse daylight to opening 2.



Above: Proposed Rear Elevation

Opening 3 – No. 10 kitchen / dining room (opening 3 within the space)

A 25-degree line is shown here in light blue, taken from the centre of opening 3, (dining room side window) which is opposite the proposed two storey extension. The proposed extension goes above the 25-degree line.

The approx. VSC to opening 3 as existing is 24%. The approx. VSC to opening 2 with the proposed extension is 16%.

The BRE advise the VCS test is applied to the main window of each habitable room, which is opening 1, in the case of the kitchen / dining room. Where a room has two or more windows a weighted average of the windows VSC's can be taken.

Opening 1 has an uninterrupted VSC, approx. 40%. When combined with opening 2 and 3 and divided by 3: $(40 + 30 + 16) / 3 = 28.7\%$. The weighted average VSC is therefore within the limits recommended by the BRE, where the space is not considered to be adversely affected by the development.

Above: Proposed Front Elevation

Opening 4 – No. 10 living room (opening 3 within the space)

A 25-degree line is shown here in light blue, taken from the centre of opening 4, (living room side window) which is opposite the proposed single storey extension. The proposed extension goes above the 25-degree line.

The approx. VSC to opening 4 as existing is 26%. The approx. VSC to opening 2 with the proposed extension is 17%.

The BRE advise the VCS test is applied to the main window of each habitable room, which is opening 6, in the case of the living room. Where a room has two or more windows a weighted average of the windows VSC's can be taken.

Opening 6 has an uninterrupted VSC, approx. 40%. When combined with opening 4 and 5 and divided by 3: $(40 + 24 + 17) / 3 = 27\%$. The weighted average VSC is therefore within the limits recommended by the BRE, where the space is not considered to be adversely affected by the development.

NB: **Opening 5** – proposed development is set behind this opening, and there is therefore no change to the existing VSC of approx. 24%. See overleaf.



Above: Proposed Front Elevation

Opening 5 – No. 10 living room (opening 2 within the space)

A 25-degree line is shown here in light blue, taken from the centre of opening 3, (living room side window) which is opposite No. 8 existing property. The proposed extension is set behind this opening to avoid adversely affecting light to it.

The approx. VSC to opening 5 as existing is 24%.

Conclusion:

Daylight to the living room and kitchen / dining room at No. 10 Ockley Lane will not be adversely affected beyond BRE advised limits by the proposed extensions at 8 Ockley Lane.