



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

20 February 2025

79 to 81 Conway Road
Colwyn Bay
LL29 7LN

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CONTENTS

1 EXECUTIVE SUMMARY	2
1.1 Overview	2
2 INFORMATION SOURCES	3
2.1 Drawings	3
2.2 Daylight Distribution Room Layout Information	3
3 METHODOLOGY OF THE ASSESSMENT	5
3.1 Local Planning Policy.....	5
3.2 National Planning Policy Framework.....	5
3.3 National Planning Practice Guidance.....	6
3.4 Daylight to Windows	6
3.5 Sunlight availability to Windows	8
3.6 Overshadowing to Gardens and Open Spaces	8
4 RESULTS OF THE ASSESSMENT	10
4.1 Windows & Amenity Areas Considered.....	10
4.2 Daylight to Windows	10
4.3 Sunlight to Windows	10
4.4 Overshadowing to Gardens and Open Spaces	10
4.5 Conclusion.....	11
5 CLARIFICATIONS	12
5.1 General.....	12

APPENDICES

APPENDIX 1	WINDOW & GARDEN KEY
APPENDIX 2	DAYLIGHT AND SUNLIGHT RESULTS
APPENDIX 3	OVERSHADOWING TO GARDENS AND OPEN SPACES

1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Enfys Developments Ltd to undertake a daylight and sunlight assessment of the proposed development at 79 to 81 Conway Road, Colwyn Bay LL29 7LN.
- 1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.
- 1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring properties at:
- 1 Grosvenor Road
 - 1 to 14 Appleton Court
 - 1 to 3 & 2 Alexandra Road
 - 77, 83, 116 & 118 Conway Road
- 1.1.4 The images in Appendix 1 identify the windows we have assessed. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Overshadowing to gardens and open spaces data and contour drawings are provided in Appendix 3.
- 1.1.5 All neighbouring windows (that have a requirement for daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. All neighbouring amenity areas also pass the BRE overshadowing to gardens and open spaces test.
- 1.1.6 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

PM Surveys UK Ltd

PMS22160A	Topographical Survey	Rev A
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Munro Associates

110	Proposed Ground Floor Plan	Rev -
105	Proposed Site Plan	Rev -
111	Proposed First Floor Plan	Rev -
112	Proposed Second Floor Plan	Rev -
113	Proposed Roof plan	Rev -
114	Proposed Elevations	Rev -

Edge Architects

22.CON-064-1 01	Existing Block Plan	Rev -
22.CON-064-PL01	Existing Ground Floor	Rev -
22.CON-064-PL02	Existing First Floor Plan	Rev -
22.CON-064-PL03	Existing Elevations	Rev -
22.CON-064-PL04	Existing Side Elevations	Rev -

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

118 Conway Road:

03	Existing Basement Survey	Rev -
04	Existing Ground Floor Survey	Rev -
05	Existing First Floor Survey	Rev -
02	Existing Site Plan	Rev -

77 Conway Road:

BR:NWDA-SU03	Existing First Floor Plan (Existing Survey Drawing)	Rev -
BR:NWDA-SU02	Existing Ground Floor Plan (Existing Survey Drawing)	Rev -

www.rightmove.co.uk

1 Grosvenor Road:

Floor Plans	Rev -
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116 Conway Road:

Floor Plans

Rev -

www.zoopla.co.uk

1 to 14 Appleton Court:

Floor Plans

Rev -

3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here 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, since natural lighting is only one of many factors in site layout design."
- 3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:
- 3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

- 3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:
- 3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, 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)."

3.3 National Planning Practice Guidance

- 3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

- 3.4.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.4.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
- 3.4.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.4.4 “The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity.”

3.4.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

3.4.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.4.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. However, the guide states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall Vertical Sky Component may be derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

3.4.8 The distribution of daylight within a room can be calculated by plotting the ‘no sky line’. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.4.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don’t endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight availability to Windows

3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.6 Overshadowing to Gardens and Open Spaces

3.6.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

-
- 3.6.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this assessment.
- 3.6.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring properties at:

- 1 Grosvenor Road
- 1 to 14 Appleton Court
- 1 to 3 & 2 Alexandra Road
- 77, 83, 116 & 118 Conway Road

4.1.2 The images in Appendix 1 identify the windows we have assessed. Appendix 2 lists the detailed numerical daylight and sunlight test results. Overshadowing to gardens and opens spaces data and contour drawings are provided in Appendix 3.

