



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

14 April 2025

107 Vale Road
Northfleet
Gravesend
Kent
DA11 8DB

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Frankham Projects Limited to undertake a daylight and sunlight assessment of the proposed development at 107 Vale Road, Northfleet, Gravesend, Kent DA11 8DB.
- 1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.
- 1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring properties at:
- 105 & 109 Vale Road
- 1.1.4 The images in Appendix 1 identify the windows we have assessed. Appendices 2 & 4 give the numerical results of the various daylight and sunlight tests. Overshadowing to gardens and opens spaces data and contour drawings are provided in Appendix 3.
- 1.1.5 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight tests in respect of 40 and 41 at 105 Vale Road. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Frankham Projects Limited

100	Existing Site Roof Plan	Rev E
100	Location Plan	Rev 0
110	Existing Floor Plans	Rev E
210	Proposed Elevations	Rev E
110	Proposed Site Roof Plan	Rev L
111	Proposed Floor Plans	Rev L
112	Proposed Block Plan	Rev N1
210	Proposed Elevations	Rev N
211	Proposed Front Elevations	Rev N
211	Proposed Section	Rev J

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

www.rightmove.co.uk

109 Vale Road:

Ground and First Floor

Rev -

3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."
- 3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:
- 3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

- 3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:
- 3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where

they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.3 National Planning Practice Guidance

- 3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

- 3.4.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.4.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
- 3.4.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.4.4 “The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity.”

3.4.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

3.4.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.4.7 Whilst the BRE guide states that daylight may be adversely affected if the above targets are not met, when setting targets, both the BRE guide and National Planning Policy Guidance (NPPG) recognise that it is necessary to have regard to the development context and site location (see paragraph 3.3.1 above). Following a number of appeal decisions, it is generally accepted that in cities or densely populated town centre locations, a retained Vertical Sky Component of 20% or more represents a reasonably good level of daylight, and a retained Vertical Sky Component in the mid-teens (15% and above) is acceptable.

3.4.8 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. However, the guide states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall Vertical Sky Component may be derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

3.4.9 The distribution of daylight within a room can be calculated by plotting the ‘no sky line’. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.4.10 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don't endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight availability to Windows

3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 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.

3.5.3 Where a room contains multiple windows, the BRE guidance permits sunlight hours to be combined, provided there is no double counting of sunlight through multiple

windows. If at least one window meets the numerical criteria, the room is considered to comply, and it is therefore unnecessary to combine sunlight hours across all windows.

3.6 Overshadowing to Gardens and Open Spaces

3.6.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

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

3.6.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this assessment.

3.6.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring properties at:

- 105 & 109 Vale Road

4.1.2 The images in Appendix 1 identify the windows we have assessed. Appendices 2 & 4 list the detailed numerical daylight and sunlight test results. Overshadowing to gardens and opens spaces data and contour drawings are provided in Appendix 3.

4.2 Daylight to Windows

Vertical Sky Component

4.2.1 All windows which have a requirement for daylight, pass the Vertical Sky Component test, with the exception of windows 30 to 32, 40 and 41 at 105 Vale Road. However, for the windows that do not pass, the following mitigating factors apply:

4.2.2 Windows 40 and 41 maintain a VSC score of 20% or more. As noted in paragraph 3.4.7 above, following a number of appeal decisions, it is generally accepted that for schemes in cities or densely populated locations, a VSC of 20% or more is considered reasonably good, and VSCs in the mid-teens (around 15% or more) are acceptable.

4.2.3 Windows 31 and 32 will retain VSCs of 15% or above. Whilst these scores cannot be characterised as good, they are in our opinion reasonable. As noted above, it is generally accepted that for schemes in cities or densely populated locations, VSCs in the mid-teens (around 15% or more) are acceptable. In addition, the room these windows serve is also served by window 33 which passes the Vertical Sky Component test. In our opinion this room will remain well served for daylight and any loss will not be noticeable.

