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Our Ref: 22 Turketel Road/02C300498

10th March 2023

Robert Allan,
Principal Planning Officer,
Folkestone & Hythe District Council,
Civic Centre,
Castle Hill Ave,
Folkestone
CT20 2QY



Dear Mr Allan,

Daylight, Sunlight and Overshadowing in relation to the Proposed Development at 22 Turketel Road

1. Executive Summary

- 1.1 Avison Young ("AY") has been instructed by Mr Ahearne to advise on any potential daylight, sunlight and overshadowing matters in connection with the proposed development at 22 Turketel Road, Folkestone ("the Proposed Development").
- 1.2 This letter report considers the potential daylight and sunlight effects that may occur to the surrounding (neighbouring) residential properties as a result of the Proposed Development and the potential overshadowing to existing amenity spaces in the vicinity of the development site.
- 1.3 Assessments have therefore been carried out within the neighbouring properties located to the west on Bodenham Road and to the north on Turketel Road.
- 1.4 AY have undertaken an assessment that considers the following methodology for daylight and sunlight, a 25-degree line section and for overshadowing, a sun hours on ground (SHOG) assessment.
- 1.5 The assessments have been undertaken with regard to national, regional and local planning policy and, the advice and recommendations set out in the Building Research Establishment (BRE) report entitled 'Site layout planning for daylight and sunlight: A guide to good practice – 2022' (referred to in this letter report as the 'BRE Guidelines').
- 1.6 The results demonstrate that each of the neighbouring residential properties will experience a negligible daylight, sunlight and overshadowing effect as a result of the Proposed Development.

2. Policy and Guidance Context

- 2.1 Policy and guidance context in relation to daylight, sunlight and overshadowing is important in establishing acceptable levels of amenity. The appropriateness of the Proposed Development, in daylight, sunlight and overshadowing terms, should therefore be considered against the following key documents:
- National Planning Policy Framework, July 2021 ("NPPF");
 - National Planning Practice Guidance, 2021 ("NPPG");
 - Folkestone & Hythe District Council's local planning policies; and
 - The BRE Guidelines, 2022.
- 2.2 An updated Building Research Establishment (BRE) document entitled 'Site layout planning for daylight and sunlight: A guide to good practice (referred to in this report as the "2022 BRE guidelines") was adopted as of 6th June 2022. This document therefore replaced the previous BRE guidelines document dated 2011.
- 2.3 As a result of the recent publication of the 2022 BRE guidelines, there are no significant changes to the methodology or the target criteria for the assessment of the impact of a proposed scheme on neighbouring properties. In accordance with the BRE guidelines, detailed daylight and sunlight assessments have been undertaken to quantify any alteration in light that may occur because of the proposed development within existing residential habitable rooms and windows.

3. Neighbouring Daylight and Sunlight Methodology

- 3.1 When assessing any potential likely effects on the surrounding properties, the BRE guidelines suggest that only those windows that have a 'reasonable expectation' of daylight or sunlight need to be assessed. In particular, the BRE guidelines state at paragraph 2.2.2:

"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices."

- 3.2 Where a property is considered to have a reasonable expectation of daylight or sunlight the following methodology and target criteria to assess the impacts is initially used.
- 3.3 Where the internal arrangements are not known, the BRE guidelines set out three methods for assessing the daylight impacts on neighbouring properties. However, in this instance Avison Young consider Method 1 to be sufficient. Method 1 is to strike a line at an angle of 25° from the centre of the lowest and closest existing windows. If the profile of the

proposed development sits beneath the 25° angle line, then the development is unlikely to have a substantial effect on the daylight enjoyed by the existing building. This test is known as the 25° angle test. If the proposed development protrudes past the 25° angle line, then further detailed testing would apply.

4. Neighbouring Overshadowing Methodology

- 4.1 The BRE Guidelines suggest that where buildings are proposed which may affect a number of gardens or open spaces, it is useful to undertake a sun on ground assessment. This test is designed to consider whether good levels of sunlight are likely to be enjoyed throughout the year.
- 4.2 The BRE Guidelines suggest that for a garden or amenity area to appear adequately sunlit throughout the year, at least half (50%) of the area should receive two or more hours of direct sunlight on 21st March.
- 4.3 The Spring Equinox, 21st March date is chosen as the sun is at its midpoint in the sky and represents average annual conditions, therefore sunlight amenity within the amenity area is expected to increase after this point, to a maximum on the summer solstice (21st June).
- 4.4 Using specialist software, the path of the sun is tracked at one-minute intervals to establish where sunlight falls on the ground and where it is prevented from doing so as a result of surrounding obstructions.
- 4.5 The 2022 BRE Guidelines then go on to suggest that if, as a result of new development, an existing garden or amenity area does not meet the guidance, or the area which can receive some sun on the 21st March is less than 0.8 times its former value then the loss of sunlight is likely to be noticeable.

