31-35, Montague Street,

Worthing, BN11

Internal Daylight Assessment

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Contents

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1.0 Introduction

1.1 This internal daylight assessment has been prepared in relation to a full planning application for the proposed conversion of 31 – 35 Montague Stree, Worthing, BN11.

1.2 The report assesses the proposals in respect of daylight matters within habitable rooms in the proposed scheme, having regard to industry standard guidance.

1.3 The report concludes that the proposal is acceptable and in accordance with planning policy requirements in relation to daylight for those rooms assessed.

1.4 There is no existing specific National Planning Policy relating to the prospective impacts of developments on daylight and sunlight on their surrounding environment.

1.5 However, the NPPF, 2024 (Para 130(c)) does refer to daylight and sunlight in relation to density, encouraging Local Planning Authorities to take a flexible approach to applying policies and guidance relating to the impacts of proposals where they would otherwise inhibit making effective use of the site.

1.6 The BRE Report 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (3rd Edition, 2022) is the established National guidance to aid the developer to prevent and/or minimise the impact of a new development on the availability of daylight and sunlight in the environs of the site and the assessment of light within proposed new dwellings.

1.7 It refers in turn to the daylight and sunlight recommendations in BS EN 17037: 2018+A1:2021 (with UK Annexe): 'Daylight in Buildings'

1.8 These reference documents are accepted as the authoritative works in the field on daylight, sunlight and overshadowing and the BRE guidance specifically referred to in many Local Authorities' planning policy guidance for daylighting.

1.9 The methodology therein has been used in numerous lighting analyses and the standards of permissible reduction in light are accepted as the industry standards.

2.0 Project Summary

2.1 The site is located at 31 – 35 Montague Street and is currently occupied by a three storey building with 6 residential flats on the second floor.

2.2 The proposal is for the conversion of the second floor residential storage space to provide one additional flat.

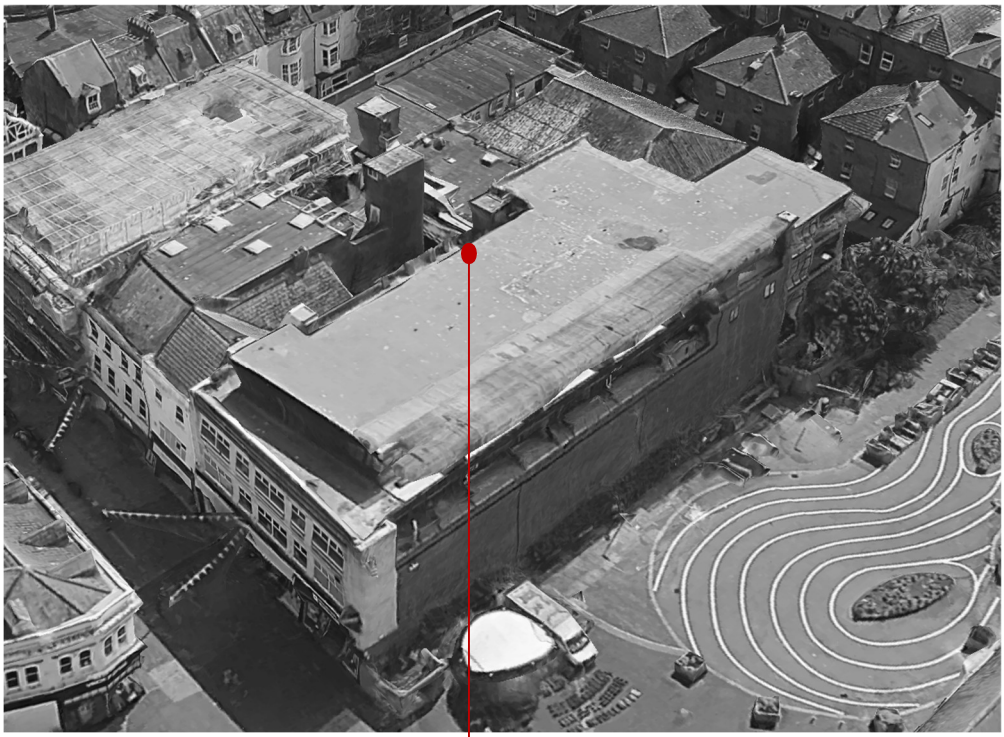
2.3 The design team wish to ensure that habitable rooms the development will receive sufficient daylight for their intended uses.

2.4 No increase in the massing of the building is proposed and there are no external changes to the building that would impact neighbours, so it is not necessary to assess the impacts of the proposal on existing neighbours.