4.2.4 Furthermore, windows 30, 40 and 41 at 105 Vale Road, achieve before/after ratios of 0.71 and above, which is fairly close to the target of 0.8 stated in the BRE guide. The room served by window 30 is also served by window 36 to 29 which pass the

Vertical Sky Component test. In our opinion this room will remain well served for daylight and any loss will not be noticeable.

4.2.5 The BRE guide explains that another important issue is whether an existing neighbouring building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light. The guide goes on to explain that where existing neighbouring buildings sit close to the boundary, as with windows 31 and 32 at 105 Vale Road, alternative targets may be applied. The methodology for setting new targets is set out in Appendix F of the guide. The alternative Vertical Sky Component targets are derived by calculating the level of light that the window would achieve if obstructed by a hypothetical 'mirror-image' of the existing neighbouring building, an equal distance away from the boundary. Windows 31 & 32, which do not satisfy the conventional 27% and 0.8 criteria, surpass their alternative target (See Appendix 4) and therefore pass the Vertical Sky Component test.

4.2.6 Windows 40 and 41 appear to serve bedrooms. The BRE guide states that daylight is required in living rooms, kitchens and bedrooms. In the context of daylight distribution, the guide states that bedrooms are less important. The guide does not distinguish between the relative importance of daylight in respect of the vertical sky component test. However, in our opinion less weight should be given to bedrooms than living rooms, on the basis that bedrooms are likely to be used less than living rooms during daylight hours.

4.2.7 It should also be noted that the BRE guide states that its numerical guidelines should be interpreted flexibly since natural lighting is only one of many factors in site layout design.

Daylight Distribution

4.2.8 We have undertaken the Daylight Distribution test where room layouts are known. All rooms pass the daylight distribution test.

4.3 Sunlight to Windows

4.3.1 All rooms tested comply with the BRE Sunlight Availability criteria. This includes the room served by windows 26 to 30 and the room served by windows 31 to 33 at 105

Vale Road. Each of these rooms contains at least one window that achieves a minimum of 25% APSH annually and 5% during the winter period, thereby satisfying the BRE recommendations.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

4.5.1 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight tests in respect of 40 and 41 at 105 Vale Road. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken on 6 March 2025. We have not had access to neighbouring properties.
- 5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make a reasonable assumption regarding the use based on external observations, or take the prudent approach of assuming the room is of domestic purposes.
- 5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY



105 Vale Road

Proposed
Development

109 Vale Road

Vale Road

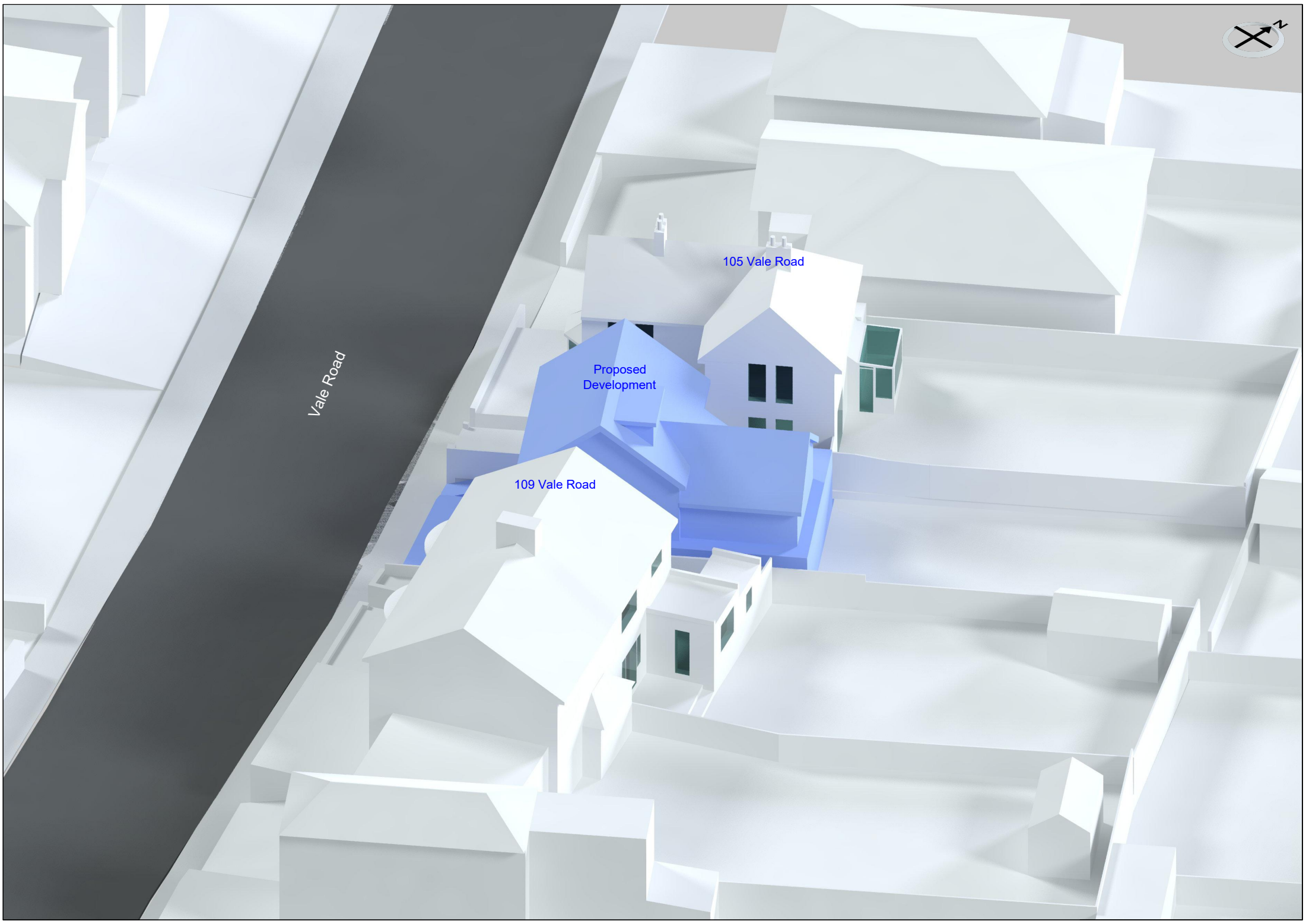


Vale Road

105 Vale Road

Proposed
Development

109 Vale Road



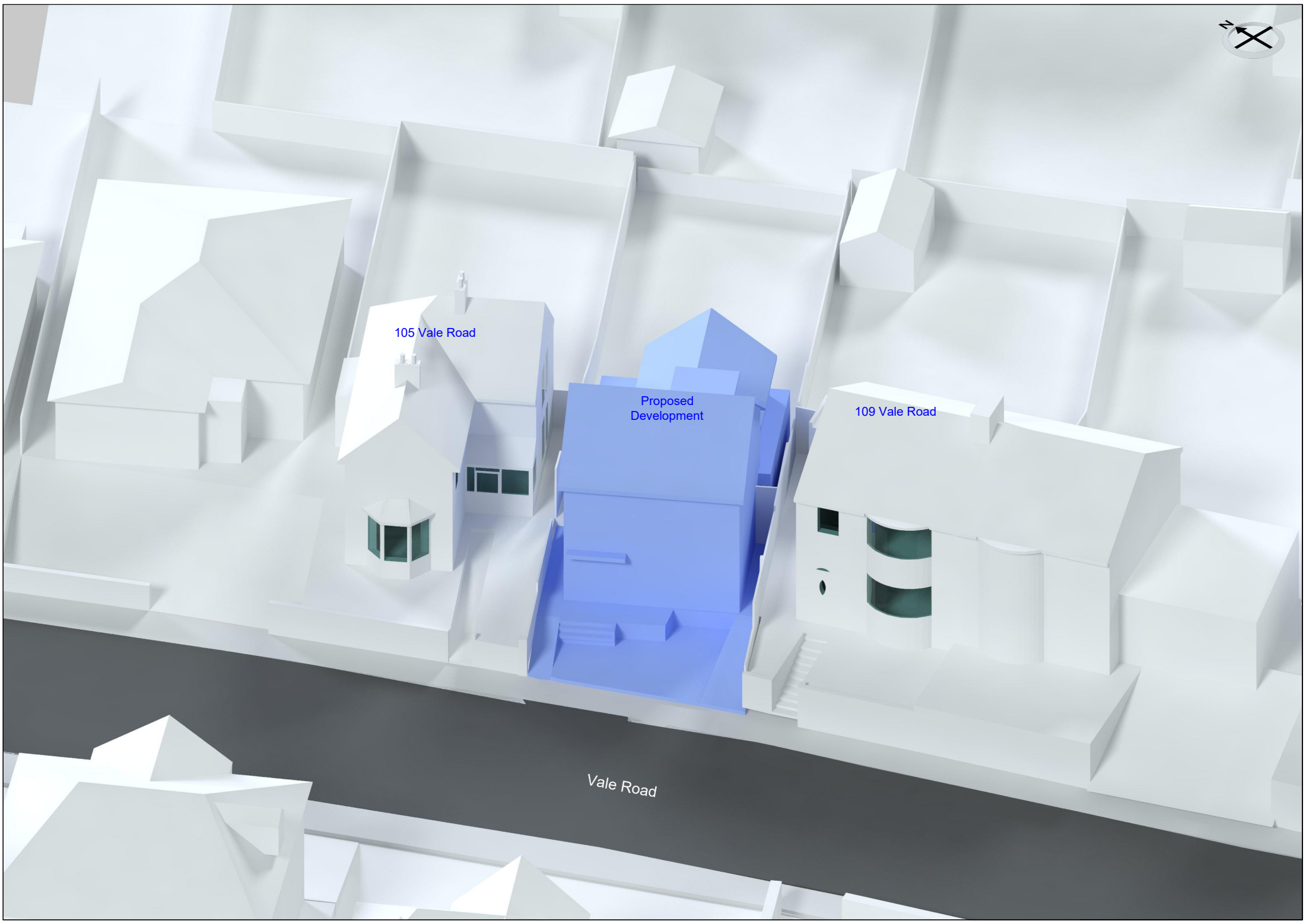


105 Vale Road

Proposed
Development

109 Vale Road

Vale Road





109 Vale Road

Proposed
Development

Vale Road

105 Vale Road



109 Vale Road

Proposed
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105 Vale Road

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109 Vale Road

Proposed
Development





109 Vale Road

Proposed
Development

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105 Vale Road

Proposed
Development

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Vale Road

105 Vale Road



Proposed
Development

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Proposed
Development

105 Vale Road



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APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