5. Sources of Information and Assumptions

- 5.1 In order to undertake the Daylight, Sunlight and Overshadowing assessments, a three-dimensional computer analysis model of the existing site, Proposed Development, and surrounding context was created by AY based upon the following sources of information:
 - Google Maps and street view imagery;
 - AccuCities 3D photogrammetry model of the existing site and surrounding context, received 27th February 2023; and
 - Proposed scheme drawings (plans/elevations/sections) received 20th February 2023 from James Ahearne on behalf of MOST Architecture.
- 5.2 The scope of buildings considered has been determined using professional judgement and considers both the scale of the Proposed Development and the proximity of those buildings which surround and face the site.
- 5.3 As is standard practice when assessing daylight and sunlight to adjoining properties, AY have not sought access to any of the adjoining properties.

5.4 Floor levels have been assumed for those adjoining properties.

6. Results of the Assessments

Daylight and Sunlight

- 6.1 Due to the distance between the Proposed Development and the existing residential properties, initially 25-degree line sections have been undertaken to No 20 Turketel Road, as it is closest in proximity, to see whether the Proposed Development would fall below a 25° section line taken from the centre of the lowest site facing window. If the profile of the proposed development sits beneath the 25° angle line, then the development is unlikely to have a substantial effect on the daylight enjoyed by the existing building.
- 6.2 The result of this assessment can be found at Appendix 2 and show that the Proposed Development will sit beneath this line and therefore the occupants within No 20 Turketel Road and the other neighbouring properties which are positioned further away from the Proposed Development, will not be adversely affected and therefore the neighbouring properties will experience a negligible effect.

Overshadowing

- 6.3 Overshadowing assessments have also been undertaken to the private gardens of 4-10 Bodenham Road and 20 and 20B Turketel Road. The location of these properties are shown below within Figure 1.

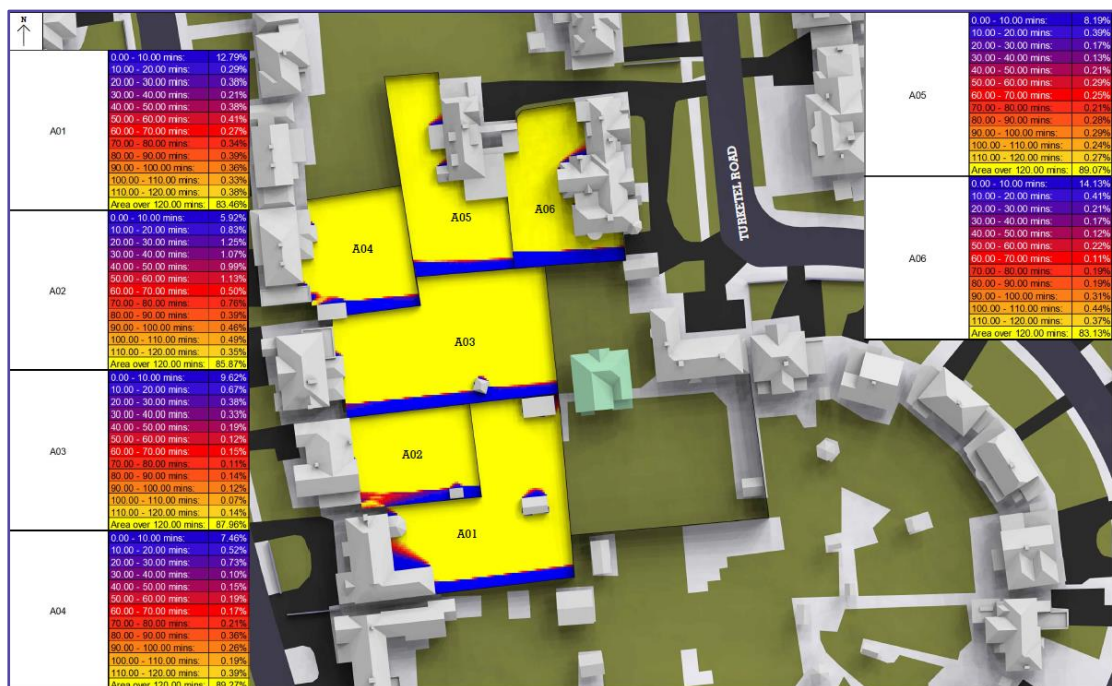


Figure 1 - Location of the Neighbouring Residential Gardens Considered for Assessment

