



FORTRESS ASSESSMENTS
DAYLIGHT & SUNLIGHT CONSULTANCY

DAYLIGHT & SUNLIGHT STUDY

63-65 Commercial Rd

63-65 Commercial Rd, Hazel Grove, Stockport SK7 4BG

DRAFT

CLIENT	REPORT REF	REVISION	DATE	STAGE	LOCAL AUTHORITY
To be confirmed	DSL-0428	P01	28 July 2026	Planning application	Stockport

Contents & Document Control

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DOCUMENT CONTROL

Project	63-65 Commercial Rd
Site address	63-65 Commercial Rd, Hazel Grove, Stockport SK7 4BG
Client	To be confirmed
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Date	28 July 2026
Prepared by	Fortress Assessments, Moin Nagani
Local planning authority	Stockport

Guidance	BRE Report 209 (3rd edition, 2022) - BS EN 17037:2018 - adopted Local Plan
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REVISION HISTORY

P01 | 28 July 2026 | Planning application | First issue

This study has been produced from project information supplied by the design team and the results of the 3D computer analysis described herein. It supports a planning application and must be checked and approved by a competent daylight and sunlight consultant before issue. The numerical BRE targets are guidance, to be applied flexibly in accordance with NPPF paragraph 130(c).

Introduction

BRE Daylight & Sunlight Report

The proposed development of a residential studio apartment is located at 63-65 Commercial Rd, Hazel Grove, Stockport SK7 4BG. The immediate neighbours are to the south-west of the site, 61 Commercial Rd. After discussions with Stockport Metropolitan Borough Council's planning department, the neighbouring residential properties were to be tested for daylight and sunlight to check that they comply with the guidelines of the BRE publication "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" (BRE Report 209, third edition, 2022).



Site location plan - the site boundary (red) and proposed building (blue).

2. Planning policy and guidance

National planning policy and guidance

National Planning Policy Framework (December 2024)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced, and places an emphasis on the sustainable development and delivery of housing.

Chapter 11 of the NPPF, entitled "Making effective use of land", promotes the effective use of land in meeting the need for homes and other uses. It gives examples such as developing under-utilised land and buildings, especially if this would help meet identified needs for housing where land supply is constrained.

In particular, paragraph 130 of the NPPF (December 2024, as amended February 2025) states that local planning authorities should refuse applications which fail to make efficient use of land, and continues:

"...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)."

BRE Report 209 - 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (3rd edition, 2022)

The leading publication providing national guidance on the provision of daylight and sunlight to new development, and the impacts of development on daylight and sunlight to neighbouring buildings and open spaces, is BRE Report 209, 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (third edition, 2022). It is referred to in the development plan documents or supplementary planning documents of most planning authorities.

The BRE guide states that it gives advice on site layout planning to achieve good daylighting and sunlighting within buildings and in the open spaces between them, and that its main aim is to help ensure good conditions in the local environment. The guide is intended for building designers and their clients, consultants and planning officials.

The advice given 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 because natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values.

Regional planning policy and guidance

The site at 63-65 Commercial Rd, Hazel Grove, Stockport SK7 4BG lies within the North West region and within the administrative area of Stockport. Outside Greater London there is no regional spatial development strategy; the statutory development plan comprises Stockport's adopted Local Plan (together with any made neighbourhood plans), read alongside the National Planning Policy Framework and national Planning Practice Guidance.

Local plans across England commonly include a residential-amenity or design policy requiring development to achieve acceptable standards of daylight, sunlight, outlook and privacy for both future and neighbouring occupiers, and most refer explicitly to the BRE guidance for the assessment methodology. This study therefore applies the BRE Report 209 (2022) tests as the technical basis on which Stockport can judge the daylight and sunlight effects of the proposals.

Local planning policy

The site falls within the administrative area of Stockport, the local planning authority. The proposals should therefore be assessed against the daylight, sunlight and residential-amenity policies of the Stockport's adopted Local Plan and of Stockport's adopted development plan, read together with the Building Research Establishment's guidance 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (BRE Report 209, 3rd edition, 2022) and the relevant British Standard (BS EN 17037:2018) for internal daylight provision.

Where Stockport has adopted a design guide or supplementary planning document dealing with residential amenity, extensions or new dwellings, the daylight and sunlight advice within it is typically founded on the same BRE tests applied in this study. The results reported here are therefore directly transferable to the officer's assessment against local policy.

Balancing natural light

Providing good levels of natural light makes for a more pleasant internal environment, improving wellbeing as well as reducing the energy required for artificial lighting. However, an appropriate degree of flexibility is needed when using BRE guidelines to assess the daylight and sunlight impacts within proposed new homes, as well as the impact that proposed development would have on surrounding homes and open spaces.

The BRE guidelines apply nationwide and the default numerical targets provided are purely advisory. These are based on a uniform 25-degree development angle (vertical obstruction angle) typical of a low-rise suburban location, which corresponds to the Vertical Sky Component target of 27 per cent cited in the guidelines. Typical development angles in a city or central urban location are considerably higher - angles of 40 degrees or 50 degrees are common and can, if well planned, deliver successful schemes with lower retained VSC (of the order of 18 per cent and 13 per cent respectively). Such daylight levels have been accepted in many desirable urban areas for well over a century.

3. Acceptability of daylight/sunlight levels and impacts

The assessment of impact on daylight amenity is a two-part process: first, as a matter of calculation, whether there would be acceptable light conditions by reference to the BRE guidelines; and second, as a matter of judgment, whether those light conditions would be acceptable in the circumstances.

The first stage can be addressed by applying the BRE assessment methodology and numerical guidelines. The second stage brings into play much wider considerations, such as:

- Whether the neighbouring building stands unusually close to the site boundary, including the highway, taking more than its fair share of light, such that lower light levels may be unavoidable.
- Whether windows in buildings are self-obstructed by overhanging or inset balconies or other projections that make relatively lower light levels unavoidable.
- In areas designated by planning authorities for substantial growth, providing opportunities for change and sustainable regeneration, the sort of change that would be brought about by the introduction of denser development is to be expected, including reductions in daylight and sunlight, closer proximity and loss of outlook.
- In the case of repurposed buildings (change of use applications) whether the new configuration can be laid out to ensure good daylight provision by adopting the existing window configuration.

Where a higher degree of obstruction may be unavoidable, it is appropriate to consider the reasonableness of the retained levels of daylight within the proposed development in context, in line with paragraph 130(c) of the NPPF and the BRE guide's own advice on flexibility.

In historic centres, or in areas characterised by taller buildings, high density and close proximity, a higher degree of obstruction may be unavoidable if new buildings are to match the height and proportion of existing buildings. The BRE guide expressly recognises that in such circumstances alternative target values may be adopted, provided they are applied consistently and transparently.

The judgment for Stockport is therefore not simply whether every figure in this study meets the default numerical target, but whether the retained daylight and sunlight conditions - read in the context of 63-65 Commercial Rd, Hazel Grove, Stockport SK7 4BG and the prevailing pattern of development around it - would provide acceptable living standards while making efficient use of the site. The results and imagery in the sections that follow are presented so that exactly that judgment can be made.

