

What is the 25-Degree Rule of Thumb?

For the initial consideration of windows opposite a proposed new building or extension, the BRE guide has the 25–degree angle rule of thumb test.

The guide states that the procedure is as follows: “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 degrees for the whole development, then it is unlikely to substantially affect the diffuse daylight enjoyed by the existing building. If, for any part of the new development, this angle is more than 25 degrees, a more detailed check is needed ...”

25-Degree Rule Diagram

The below diagram shows the parameters of the 25-degree rule:

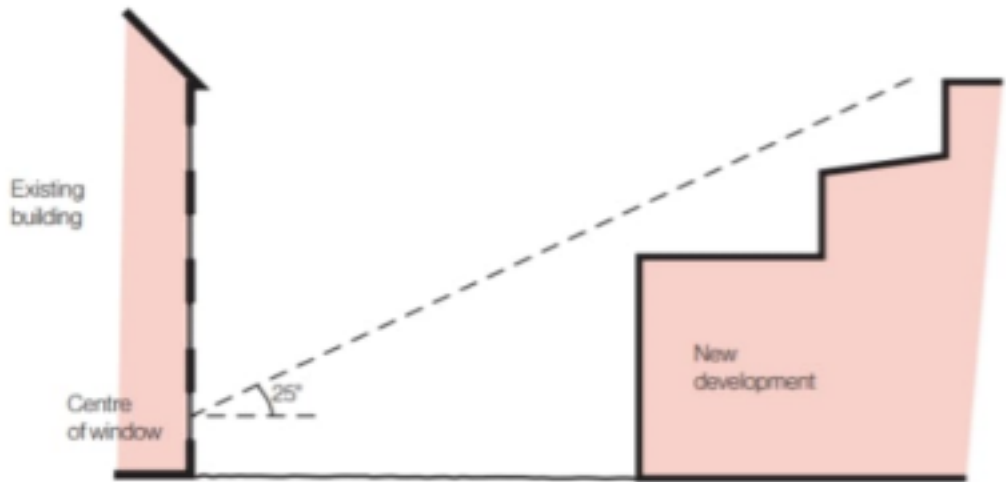


Figure 14: Section in plane perpendicular to the affected window wall

The sightline from the Centre of bay Window in number 286 Singlewell Rd does not currently have any of number 83 Windsor road in its sightline. We have shown that even the full width of the bay window does not have anything within it's sight line

Householder Extensions/Alterations Design Guide SPD

Appendix 1

45 degree rule

This test should be used where the proposed development is at right angles to the affected window of the neighbouring property:

- Draw a line at 45 degrees upwards from the centre of the affected window.
- Draw a line at 45 degrees sideways from the centre of the affected window.

If the proposed development is both higher and wider than these 45 degree lines, there may be an unacceptable loss of daylight to the affected window.

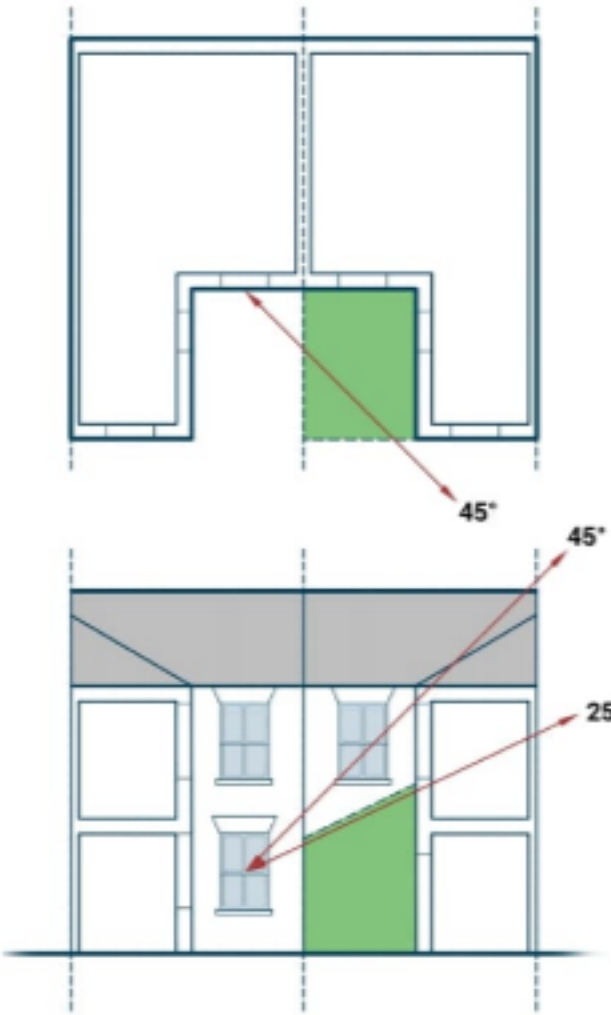
25 degree rule

This test should be used where the proposed development faces the affected window of the neighbouring property:

- Draw a line at 25 degrees upwards from the centre of the affected window.