- 6.4 All other private or public amenity spaces are either considered to be of sufficient distance from the Proposed Development as to not be affected, or do not fall within the Proposed Development's shadow path as to require detailed assessment.
- 6.5 A larger version of the results for the overshadowing analysis are shown on the drawings at Appendix 3. As can be seen from the drawings, the overshadowing results demonstrate that all the amenity spaces tested will satisfy the BRE guidelines criteria.
- 6.6 The effects upon the neighbouring gardens and amenity spaces are therefore considered to be negligible.

7. Conclusion

- 7.1 Due to the distance between the Proposed Development and the existing residential properties, the results of the 25-degree line section (which, involves striking a line at an angle of 25° from the centre of the lowest and closest existing windows. If the profile of the proposed development sits beneath the 25° angle line, then the development is unlikely to have a substantial effect on the daylight enjoyed by the existing building) showed that for each of the neighbouring properties, the Proposed Development would sit beneath this line and therefore the occupants will not be adversely affected and therefore the neighbouring properties will experience a negligible effect.
- 7.2 In addition, the effects to each of the neighbouring gardens up were therefore considered to be negligible.
- 7.3 AY are therefore of the opinion that the Proposed Development is acceptable in terms of the impact on the neighbouring properties from a Daylight, Sunlight and Overshadowing perspective.

Yours sincerely ,



Cathryn Buckland
Associate Director
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For and on behalf of Avison Young (UK) Limited

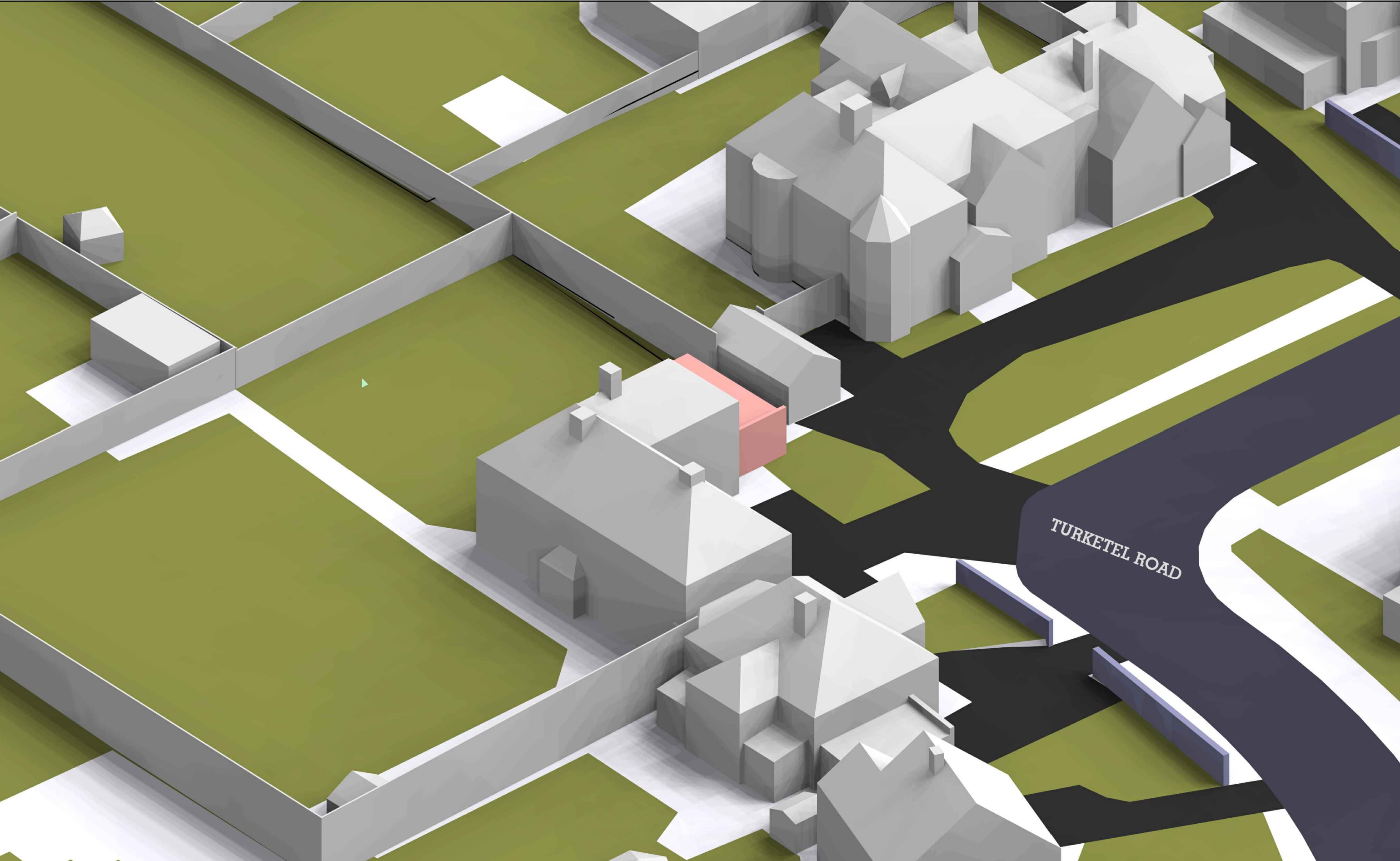
Appendix 1 – Existing and Proposed 3D Views