107 Vale Road, Northfleet, Gravesend, Kent DA11 8DB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>109 Vale Road</u>					
<u>Ground Floor</u>					
Window 1	Dining Area and Lounge	34.0%	34.0%	0.0%	1.0
Window 2	Dining Area and Lounge	33.4%	33.4%	0.0%	1.0
Window 3	Dining Area and Lounge	27.9%	27.9%	0.0%	1.0
Window 4	Dining Area and Lounge	33.3%	33.3%	0.0%	1.0
Window 5	Dining Area and Lounge	36.3%	36.3%	0.0%	1.0
Window 6	Dining Area and Lounge	37.0%	37.0%	0.0%	1.0
Window 7	Dining Area and Lounge	36.1%	36.1%	0.0%	1.0
Window 8	Dining Area and Lounge	32.4%	32.4%	0.0%	1.0
Window 9	Kitchen	23.4%	23.4%	0.0%	1.0
Window 10	Kitchen	37.7%	37.7%	0.0%	1.0
Window 11	Bathroom/WC	37.5%	37.3%	0.2%	0.99
Window 12	Hallway	36.3%	36.3%	0.0%	1.0
Window 13	Hallway	36.8%	36.8%	0.0%	1.0
<u>First Floor</u>					
Window 14	Bedroom	36.6%	36.6%	0.0%	1.0
Window 15	Bathroom/WC	35.5%	35.4%	0.1%	1.0
Window 16	Landing	37.4%	26.0%	11.4%	0.7
Window 17	Bedroom	34.9%	34.9%	0.0%	1.0
Window 18	Bedroom	32.9%	32.9%	0.0%	1.0
Window 19	Bedroom	37.4%	37.4%	0.0%	1.0
Window 20	Bedroom	37.9%	37.9%	0.0%	1.0
Window 21	Bedroom	37.4%	37.4%	0.0%	1.0
Window 22	Bedroom	32.7%	32.7%	0.0%	1.0
<u>105 Vale Road</u>					
<u>Ground Floor</u>					
Window 23	Domestic	33.7%	33.7%	0.0%	1.0
Window 24	Domestic	35.2%	35.2%	0.0%	1.0
Window 25	Domestic	32.6%	31.1%	1.5%	0.95
Window 26	Domestic	16.7%	13.7%	3.0%	0.82
Window 27	Domestic	19.5%	16.0%	3.5%	0.82
Window 28	Domestic	20.6%	16.9%	3.7%	0.82
Window 29	Domestic	22.7%	18.5%	4.2%	0.81
Window 30 (Secondary)	Domestic	13.2%	9.4%	3.8%	0.71
Window 31 (Secondary)	Domestic	23.3%	16.0%	7.3%	0.69
Window 32 (Secondary)	Domestic	27.3%	18.6%	8.7%	0.68
Window 33	Domestic	35.7%	35.7%	0.0%	1.0
Window 34	Domestic	21.4%	20.8%	0.6%	0.97
Window 35	Domestic	21.9%	21.5%	0.4%	0.98
Window 36	Domestic	24.8%	23.8%	1.0%	0.96
Window 37	Domestic	34.4%	34.4%	0.0%	1.0

Appendix 2 - Vertical Sky Component
107 Vale Road, Northfleet, Gravesend, Kent DA11 8DB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 38	Domestic	18.1%	18.1%	0.0%	1.0
Window 39	Domestic	69.9%	69.8%	0.1%	1.0
<u>First Floor</u>					
Window 40	Domestic	30.6%	22.8%	7.8%	0.75
Window 41	Domestic	29.5%	21.0%	8.5%	0.71
Window 42	Domestic	34.9%	28.2%	6.7%	0.81
Window 43	Domestic	35.5%	29.9%	5.6%	0.84
Window 44	Domestic	34.2%	34.2%	0.0%	1.0

Appendix 2 - Daylight Distribution
107 Vale Road, Northfleet, Gravesend, Kent DA11 8DB

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>109 Vale Road</u>					
<u>Ground Floor</u>					
Windows 1 to 8	Dining Area and Lounge	95%	95%	0%	1.0
Windows 9 & 10	Kitchen	99%	99%	0%	1.0
Window 11	Bathroom/WC	90%	90%	0%	1.0
Windows 12 & 13	Hallway	72%	72%	0%	1.0
Window 12, 13 & 16	Staircase	83%	83%	0%	1.0
<u>First Floor</u>					
Window 14	Bedroom	98%	98%	0%	1.0
Window 15	Bathroom/WC	92%	92%	0%	1.0
Window 16	Landing	65%	65%	0%	1.0
Window 17	Bedroom	94%	94%	0%	1.0
Windows 18 to 22	Bedroom	99%	99%	0%	1.0