4. Assessment methodology and numerical guidelines

The technical assessments that underpin this daylight and sunlight study have been carried out in accordance with the assessment methodology recommended in the BRE guide. The principal assessments and numerical criteria are summarised below.

The BRE guide (third edition, 2022) is intended to be used in conjunction with the interior daylighting recommendations in BS EN 17037:2018 'Daylight in buildings' and the CIBSE publication LG10 'Daylighting - a guide for designers'. It is the leading publication providing national guidance and is referred to in the development plan documents of most planning authorities.

Daylight to neighbouring dwellings - Vertical Sky Component (VSC)

The Vertical Sky Component (VSC) is a measure of the amount of diffuse daylight from an overcast sky reaching the outside face of a window. It is the ratio of the sky illuminance at the centre of the window to the unobstructed horizontal sky illuminance, expressed as a percentage; the maximum value for a completely unobstructed vertical wall is just under 40 per cent.

A window retains the potential for good interior daylight where its VSC is 27 per cent or more. Where, following development, the VSC is both less than 27 per cent and less than 0.8 times (80 per cent of) its former value, the reduction in daylight will be noticeable and occupants may find the loss significant.

As an initial screen, the BRE guide's 25-degree test is applied: in a vertical section, a line is drawn at 25 degrees to the horizontal from the centre of the lowest window of the neighbouring building. If the whole of the new development sits below that line, a substantial effect on the diffuse skylight enjoyed by the existing building is unlikely and detailed calculation may be unnecessary; where any part of the development rises above it, the detailed VSC tests reported in this study are undertaken. A continuous obstruction subtending 25 degrees corresponds to a VSC of approximately 27 per cent, which is why that value is the default target.



The 25-degree screening test: where any part of the proposal rises above a line drawn at 25 degrees from the centre of the lowest neighbouring window, the detailed VSC tests are undertaken.

Daylight distribution - No Sky Line

The No Sky Line divides the points on the working plane inside a room that can receive direct skylight from those that cannot. Where the area of the working plane that can receive direct skylight is reduced to less than 0.8 times its former value following development, the loss of daylight distribution will be noticeable.

Daylight to the proposed dwellings

Daylight provision in the new rooms may be checked using either of the methods described in the BRE guide 2022: direct prediction of illuminance levels using hourly climate data, or the use of the daylight factor, which is a ratio of unobstructed external illuminance under

overcast sky conditions. Both are measures of the overall amount of daylight in a space.

The illuminance method is more useful, informative and accurate as it is dependent on both the geographic location and orientation of the building. Therefore, the technical assessment for the proposed dwellings is undertaken using the illuminance method (BS EN 17037), supported by a daylight-factor comparison.

The minimum recommended target illuminance level (lux) for room types in UK dwellings is 100 lux for bedrooms, 150 lux for living rooms and 150 lux for kitchens; the target is to be met over at least half of the reference plane (0.85 m above floor level) for at least half of the daylight hours in the year. Bathrooms, stairwells and other circulation areas less than 1.5 m wide need not be assessed.

Where a room has a shared use, the British Standard indicates that the higher minimum value should apply. However, local authorities frequently accept the living-room standard for a shared living/kitchen/dining room, as it is seldom in the final resident's interest to force a closed-off, artificially-lit small kitchen to satisfy the higher kitchen target. We have therefore adopted an alternative target of 150 lux for combined living/kitchen/dining (LKD) rooms.

Sunlight to the proposed and neighbouring dwellings - APSH

In housing, sunlight should be assessed for living rooms and conservatories. Access to sunlight is quantified using Annual Probable Sunlight Hours (APSH) - the proportion of the hours of bright sunshine a location can probably expect in a year, and separately in winter, that actually reaches a given window. Sunlight need only be assessed for a window that faces within 90 degrees of due south.

A window has the potential for good sunlight where it receives at least 25 per cent of annual probable sunlight hours, including at least 5 per cent during the winter months (21 September to 21 March). Where, following development, a window receives less than these values and less than 0.8 times its former sunlight hours, with an annual reduction greater than 4 per cent, the loss of sunlight will be noticeable.

Sunlight to amenity areas - overshadowing

For gardens and open amenity spaces, good practice is that at least 50 per cent of the area should receive at least 2 hours of sunlight on 21 March (the spring equinox). Where, as a result of development, the area able to receive two hours of sun on 21 March is reduced to less than 0.8 times its former value, the loss of sunlight to the amenity area will be noticeable.

5. Flexible application of the guidelines and alternative target values

As noted above, the BRE guide states that its default numerical guidelines are not mandatory and must be interpreted flexibly because natural lighting is only one of many factors in site layout design.

For the reasons explained above we have, where relevant, adopted an alternative target for the minimum illuminance level of 150 lux for any main living spaces that contain a kitchen (such as LKDs, LKs, KDs and studios).

In dense urban locations, town centres and areas designated for regeneration, it is appropriate to adopt alternative target VSC values reflecting the prevailing pattern of development: a 40-degree development angle corresponds to a VSC target of about 18 per cent, and 50 degrees to about 13 per cent. A development angle of 25 degrees has been adopted in determining offset distances for this study, consistent with the location and wider context of the site within North West and with paragraph 130(c) of the NPPF (December 2024).

Where any individual window or room falls short of a default target, the shortfall is reported transparently in the results tables and considered against these alternative targets, the degree of change from the existing condition (the 0.8-times retained-value tests) and the character of the surrounding area, before a conclusion is reached.

Ultimately, it is for Stockport to judge whether acceptable levels of daylight amenity will be provided to new dwellings and amenity spaces in their neighbourhood context, having regard to all relevant planning policies and guidance and balanced against the merits of the proposed development.

6. Scope of the internal assessment

Within the proposed development, we have assessed daylight and sunlight to all relevant habitable rooms on all floors, using the BS EN 17037 illuminance method with a comparative daylight factor check as described in section 4. Bathrooms, stairwells and circulation areas less than 1.5 m wide have not been assessed, in accordance with the BRE guidance.

In respect of the impact on neighbouring properties, the windows of Neighbouring property to the south-west, Neighbouring property to the north-east facing the development at 63-65 Commercial Rd, Hazel Grove, Stockport SK7 4BG were tested for daylight (VSC) and, where they face within 90 degrees of due south, for sunlight (APSH). Where garden or amenity areas could be affected, the sun-hours-on-ground test was also applied. The results are presented in the sections that follow in the tabulated form recommended by the BRE guide.

The assessment reflects the proposal as shown on the architect's drawings listed in the planning application to Stockport. Should the massing, window positions or site layout change materially, the calculations should be re-run before determination.

7. Information used in our technical study

We have undertaken our technical study using a 3D computer model built in AutoCAD and specialist analysis software (Waldram Tools for AutoCAD), which runs the assessments recommended in the BRE guide.

We compiled our 3D computer model from the following information:

- A 3D computer model of the existing buildings on the site and the contextual massing, produced from photogrammetry (aerial photography) and subsequently enhanced with the more detailed information listed below.
- A measured survey model / point cloud produced by our in-house measured survey team.
- Architect's floor plans and elevations for the proposed development, and floor plans for neighbouring buildings where available.