Existing Proposed Consented Surrounding Context	Sources of information				Project Name	Drawn By	Scale @ A3	Date	AVISON YOUNG 65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk	
	Existing building ACCUCITIES 3D MODEL 27 FEB 2023 003243_22_Turketel_Road_ Folkestone_MASTER	Surrounding buildings ACCUCITIES 3D MODEL 27 FEB 2023 003243_22_Turketel_Road_ Folkestone_MASTER	Proposed building MOSTARCHITECTURE DRAWINGS 03 MAR 2023 Turketel Road V2 - Floor Plan - Ground Floor Plan GA proposed Turketel Road V2 - Floor Plan - First Floor Plan GA Proposed Turketel Road V2 - Floor Plan - Site Plan Roof Plan Turketel Road V2 - Elevation - Proposed East Elevation Turketel Road V2 - Elevation - Proposed North Elevation Turketel Road V2 - Elevation - Proposed South Elevation Turketel Road V2 - Elevation - Proposed West Elevation	Consented N/A	Turketel Road	AN		6-Mar-23		
Drawing Title					Project No.	Drawing No.	Revision			
3D EXISTING SITE					TU20_01	VIEW_01	-			
VIEW 01										



Key: Existing Proposed Consented Surrounding Context	Sources of information			Project Name	Drawn By	Scale @ A3	Date	AVISON YOUNG 65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk
	Existing building Surrounding buildings Proposed building Consented			Turketel Road	AN		6-Mar-23	
	ACCUCITIES 3D MODEL 27 FEB 2023 003243_22_Turketel_Road_Folkestone_MASTER							
	ACCUCITIES 3D MODEL 27 FEB 2023 003243_22_Turketel_Road_Folkestone_MASTER							
	MOSTARCHITECTURE DRAWINGS 03 MAR 2023 Turketel Road V2 - Floor Plan - Ground Floor Plan GA proposed Turketel Road V2 - Floor Plan - First Floor Plan GA Proposed Turketel Road V2 - Floor Plan - Site Plan Roof Plan Turketel Road V2 - Elevation - Proposed East Elevation Turketel Road V2 - Elevation - Proposed North Elevation Turketel Road V2 - Elevation - Proposed South Elevation Turketel Road V2 - Elevation - Proposed West Elevation			Drawing Title	Project No.	Drawing No.	Revision	
				3D PROPOSED SCHEME	TU20_01	VIEW02	-	
				VIEW 01				