4.2 Daylight to Windows

Vertical Sky Component

4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component test.

Daylight Distribution

4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms pass the daylight distribution test.

4.3 Sunlight to Windows

4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

- 4.5.1 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report. The assessment has been undertaken without access to the proposed development site or neighbouring properties.
- 5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make a reasonable assumption regarding the use based on external observations, or take the prudent approach of assuming the room is of domestic purposes.
- 5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY



1 to 14 Appleton Court

118 Conway Road

116 Conway Road

Conway Road

Proposed
Development

Alexandra Road

77 Conway Road

1 to 3 Alexandra Road

2 Alexandra Road

83 Conway Road

1 Grosvenor Road



1 Grosvenor Road

83 Conway Road

Proposed
Development

2 Alexandra Road

1 to 14 Appleton
Court

118 Conway Road

116 Conway Road

Conway Road

Alexandra Road

77 Conway Road

1 to 3 Alexandra Road





1 to 14 Appleton Court

118 Conway Road

116 Conway Road

Conway Road

Proposed Development

83 Conway Road

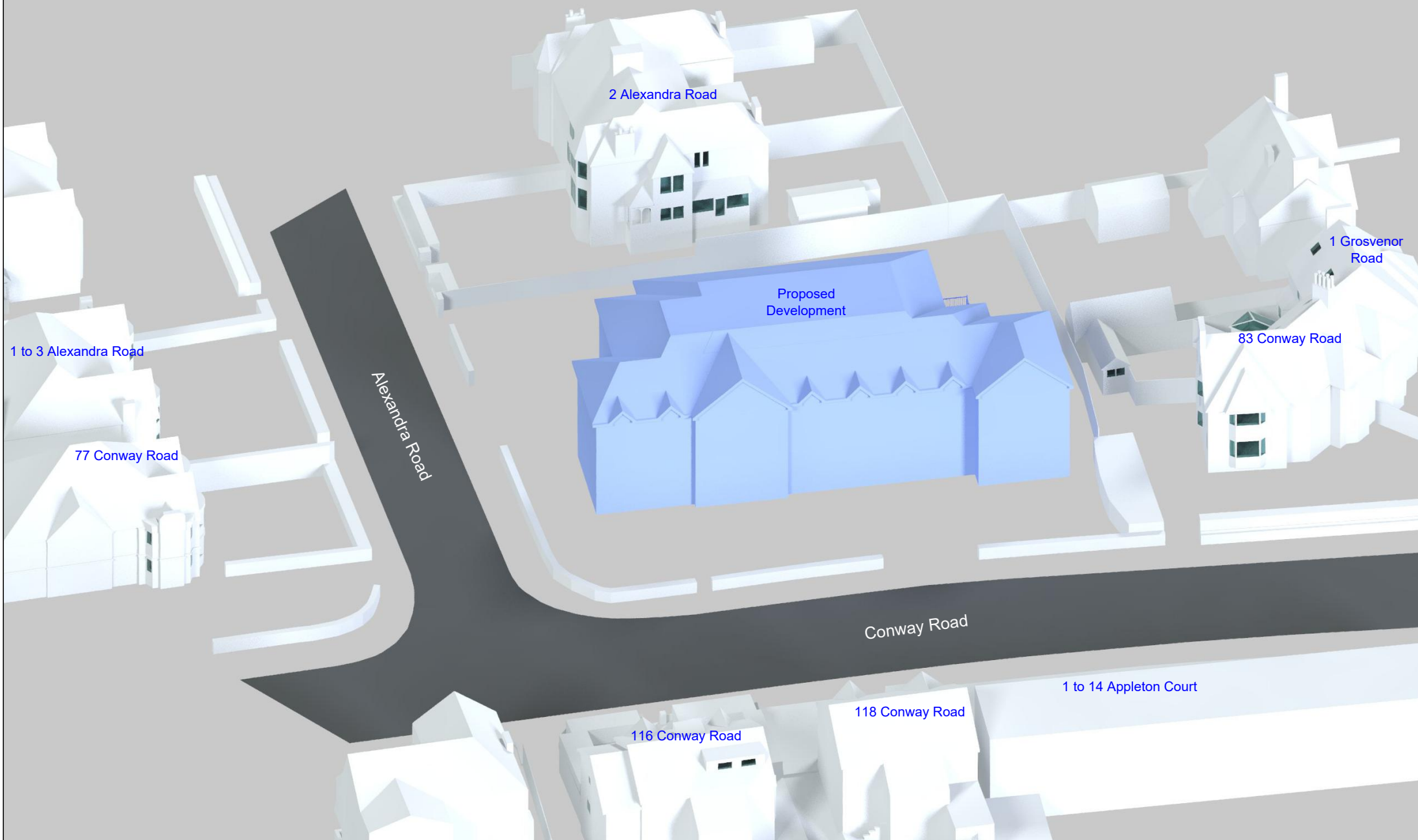
1 Grosvenor Road

77 Conway Road

1 to 3 Alexandra Road

2 Alexandra Road

Alexandra Road



2 Alexandra Road

Proposed
Development