For the daylight illuminance assessment (BS EN 17037 / BRE 2022) we used the window and room parameters stated in Table 1.

Table 1 - Window and room parameters used in illuminance calculations

Parameter	Value - proposed dwellings
Maintenance factor (dirt on glass)	0.92 for vertical windows with normal exposure in residential developments in urban locations with good maintenance
Diffuse light transmittance of glazing	0.68 for double glazing
Frame and glazing bar factor	0.7 for metal frames and large panes
Internal surface reflectance	0.8 for white ceilings; 0.7 for pale cream walls; 0.4 for light wood floors

For the comparative average daylight factor (ADF) assessment we used the window and room parameters stated in Table 2.

Table 2 - Window and room parameters used in ADF calculations

Parameter	Value - proposed dwellings
Maintenance factor (dirt on glass)	0.92 for vertical windows with normal exposure in residential developments in urban locations with good maintenance
Diffuse light transmittance of glazing	0.68 for double glazing
Frame and glazing bar factor	0.8 for metal frames and large panes
Internal surface reflectance	0.85 for white ceilings; 0.81 for pale cream walls; 0.4 for light wood floors

Limitations and assumptions

In compiling our 3D computer model for our technical study, we have sought to be as accurate as reasonably possible within the scope of our instruction, relying upon the information noted above. We have used proven and trusted specialist computer software (Waldram Tools for AutoCAD) to run the calculations recommended in the BRE guide.

To the best of our knowledge, the information and advice contained in this report is accurate at the date of issue, based on the information provided to or procured by us prior to its production. This report addresses daylight and sunlight amenity for planning purposes only and should be read in conjunction with the architectural drawings and the planning application.

8. Glossary of terms

Term	Definition
Vertical Sky Component (VSC)	The amount of diffuse daylight from an overcast sky reaching the outside face of a window, as a percentage of the unobstructed value (maximum ~ 39.6%). A VSC of 27% or more indicates good potential for daylight; a fall below 27% and below 0.8x the former value indicates a noticeable loss.
Annual Probable Sunlight Hours (APSH)	The proportion of the hours of bright sunshine a window can probably expect in a year (and in winter) that actually reach it. A window is well sunlit if it receives at least 25% of annual APSH, including at least 5% in winter (21 Sep - 21 Mar).
Average Daylight Factor (ADF)	The average ratio of internal illuminance on the working plane to the simultaneous unobstructed outdoor horizontal illuminance under a CIE overcast sky, as a percentage. Legacy minima were 1% (bedroom), 1.5% (living room), 2% (kitchen); now largely superseded by the BS EN 17037 illuminance method.
No Sky Line	The line on the working plane dividing areas that can see the sky from those that cannot. A reduction of the sky-visible area to less than 0.8x the former value indicates a noticeable worsening of daylight distribution.
Daylight Illuminance	A climate-based assessment (BS EN 17037) of the actual daylight level in a room, in lux, using local weather data. Daylight is adequate where a target illuminance (100/150/150 lux) is achieved over at least 50% of a reference plane 0.85 m above the floor for at least half of the daylight hours.
Waldram Diagram	A graphical projection of the sky visible from a window, plotting obstructions so that areas on the diagram correspond to sky-component contributions - the traditional technique for determining sky visibility and hence VSC, now computed digitally.
Overshadowing (Sun Hours on Ground)	An assessment of the shadow a development casts on open/amenity space, mapped on 21 March. At least 50% of an amenity area should receive at least 2 hours of sunlight on 21 March.

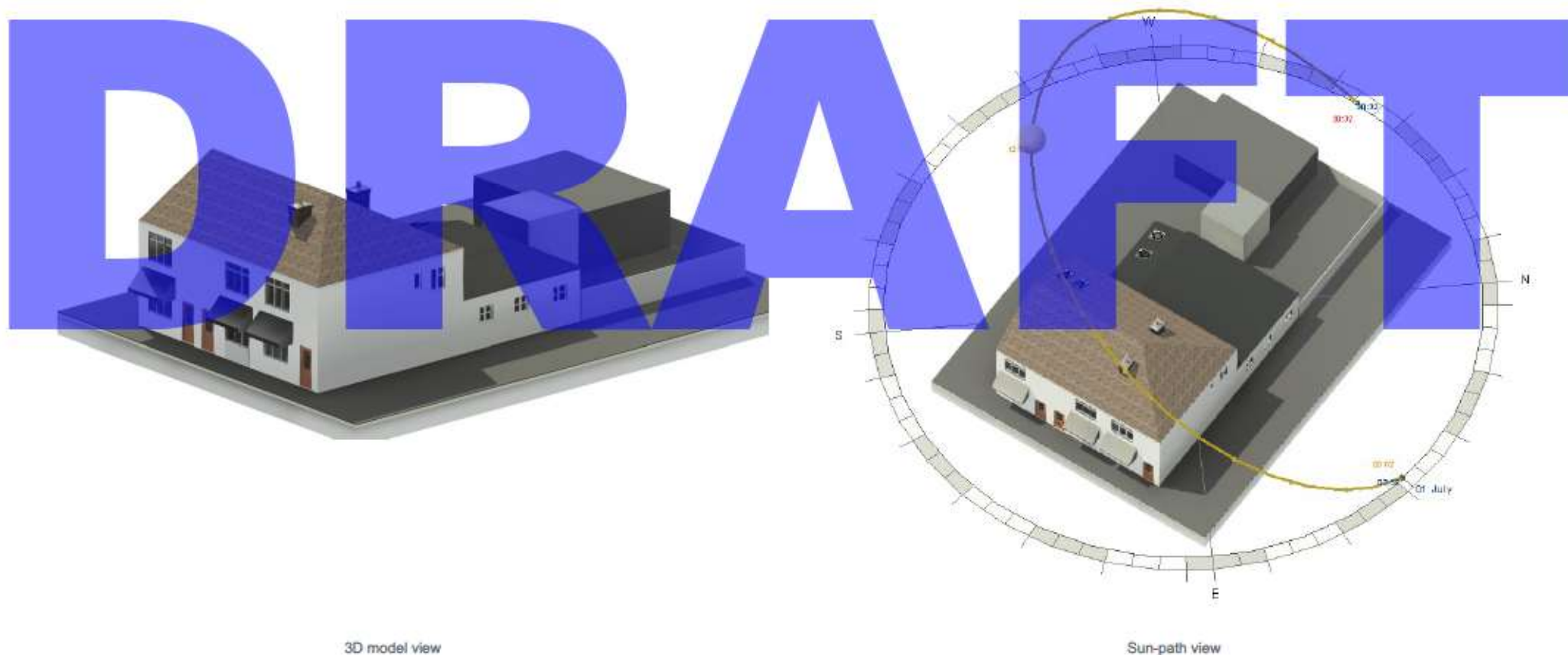
Daylight Analysis

The windows facing the development at 63-65 Commercial Rd, Hazel Grove, Stockport SK7 4BG were tested to check that a minimum of 27% Vertical Sky Component (VSC) is available after the proposal is built. If the windows achieve a minimum value of 27% VSC, no further testing is required. If below 27%, further analysis is carried out to see whether the reduction in light is greater than 0.8 times the former value. If this test also fails, the Daylight Illuminance (DI) for the rooms is calculated to check compliance, and a No Sky Line test can also be carried out.