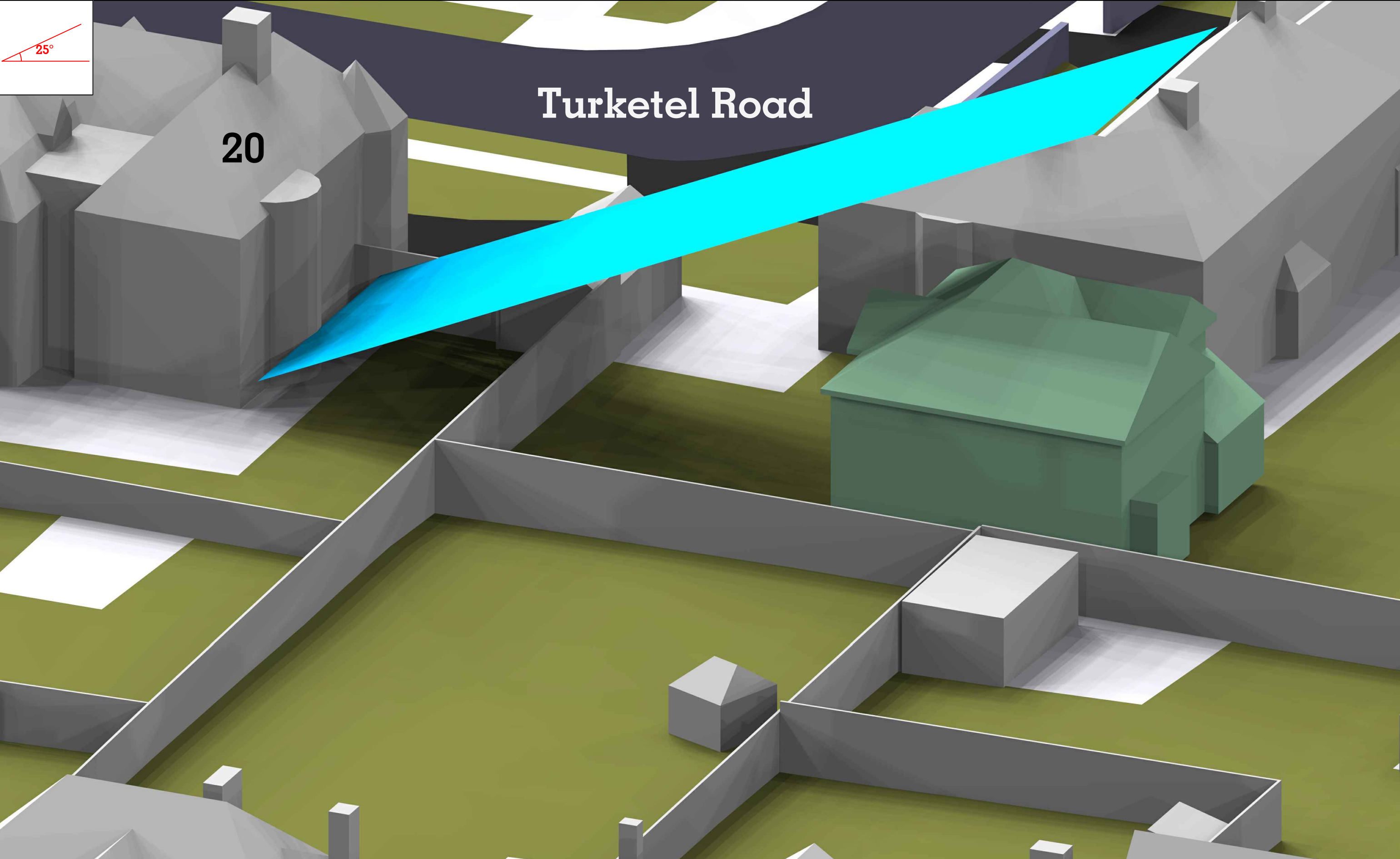


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Appendix 2 – Neighbouring Daylight and Sunlight 25-Degree Line Section Results



Key: Existing Proposed Consented Surrounding Context	Sources of information			Project Name	Drawn By	Scale @ A3	Date	AVISON YOUNG 65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk
	Existing building ACCUCITIES 3D MODEL 27 FEB 2023 003243_22_Turketel_Road_ Folkestone_MASTER Surrounding buildings ACCUCITIES 3D MODEL 27 FEB 2023 003243_22_Turketel_Road_ Folkestone_MASTER Proposed building MOSTARCHITECTURE DRAWINGS 03 MAR 2023 Turketel Road V2 - Floor Plan - Ground Floor Plan GA proposed Turketel Road V2 - Floor Plan - First Floor Plan GA Proposed Turketel Road V2 - Floor Plan - Site Plan Roof Plan Turketel Road V2 - Elevation - Proposed East Elevation Turketel Road V2 - Elevation - Proposed North Elevation Turketel Road V2 - Elevation - Proposed South Elevation Turketel Road V2 - Elevation - Proposed West Elevation Consented N/A			Turketel Road	AN		6-Mar-23	
				Drawing Title				
				25 Degree Section for	Project No.	Drawing No.	Revision	
				20 Turketel Road	TU20_02	SEC_01	-	

Appendix 3 – Sun Hours on Ground Analysis Plots