1 Grosvenor
Road

83 Conway Road

1 to 3 Alexandra Road

77 Conway Road

Alexandra Road

Conway Road

1 to 14 Appleton Court

118 Conway Road

116 Conway Road



77 Conway Road

1 to 3 Alexandra Road

Alexandra Road

2 Alexandra Road

Proposed
Development

116 Conway Road

118 Conway Road

1 to 14 Appleton
Court

Conway Road

83 Conway Road

1 Grosvenor Road



2 Alexandra Road

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2 Alexandra Road

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1 Grosvenor Road

83 Conway Road

Proposed
Development

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83 Conway Road

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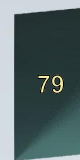
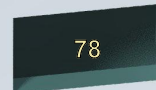
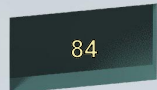
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1 to 14 Appleton Court



Conway Road



118 Conway Road

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116 Conway Road

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116 Conway Road

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77 Conway Road

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77 Conway Road

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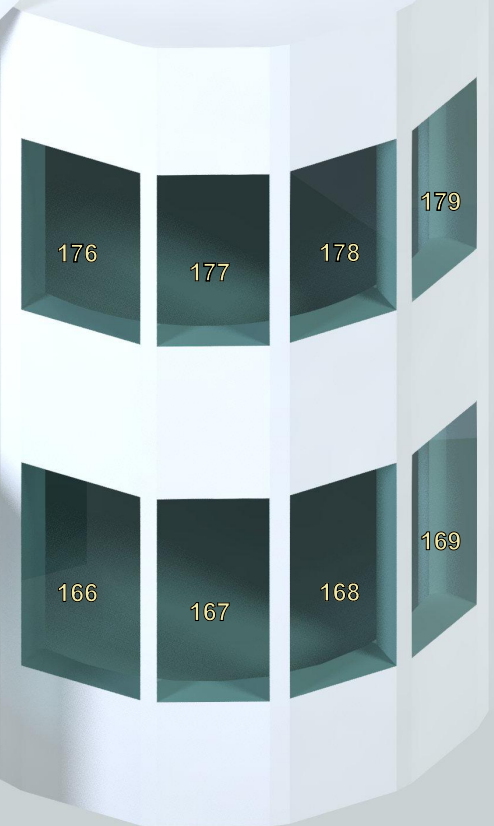
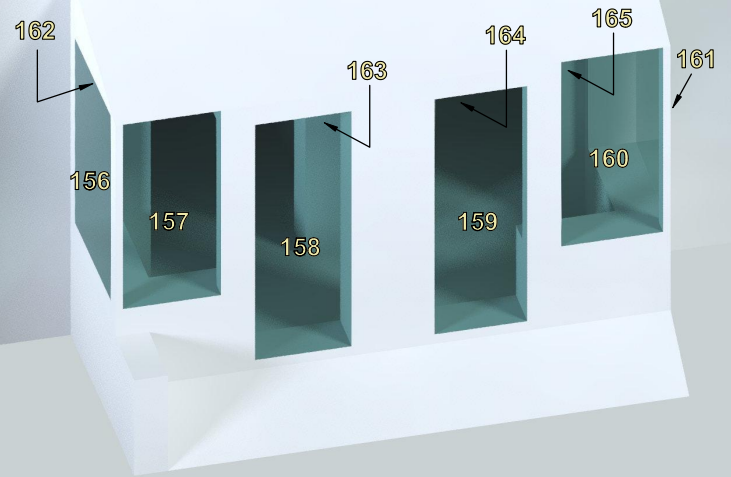
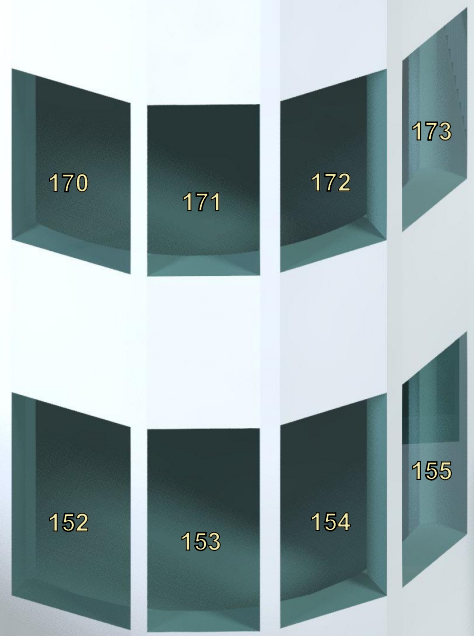
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1 to 3 Alexandra Road



APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
79 to 81 Conway Road, Colwyn Bay LL29 7LN

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
2 Alexandra Road					
Ground Floor					
Window 1	Domestic	37.9%	37.9%	0.0%	1.0
Window 2	Domestic	37.7%	37.7%	0.0%	1.0
Window 3	Domestic	37.2%	37.2%	0.0%	1.0
Window 4	Domestic	36.2%	36.2%	0.0%	1.0
Window 5	Domestic	33.9%	33.9%	0.0%	1.0
Window 6	Domestic	38.2%	38.1%	0.1%	1.0
Window 7	Domestic	38.2%	38.1%	0.1%	1.0
Window 8	Domestic	36.8%	35.2%	1.6%	0.96
Window 9	Domestic	1.5%	1.5%	0.0%	1.0
Window 10	Domestic	35.6%	31.3%	4.3%	0.88
Window 11	Domestic	35.6%	31.3%	4.3%	0.88
Window 12	Domestic	32.9%	28.8%	4.1%	0.88
Window 13	Domestic	34.2%	30.1%	4.1%	0.88
Window 14	Domestic	34.2%	30.2%	4.0%	0.88
Window 15	Domestic	23.1%	22.9%	0.2%	0.99
Window 16	Domestic	37.6%	37.4%	0.2%	0.99
Window 17	Domestic	37.8%	37.7%	0.1%	1.0
First Floor					
Window 18	Domestic	38.1%	38.1%	0.0%	1.0
Window 19	Domestic	37.9%	37.9%	0.0%	1.0
Window 20	Domestic	35.9%	35.9%	0.0%	1.0
Window 21	Domestic	38.4%	38.3%	0.1%	1.0
Window 22	Domestic	38.4%	38.3%	0.1%	1.0
Window 23	Domestic	37.3%	36.1%	1.2%	0.97
Window 24	Domestic	36.9%	33.4%	3.5%	0.91
Window 25	Domestic	36.9%	33.4%	3.5%	0.91
Window 26	Domestic	32.4%	29.8%	2.6%	0.92
Window 27	Domestic	35.1%	32.2%	2.9%	0.92
Window 28	Domestic	37.8%	37.7%	0.1%	1.0
Window 29	Domestic	37.9%	37.8%	0.1%	1.0
1 Grosvenor Road					
Ground Floor					
Window 30	Utility	30.0%	28.9%	1.1%	0.96
Window 31	Conservatory	5.3%	5.3%	0.0%	1.0
Window 32	Conservatory	8.2%	8.2%	0.0%	1.0
Window 33	Conservatory	12.1%	12.1%	0.0%	1.0
Window 34	Conservatory	30.9%	29.7%	1.2%	0.96
Window 35	Conservatory	68.1%	68.0%	0.1%	1.0
Window 36	Conservatory	81.7%	80.9%	0.8%	0.99
Window 37	Conservatory	72.3%	71.5%	0.8%	0.99