Appendix 2 - Sunlight to Windows

107 Vale Road, Northfleet, Gravesend, Kent DA11 8DB

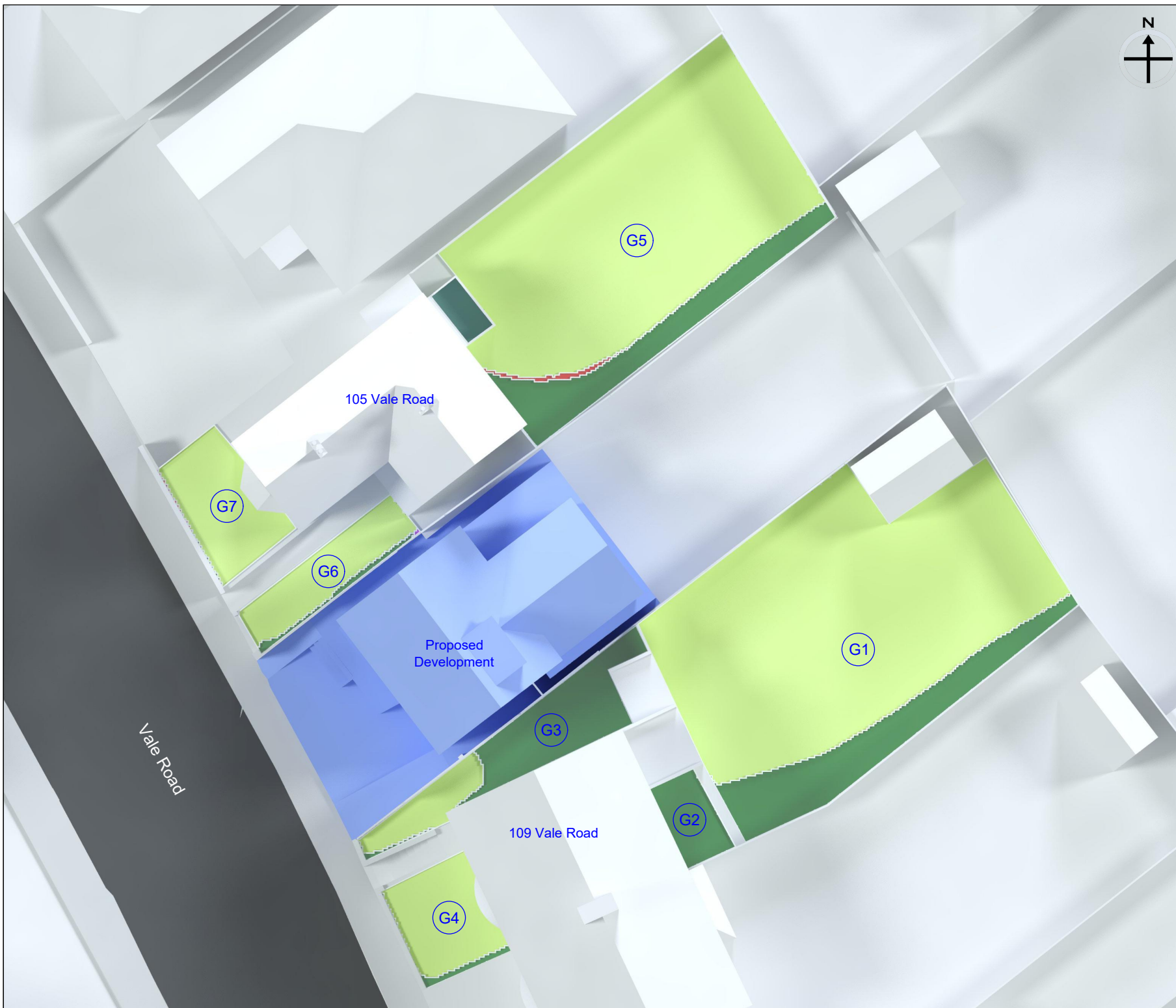
Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>109 Vale Road</u>									
<u>Ground Floor</u>									
Window 5	Dining Area and Lounge	50%	50%	0%	1.0	14%	14%	0%	1.0
Window 6	Dining Area and Lounge	61%	61%	0%	1.0	20%	20%	0%	1.0
Window 7	Dining Area and Lounge	59%	59%	0%	1.0	19%	19%	0%	1.0
Window 8	Dining Area and Lounge	57%	57%	0%	1.0	18%	18%	0%	1.0
Window 9	Kitchen	44%	44%	0%	1.0	10%	10%	0%	1.0
Window 12	Hallway	56%	56%	0%	1.0	20%	20%	0%	1.0
Window 13	Hallway	56%	56%	0%	1.0	19%	19%	0%	1.0
<u>First Floor</u>									
Window 17	Bedroom	52%	52%	0%	1.0	19%	19%	0%	1.0
Window 19	Bedroom	51%	51%	0%	1.0	16%	16%	0%	1.0
Window 20	Bedroom	61%	61%	0%	1.0	22%	22%	0%	1.0
Window 21	Bedroom	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 22	Bedroom	58%	58%	0%	1.0	20%	20%	0%	1.0
<u>105 Vale Road</u>									
<u>Ground Floor</u>									
Window 24	Domestic	63%	63%	0%	1.0	21%	21%	0%	1.0
Window 25	Domestic	68%	64%	4%	0.94	23%	22%	1%	0.96
Window 26	Domestic	39%	29%	10%	0.74	15%	9%	6%	0.6
Window 27	Domestic	40%	28%	12%	0.7	12%	7%	5%	0.58
Window 28	Domestic	41%	28%	13%	0.68	14%	7%	7%	0.5
Window 29	Domestic	40%	28%	12%	0.7	11%	7%	4%	0.64
Window 30 (Secondary)	Domestic	32%	23%	9%	0.72	6%	4%	2%	0.67
Window 31 (Secondary)	Domestic	53%	38%	15%	0.72	6%	3%	3%	0.5
Window 32 (Secondary)	Domestic	59%	45%	14%	0.76	9%	3%	6%	0.33
Window 33	Domestic	30%	30%	0%	1.0	5%	5%	0%	1.0
Window 34	Domestic	35%	35%	0%	1.0	7%	7%	0%	1.0
Window 35	Domestic	34%	34%	0%	1.0	6%	6%	0%	1.0
Window 36	Domestic	42%	41%	1%	0.98	9%	8%	1%	0.89
<u>First Floor</u>									
Window 40	Domestic	63%	51%	12%	0.81	25%	19%	6%	0.76
Window 41	Domestic	63%	50%	13%	0.79	25%	14%	11%	0.56
Window 42	Domestic	74%	64%	10%	0.86	23%	13%	10%	0.57
Window 43	Domestic	76%	67%	9%	0.88	25%	16%	9%	0.64