A simplified 3D model was built of the surrounding buildings and the proposed development for detailed analysis of the VSC. The surrounding site was modelled in greyscale and the proposed building modelled in pink. A VSC component modeller by MBS Survey Software Ltd was used to calculate the Waldram Diagrams and the existing and proposed VSC.

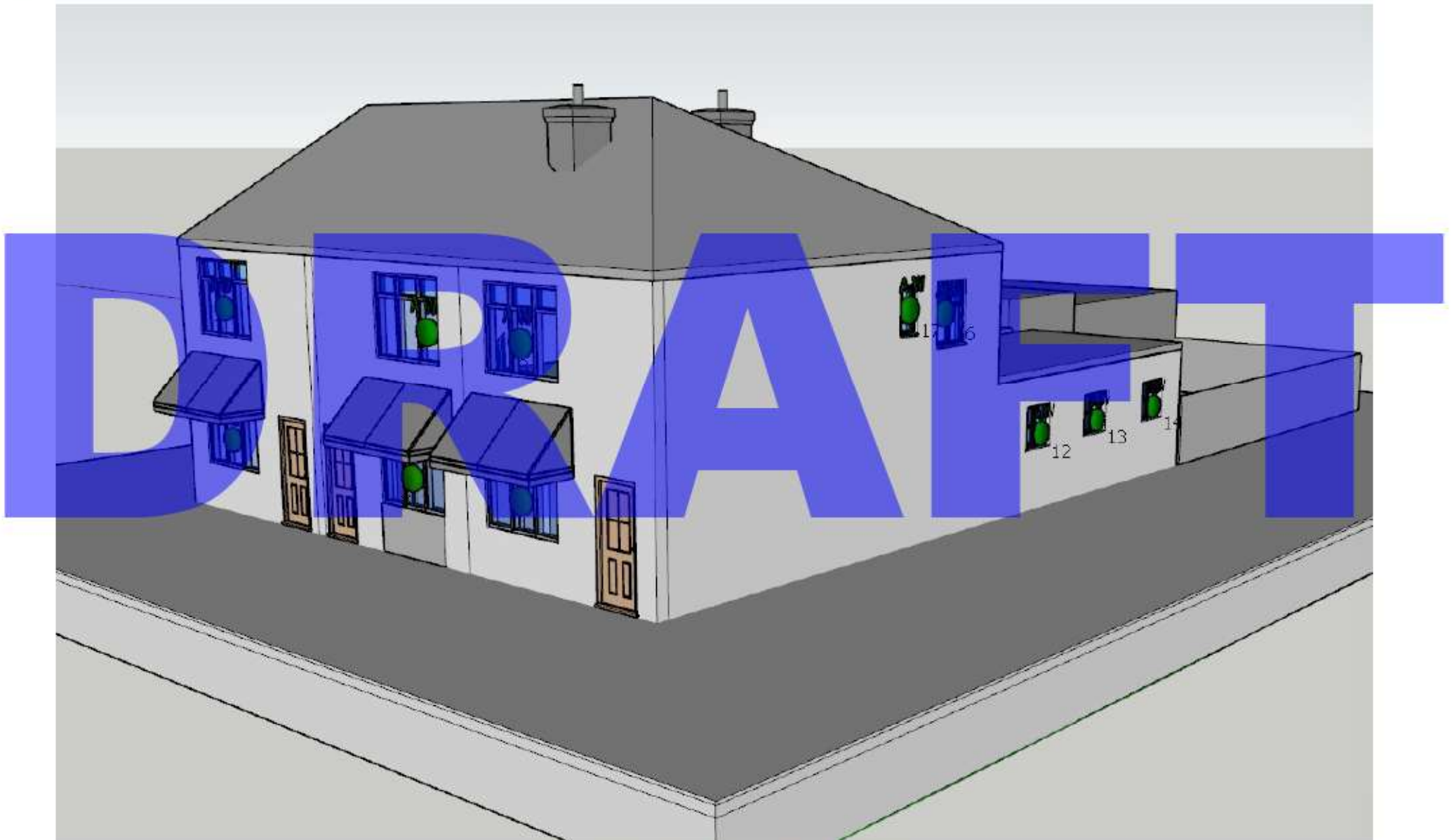
A simple traffic-light system also gives a quick visual guide to compliance with the BRE recommendations - green for a pass, red for a fail, and amber for results that fail within 1% of the recommendations. Waldram Diagrams are produced in the same colours as the model, and the calculated existing and proposed VSC are given a numerical value.

From MBS Survey Software Ltd:



Daylight Model

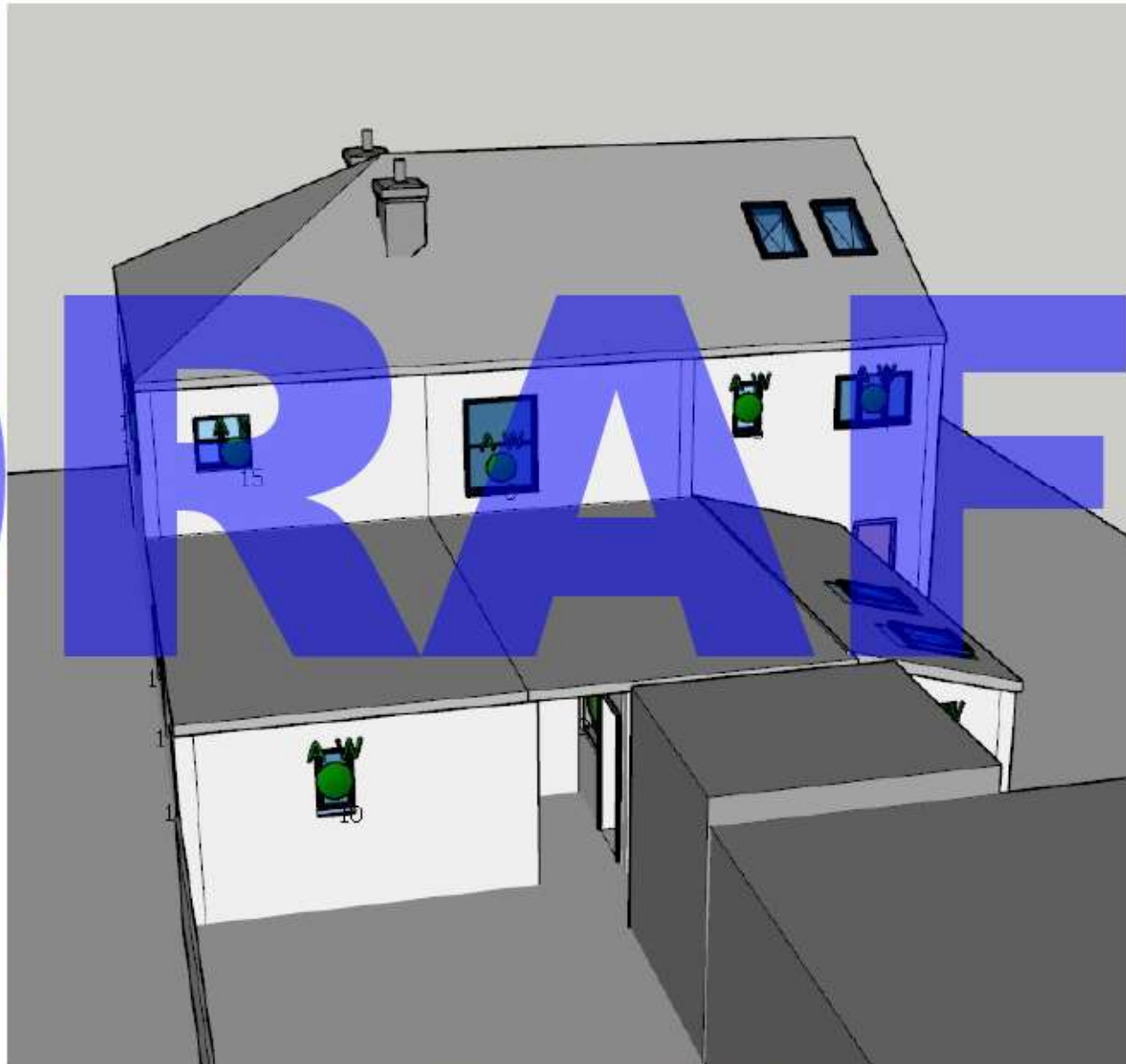
Surrounding site modelled in greyscale. Proposed building modelled showing windows. The green "traffic lights" show compliance with the BRE guidelines.