2.5 The consented 8 unit scheme has been included in the proposed modelling.

2.6 2D CAD drawings have been provided to us by the design team. These have been used to construct a 3D analysis model in order to assess the internal daylight levels within each room.

2.7 Computer simulation modelling has been used to produce the results, presented below.



Site Location

3.0 Methodology

3.1 The BRE and BS EN 17037 guidance allows for two alternative methods to assess daylight within new dwellings. This report uses the following method:

- Target Daylight Factor (DF_T)

3.2 The DF_T method is a complex and representative calculation to determine natural internal luminance.

3.3 It takes into account such factors as window size, number of windows available to the room, room size and layout, room surface reflectance, and the angle of visible sky reaching the window.

3.4 The calculations have assumed a white ceiling, cream walls and mid-grey carpet or wooden floor using reflectance values taken from the BS EN 170437 Guidance.

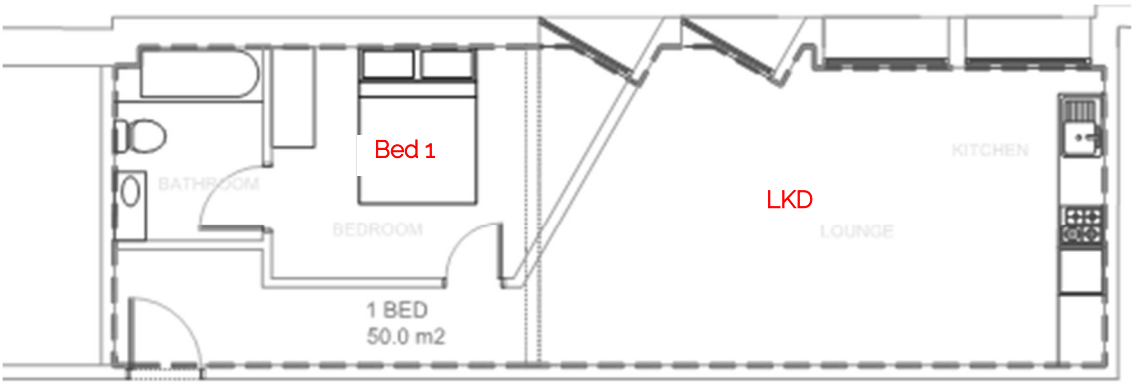
3.5 As this is a conversion scheme, it falls under the category of "hard to light" dwellings and therefore an alternative target can be used. The minimum DF_T values for various UK locations and room types are provided below. The targets for London have been used for this site.

Table C3 – Target daylight factors (D_T) to achieve over at least 50% of the assessment grid in UK domestic habitable rooms with vertical and/or inclined daylight apertures

Location	D_T for 100 lx (Bedroom)	D_T for 150 lx (Living room)	D_T for 200 lx (Kitchen)
St Peter (Jersey)	0.6%	0.9%	1.2%
London (Gatwick Airport)	0.7%	1.1%	1.4%
Birmingham	0.6%	0.9%	1.2%
Hemsby (Norfolk)	0.6%	0.9%	1.3%
Finningley (Yorkshire)	0.7%	1.0%	1.3%
Aughton (Lancashire)	0.7%	1.1%	1.4%
Belfast	0.7%	1.0%	1.4%
Leuchars (Fife)	0.7%	1.1%	1.4%
Oban	0.8%	1.1%	1.5%
Aberdeen	0.7%	1.1%	1.4%

3.6 As can be seen from the results below that all assessed habitable rooms meet and exceed the minimum levels of internal daylight.

4.0 Room Schedules



Second Floor as Proposed

5.0 Daylight Results

Minimum Target Daylight Factor				
Unit	Room	Required DF_T Over 50% of Room Area	Area Of Room Receiving Required DF_T	Meets Standards?
Unit 1	LKD	1.4%	70.4%	Yes
Unit 1	Bedroom	0.7%	61.3%	Yes

6.0 Conclusions

6.1 The proposed conversion of 31 – 35 Montague Street, Worthing, BN11 has been assessed for internal daylight levels using the Target Daylight Factor (DF_T) test as prescribed by the BRE guidance and BS EN 17037:2018.

6.2 The design team has endeavoured to ensure that the proposed habitable rooms have levels of natural light in excess of the minimum standards prescribed by the standards.

6.3 This has been successfully achieved, as demonstrated by the positive results presented within this report.

6.4 The assessed rooms meet the recommendations using the DF_T test.

6.5 This means the future occupants will enjoy a well-lit environment, with reduced reliance on artificial lighting.

6.6 It is therefore the conclusion of this report that the proposals meet the guidance levels for daylight and are therefore acceptable in planning terms.

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