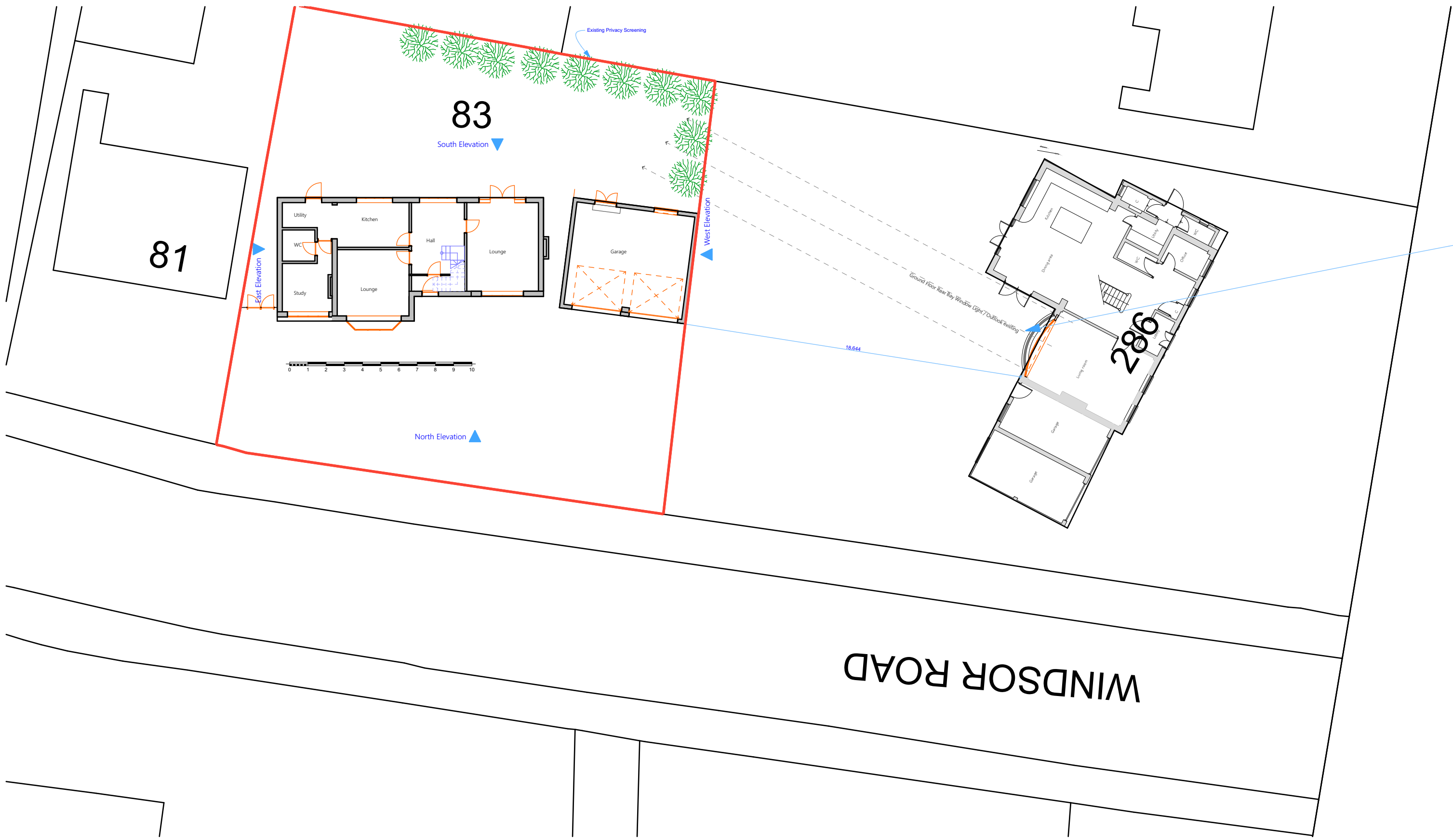
If the proposed development is higher than this 25 degree line, there may be an unacceptable loss of daylight to the affected window.