63-65 Commercial Rd, Hazel Grove, Stockport SK7 4BG

Daylight Model

Surrounding site modelled in greyscale. Proposed building modelled showing windows. The green "traffic lights" show compliance with the BRE guidelines.



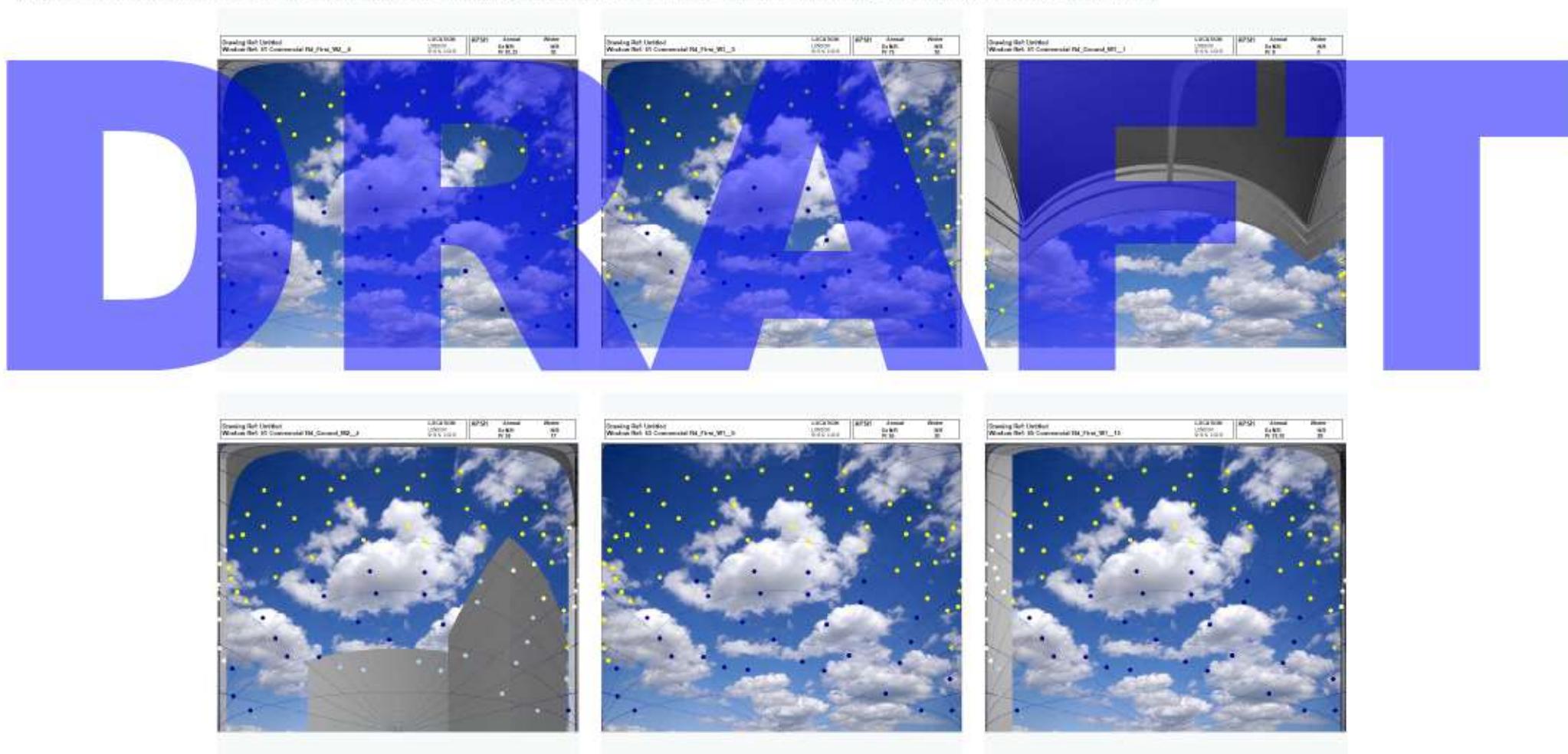
63-65 Commercial Rd, Hazel Grove, Stockport SK7 4BG

Waldram Diagrams

63-65 Commercial Rd

Waldram diagrams have been generated to calculate the Vertical Sky Component for each assessed window at 63-65 Commercial Rd, Hazel Grove, Stockport SK7 4BG. Each diagram provides a graphical representation of the visible sky vault from the reference point on the window plane, illustrating the precise extent of sky obstruction caused by both the existing and proposed built forms; because equal areas on a Waldram diagram represent equal contributions of sky light, the unobstructed area corresponds directly to the window's VSC, allowing the existing and proposed values to be read and compared numerically.

The diagrams also plot the annual sun-path, from which the Annual Probable Sunlight Hours (APSH) are counted for each window - the spot markers record the probable sunlight hours received across the whole year and separately during the winter months (21 September to 21 March) - against the BRE targets of 25% annual and 5% winter sunlight. In addition, each diagram records the available outlook from the window, confirming whether the outlook to the sky and surroundings is materially altered by the proposal.



