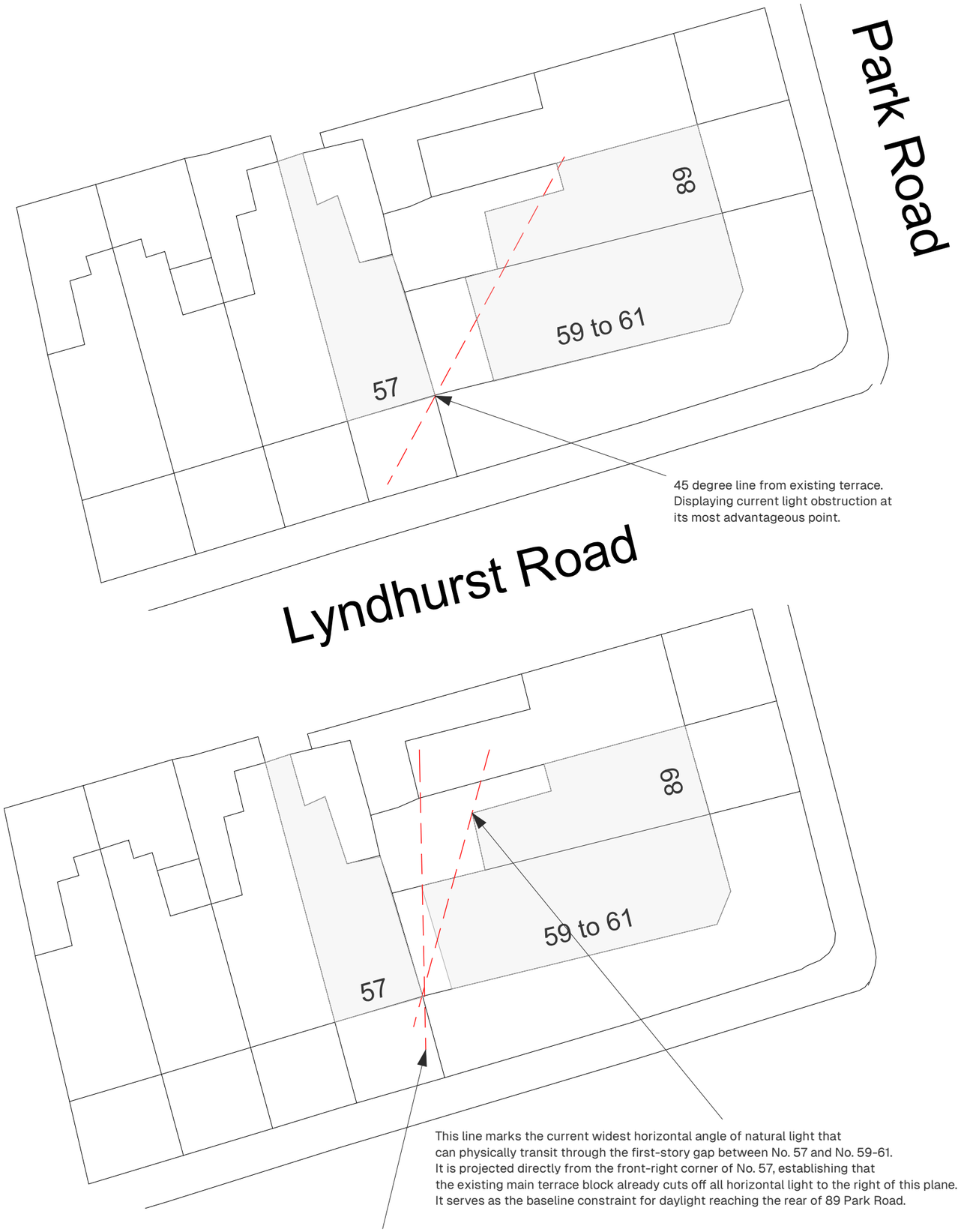
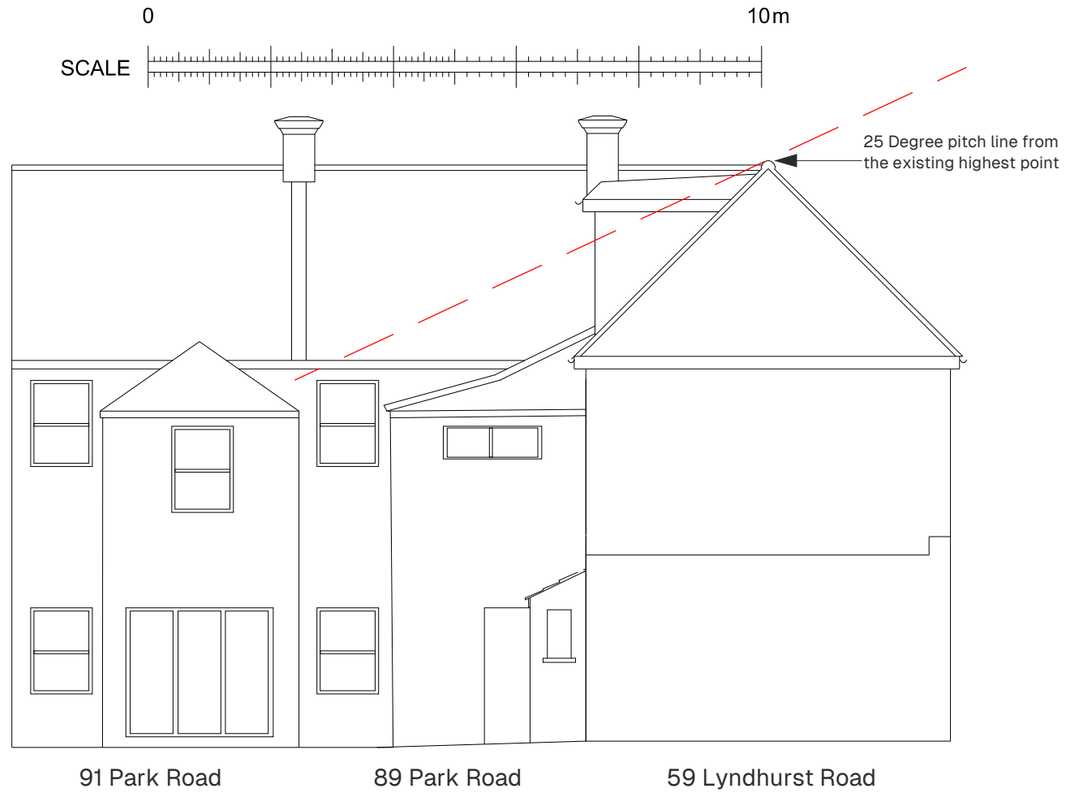