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 3 - Overshadowing to Gardens and Open Spaces
107 Vale Road, Northfleet, Gravesend, Kent DA11 8DB

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before			After			Loss			Ratio
<u>109 Vale Road</u>												
<u>Ground Floor</u>												
Garden 1	178.83	m2	151.16	m2	85%	151.13	m2	85%	0.03	m2	0%	1.0
Garden 2	9.76	m2	0.0	m2	0%	0.0	m2	0%	0.0	m2	0%	1.0
Garden 3	29.8	m2	8.63	m2	29%	8.63	m2	29%	0.0	m2	0%	1.0
Garden 4	19.8	m2	18.3	m2	92%	18.3	m2	92%	0.0	m2	0%	1.0
<u>105 Vale Road</u>												
<u>Ground Floor</u>												
Garden 5	153.54	m2	130.85	m2	85%	129.74	m2	84%	1.11	m2	1%	0.99
Garden 6	18.08	m2	16.26	m2	90%	16.31	m2	90%	-0.05	m2	0%	1.0
Garden 7	20.19	m2	20.01	m2	99%	19.83	m2	98%	0.18	m2	1%	0.99



- Key
-  Receives under two hours sunlight on 21st March before and after the development.
 -  Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
 -  Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
 -  Receives at least two hours sunlight on 21st March before and after the development.
 -  Neighbouring Gardens and Amenity Areas

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



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APPENDIX 4

ALTERNATIVE DAYLIGHT RESULTS

Appendix 4 - Alternative Vertical Sky Component
107 Vale Road, Northfleet, Gravesend, Kent DA11 8DB

Reference	Room Use	Vertical Sky Component	
		Before	After
<u>105 Vale Road</u>			
<u>Ground Floor</u>			
Window 31	Domestic	7.7%	16.0%
Window 32	Domestic	8.6%	18.6%