Waldram Diagrams

63-65 Commercial Rd

Drawing Set: Untitled
Window Ref: 65 Commercial Rd_First_W1_17

LOCATION
LONG: 51.17111111111111
LAT: 2.3000000000000002

APSH	Area	Value
Ca	NR	NR
Di	21	11



Drawing Set: Untitled
Window Ref: 65 Commercial Rd_Ground_W1_18

LOCATION
LONG: 51.17111111111111
LAT: 2.3000000000000002

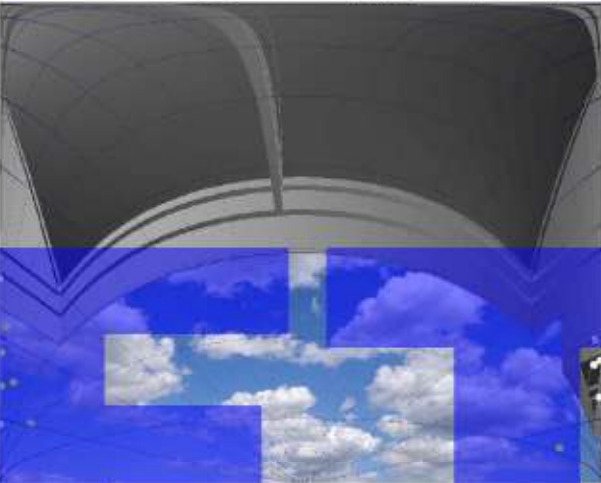
APSH	Area	Value
Ca	NR	NR
Di	26	27



Drawing Set: Untitled
Window Ref: 65 Commercial Rd_Ground_W1_11

LOCATION
LONG: 51.17111111111111
LAT: 2.3000000000000002

APSH	Area	Value
Ca	NR	NR
Di	8	6



Drawing Set: Untitled
Window Ref: 65 Commercial Rd_Ground_W1_12

LOCATION
LONG: 51.17111111111111
LAT: 2.3000000000000002

APSH	Area	Value
Ca	NR	NR
Di	24	7



Drawing Set: Untitled
Window Ref: 65 Commercial Rd_Ground_W1_13

LOCATION
LONG: 51.17111111111111
LAT: 2.3000000000000002

APSH	Area	Value
Ca	NR	NR
Di	24	24



Drawing Set: Untitled
Window Ref: 65 Commercial Rd_Ground_W1_14

LOCATION
LONG: 51.17111111111111
LAT: 2.3000000000000002

APSH	Area	Value
Ca	NR	NR
Di	24	7



VSC Results Tabulated Vertical Sky Components

Tabulated Vertical Sky Component results for the assessed windows. A window is compliant where the proposed VSC is at least 27% or no less than 0.8 times its former value.

Building Name	Floor Name	Window Name	Window Id	Vsc Proposed	Meete BRE Criteria	Window Orientation
61 Commercial Rd	Ground	W1	1	29.14	YES	0°N
61 Commercial Rd	Ground	W2	2	31.24	YES	180°
61 Commercial Rd	First	W1	3	39.28	YES	0°N
61 Commercial Rd	First	W2	4	38.05	YES	180°
61 Commercial Rd	First	W3	5	38.09	YES	180°
63 Commercial Rd	Ground	W1	8	30.84	YES	0°N
63 Commercial Rd	Ground	W2	9	29.47	YES	270°N
63 Commercial Rd	First	W1	6	39.26	YES	180°
63 Commercial Rd	First	W2	7	38.87	YES	0°N
65 Commercial Rd	Ground	W1	10	35.42	YES	180°
65 Commercial Rd	Ground	W8	11	33.48	YES	0°N
65 Commercial Rd	Ground	W9	12	35.15	YES	270°
65 Commercial Rd	Ground	W10	13	35.15	YES	270°
65 Commercial Rd	Ground	W11	14	35.15	YES	270°
65 Commercial Rd	First	W1	15	35.15	YES	180°
65 Commercial Rd	First	W2	16	38.61	YES	270°N
65 Commercial Rd	First	W3	17	38.09	YES	270°N
65 Commercial Rd	First	W4	18	39.28	YES	0°N

A window meets the BRE criterion where the proposed VSC is $\geq 27\%$ (or $\geq 0.8 \times$ its former value).

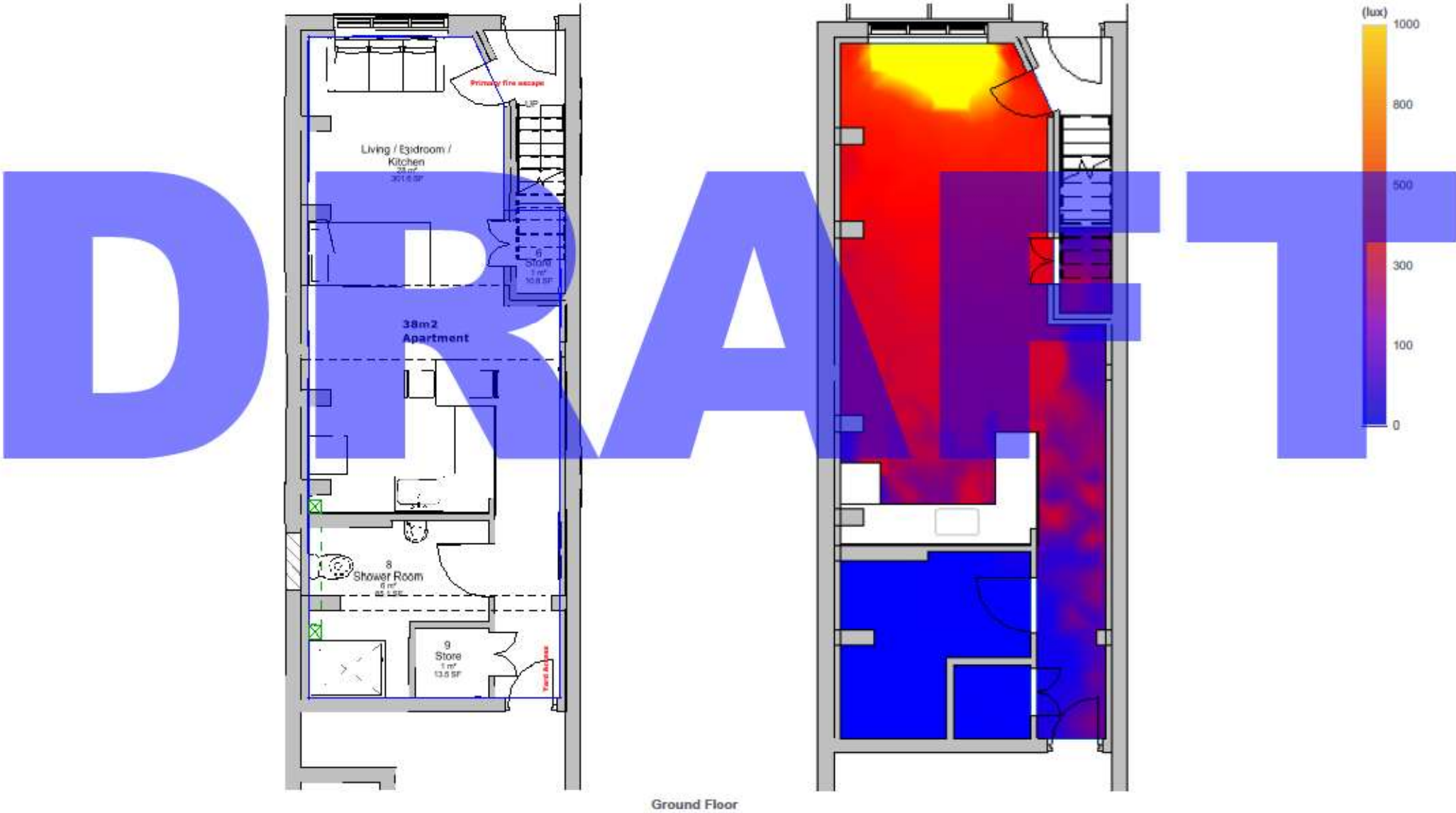
Daylight illuminance Target illuminance met across the working plane