30

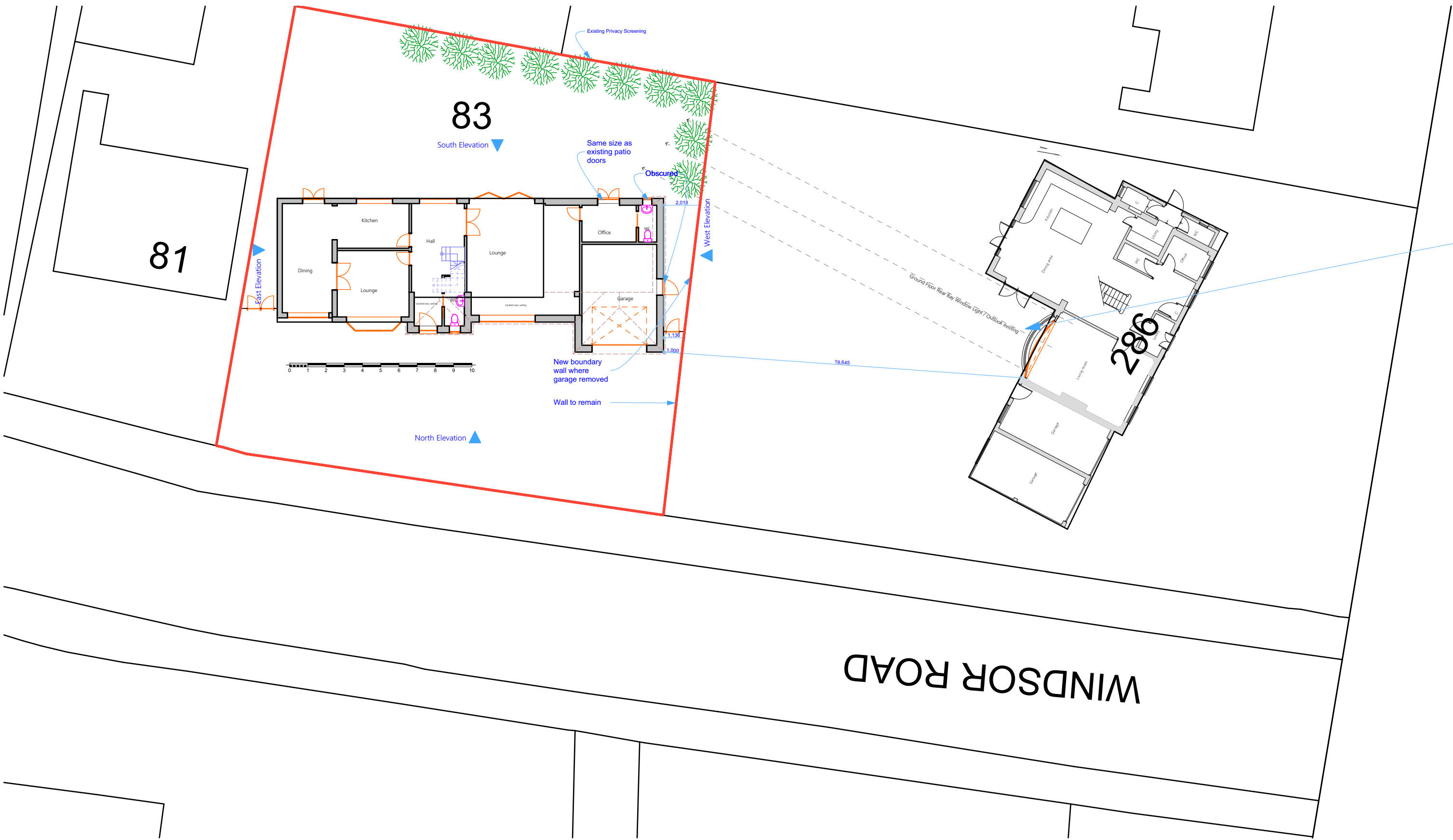


The sightline from the Centre of bay Window in number 286 WILL NOT have any of number 83 Windsor road in its sightline, therefore the 25 Degree is not applicable. Even it was applicable the fact the the proposed is even further away than what is there currently would make situation better not worse for number 286

Therefore Street scene not required as not in breach of 25 Degree rule



1 Existing Sightlines 1:200



2 Proposed Sightlines 1:200

ARCHITECHNOLOGY. DESIGN

This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.

	Scales @ A1	Date
	1:200	2024-06-13

Client Approval
A - Approved
B - Approved with Comments
C - Do Not Use

Layout Title
SightLines

Architechnology.design	www.architechnology.design
179 Edwin Road Rainham, Kent ME8 0AH	Tel: 07957 350204 info@architechnology.design

Project
83 Windsor Road - Ronnie - DA12 5BW Garage Conv - Loft Conv - Porch - Garages

status
Planning Application V8

Site Address
83 Windsor Road Gravesend Kent DA12 5BW

Drawing Number	project	originator	zone	level	type	role	number	rev
Layout ID							08	