End/Rear elevation (west)

Daylight and Sunlight Assessment (BRE 25-Degree Test)

The proposed loft conversion has been designed with careful consideration of the Building Research Establishment (BRE) guidelines set out in **BR 209 (2022) *Site Layout Planning for Daylight and Sunlight***.

Section 2.2 of the BRE guidelines provides an initial 'rule of thumb' screening test to safeguard diffuse skylight to existing nearby buildings. The guide states that if a new development stays beneath a 25-degree line drawn from the centre of an existing window, it is unlikely to have a substantial effect on the diffuse skylight enjoyed by that building.
'First, draw a section in plane perpendicular to each affected main window wall of the existing building...
if this angle (to the horizontal subtended by the new development at the level of the centre of the lowest window)
is less than 25° for the whole of the development then it is unlikely to have substantial effect on the diffuse skylight enjoyed by the existing building.'

Application to the Proposal:
As demonstrated on the Rear Elevation drawing above, there is only a single neighbouring habitable room window within proximity of the development.

The drawing explicitly plots the 25-degree line from the highest point of the existing, original roof ridge.
This layout confirms that the window already sits entirely underneath the 25-degree plane and that any new additional roof structure cannot diminish any more light than its current form.

Because the vertical 25-degree threshold is already fully breached by the existing baseline built form, and because the proposed dormer does not exceed the height of this original main roof ridge, the development creates no new vertical obstruction to this window. The scheme will result in a negligible marginal reduction to the neighbour's existing diffuse skylight. As a result, the proposal fully preserves the remaining residential amenity of the neighbouring property and complies with local planning policy and BR 209 guidelines.

Compliance with Adur & Worthing Development Management Standards

The configuration of the proposed first-floor extension over the garage has been specifically designed to align with the core objectives of **Worthing Borough Council's Development Management Standards** for householder extensions.

- **Prevention of Terracing:** In strict compliance with local criteria, the first-floor side extension incorporates a deliberate **1-metre structural setback** from the common boundary with No. 57 Lyndhurst Road. This design treatment successfully prevents a visually restrictive "terracing effect" and preserves the open rhythm of the street scene. *(see plans labelled 'Proposed elevations 003/1)*
- **Protection of Neighboring Amenity (45-Degree Rule):** Local policy stipulates that developments should not breach a 45-degree line of sight to safeguard the daylight and outlook of nearby occupants. As shown on the aboce Block Plan, tracking the 45-degree line from the boundary edge of No. 57 highlights that the existing built framework already forms the baseline obstruction for this light corridor.

Maintaining the mandatory 1-metre boundary separation ensures that the key first-story light gap transiting over the garage footprint is structurally protected. Any horizontal light loss to the rear of No. 89 Park Road is kept to an absolute minimum, ensuring the scheme fully respects both the daylight and visual amenity objectives of Adur & Worthing Councils.