Building Name	Floor Name	Window Name	Window Id	Daylight (illum) 150Lux		Meets BRE Criteria
				Target	Meet % area	
61 Commercial Rd	Ground	W1	1	150	100	YES
61 Commercial Rd	Ground	W2	2	150	100	YES
61 Commercial Rd	First	W1	3	150	100	YES
61 Commercial Rd	First	W2	4	150	100	YES
61 Commercial Rd	First	W3	5	150	100	YES
63 Commercial Rd	Ground	W1	8	150	100	YES
63 Commercial Rd	Ground	W2	9	150	100	YES
63 Commercial Rd	First	W1	6	150	100	YES
63 Commercial Rd	First	W2	7	150	100	YES
65 Commercial Rd	Ground	W1	10	150	100	YES
65 Commercial Rd	Ground	W8	11	150	100	YES
65 Commercial Rd	Ground	W9	12	150	100	YES
65 Commercial Rd	Ground	W10	13	150	100	YES
65 Commercial Rd	Ground	W11	14	150	100	YES
65 Commercial Rd	First	W1	15	150	100	YES
65 Commercial Rd	First	W2	16	150	100	YES
65 Commercial Rd	First	W3	17	150	100	YES
65 Commercial Rd	First	W4	18	150	100	YES

100 lux for bedrooms, 150 lux for living rooms and 150 lux for kitchens. Bathrooms, stairwells and other circulation areas less than 1.5 m wide are not assessed.

Internal Daylight & Sunlight

The daylight and sunlight amenity provided within the proposed residential accommodation has been assessed using the ADF and APSH tests, following the methodology of the BRE guidance (BRE Report 209, third edition, 2022) and BS EN 17037:2018 (which supersedes BS 8206-2). The results of the ADF assessment have shown that all of the assessed habitable rooms surpass the BRE and British Standard guidance criteria. The illuminance (lux) analysis for each floor is shown below.



Internal Daylight & Sunlight

The results of the ADF assessment against the BRE and British Standard guidance criteria are tabulated below.

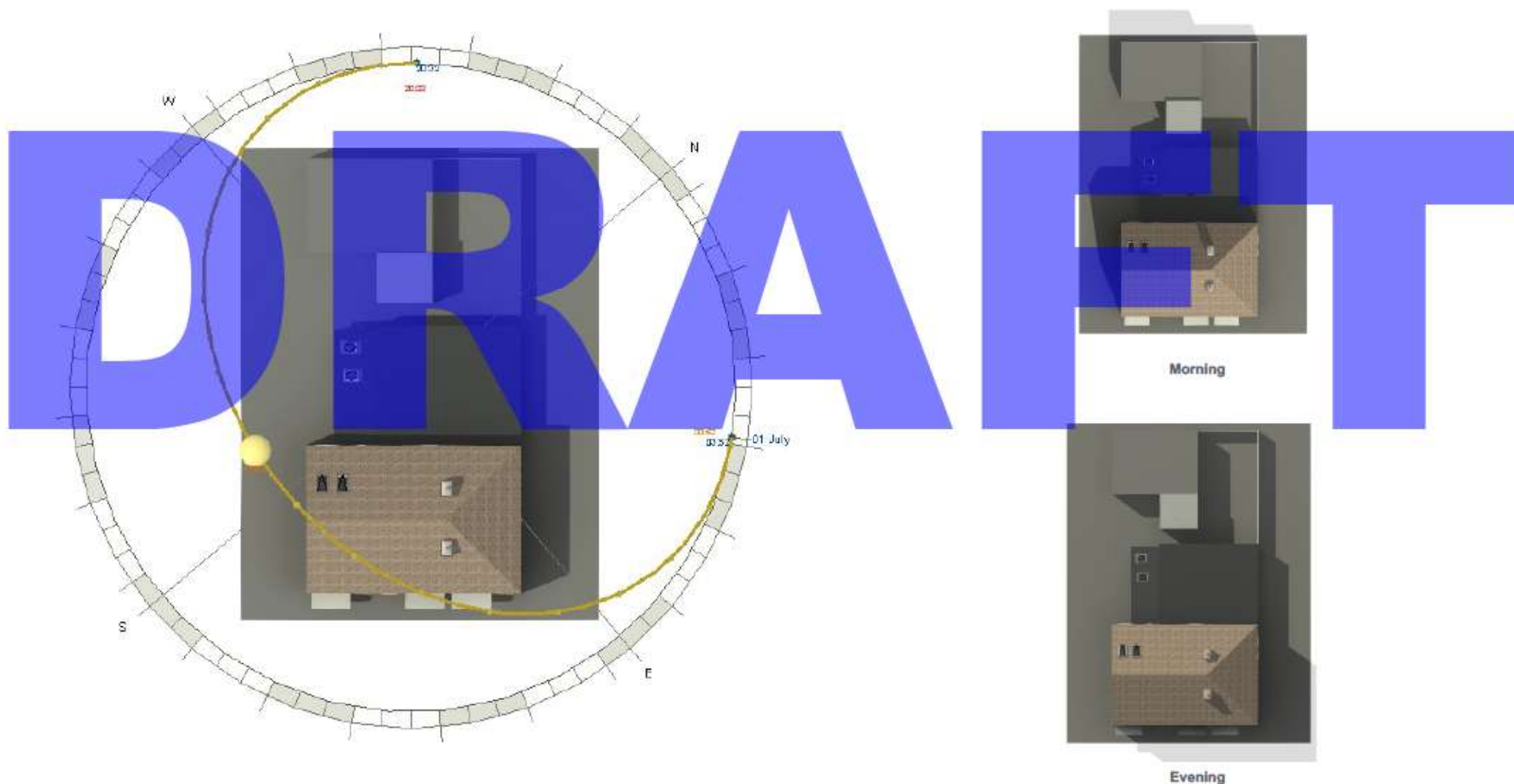
Median Daylight Factor (BRE Guidelines 2022) Internal daylight - proposed accommodation

Median Daylight Factor (BRE Guidelines 2022)				
Room no	Room	Target DF	Actual DF	Meet BRE Criteria
1	Studio	2.00%	3.14%	Yes
Room Type	DF Target	Total No. of Rooms	Rooms That Meet DF Target	
L/K/D	2.0%	0	0 (NaN%)	
Bedroom	1.5%	0	0 (NaN%)	
Studio	2.0%	1	1 (100%)	
Total		1	1 (100%)	

Sunlight Analysis

The adjoining properties to the south-west and north-east of the site lie to the south-west and north-east of the proposed development, and access to sunlight will not be materially affected. Given the nature of the proposal, it is considered that the proposed building would not adversely affect the amenity of the existing buildings.

The guidance in the BRE publication "Site Layout Planning for Daylight and Sunlight" is primarily concerned, firstly, with residential properties and, secondly, with living rooms. Kitchens, bedrooms and circulation spaces are of less or no importance and do not need to be analysed. The diagrams show that the adjoining windows will receive a minimum of 25% of the Annual Probable Sunlight Hours (APSH), with 5% in the winter between the 21st September and the 21st March.



Sunlight Analysis

Transient overshadowing plots through the day (GMT) showing the shadow cast by the proposed development across the site and neighbouring amenity spaces.



09:00 GMT

10:00 GMT

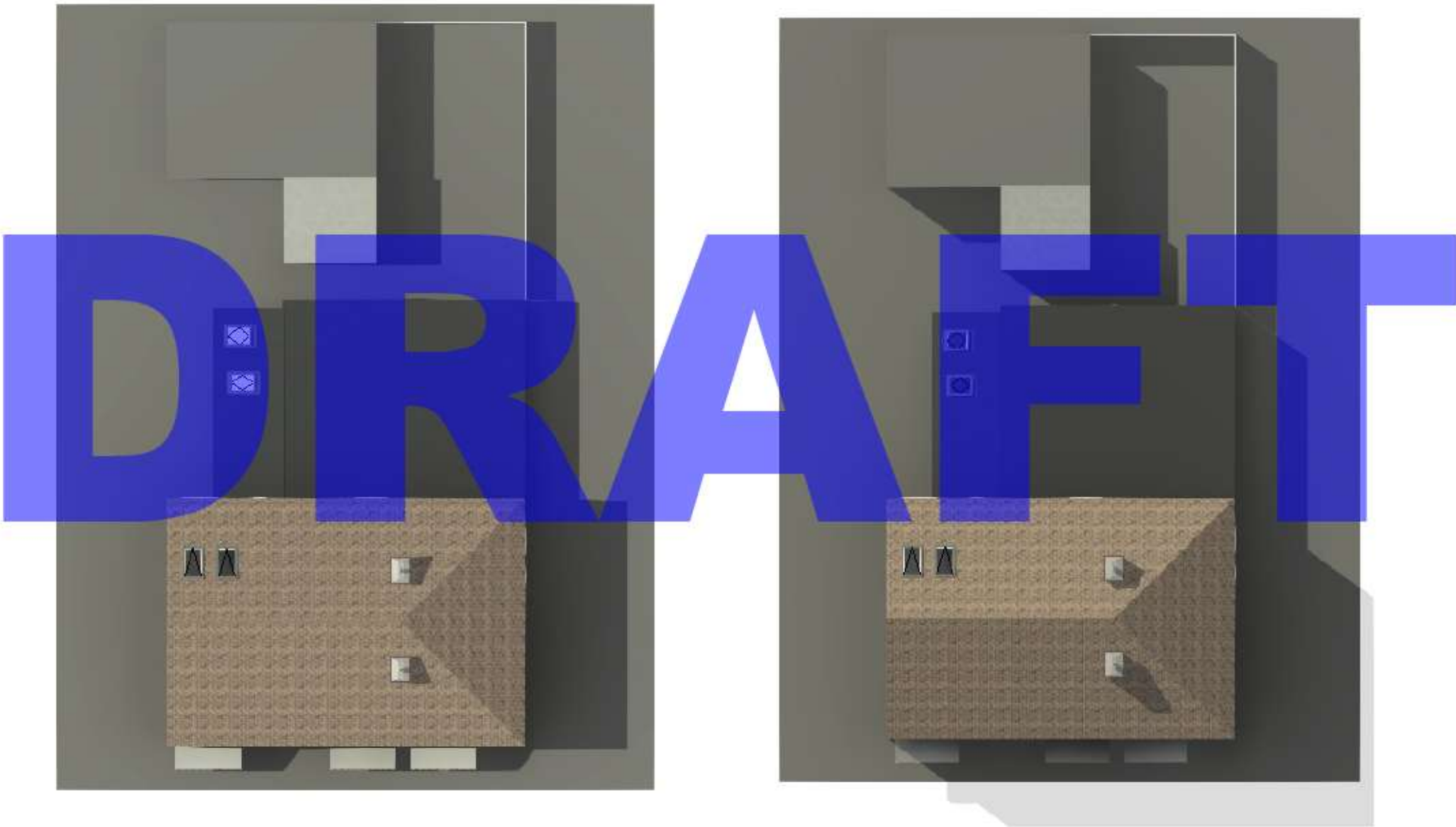
Sunlight Analysis



12:00 GMT

14:00 GMT

Sunlight Analysis



16:00 GMT

18:00 GMT

Conclusion Daylight & Sunlight

This Daylight and Sunlight Study has assessed the proposed residential studio apartment at 63-65 Commercial Rd, Hazel Grove, Stockport SK7 4BG following the methodology of BRE Report 209, "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" (third edition, 2022), read together with BS EN 17037:2018, for consideration by Stockport Metropolitan Borough Council. The immediate neighbours are to the south-west of the site 61 Commercial Rd; a three-dimensional computer model of the site, the proposal and the surrounding buildings was used to run each of the tests recommended by the BRE guide.

In respect of daylight, the planned development does not reduce the Vertical Sky Component (VSC) below the 27% level recommended by the BRE guidelines; the assessed windows retain compliant values and none falls below 0.8 times its former value, so no noticeable loss of diffuse daylight arises. The tabulated VSC results and the Waldram diagrams presented in this report therefore demonstrate that the development does not negatively impact the available daylight conditions for the neighbouring residential properties, according to the 3D model analysis.

In respect of sunlight, the main-living-room windows facing within 90 degrees of due south will continue to receive at least 25% of the Annual Probable Sunlight Hours, including at least 5% during the winter months between 21 September and 21 March, in accordance with the BRE recommendations. The transient shadow studies show that the shadow cast by the proposal moves across the site through the day and does not dwell on any neighbouring habitable-room window or principal amenity space.

In policy terms, the scheme accords with the daylight, sunlight and residential-amenity policies of Stockport Metropolitan Borough Council's adopted Local Plan and with the flexible, context-sensitive approach required by paragraph 130(c) of the NPPF (December 2024). In fact, it complies with the BRE 2022 guidelines and is deemed acceptable by Stockport Metropolitan Borough Council's planning criteria.

No additional privacy or overlooking issues are foreseen as a result of the proposals, and the design strategy ensures good daylight within the development. In conclusion, this development at 63-65 Commercial Rd, Hazel Grove, Stockport SK7 4BG ensures satisfactory daylight and sunlight amenities both for its future residents and for the occupiers of the neighbouring properties, and no daylight or sunlight reason arises to withhold planning permission.



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