Appendix 2 - Vertical Sky Component
79 to 81 Conway Road, Colwyn Bay LL29 7LN

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 38	Snug/Bedroom	18.5%	18.5%	0.0%	1.0
Window 39	Snug/Bedroom	16.5%	16.5%	0.0%	1.0
Window 40	Snug/Bedroom	26.4%	25.7%	0.7%	0.97
<u>First Floor</u>					
Window 41	Landing	32.0%	30.3%	1.7%	0.95
Window 42	Bedroom	32.7%	31.7%	1.0%	0.97
<u>Second Floor</u>					
Window 43	Domestic	76.2%	75.8%	0.4%	0.99
Window 44	Domestic	77.5%	77.0%	0.5%	0.99
Window 45	Domestic	75.7%	75.4%	0.3%	1.0
Window 46	Domestic	75.3%	74.9%	0.4%	0.99
<u>83 Conway Road</u>					
<u>Ground Floor</u>					
Window 47	Domestic	27.9%	24.1%	3.8%	0.86
Window 48	Domestic	27.4%	24.0%	3.4%	0.88
Window 49	Domestic	3.2%	3.2%	0.0%	1.0
Window 50	Domestic	25.3%	25.1%	0.2%	0.99
Window 51	Domestic	26.5%	26.3%	0.2%	0.99
Window 52	Domestic	27.4%	27.2%	0.2%	0.99
Window 53	Domestic	23.7%	21.3%	2.4%	0.9
Window 54	Domestic	53.4%	52.9%	0.5%	0.99
Window 55	Domestic	31.8%	27.1%	4.7%	0.85
Window 56	Domestic	32.1%	27.1%	5.0%	0.84
Window 57	Domestic	28.4%	24.9%	3.5%	0.88
Window 58	Domestic	30.3%	26.6%	3.7%	0.88
Window 59	Domestic	33.4%	29.6%	3.8%	0.89
Window 60	Domestic	33.3%	32.7%	0.6%	0.98
Window 61	Domestic	37.7%	37.7%	0.0%	1.0
Window 62	Domestic	34.9%	34.9%	0.0%	1.0
<u>First Floor</u>					
Window 63	Domestic	33.2%	32.1%	1.1%	0.97
Window 64	Domestic	32.2%	32.0%	0.2%	0.99
Window 65	Domestic	35.1%	30.8%	4.3%	0.88
Window 66	Domestic	35.7%	31.1%	4.6%	0.87
Window 67	Domestic	31.5%	28.2%	3.3%	0.9
Window 68	Domestic	32.5%	29.1%	3.4%	0.9
Window 69	Domestic	27.1%	26.7%	0.4%	0.99
Window 70	Domestic	36.6%	36.6%	0.0%	1.0
Window 71	Domestic	27.9%	27.9%	0.0%	1.0

Appendix 2 - Vertical Sky Component
79 to 81 Conway Road, Colwyn Bay LL29 7LN

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Second Floor</u>					
Window 72	Domestic	76.4%	75.9%	0.5%	0.99
<u>1 to 14 Appleton Court</u>					
<u>Ground Floor</u>					
Window 73	Domestic	36.7%	35.7%	1.0%	0.97
Window 74	Domestic	36.6%	35.7%	0.9%	0.98
Window 75	Bedroom	36.5%	35.4%	1.1%	0.97
Window 76	Lounge	36.5%	35.2%	1.3%	0.96
Window 77	Lounge	36.4%	34.9%	1.5%	0.96
Window 78	Bedroom	36.1%	34.4%	1.7%	0.95
Window 79	Domestic	35.8%	34.3%	1.5%	0.96
Window 80	Domestic	34.5%	33.8%	0.7%	0.98
Window 81	Bedroom	33.9%	33.0%	0.9%	0.97
Window 82	Lounge	35.8%	33.6%	2.2%	0.94
<u>First Floor</u>					
Window 83	Domestic	37.8%	37.0%	0.8%	0.98
Window 84	Bedroom	37.8%	36.8%	1.0%	0.97
Window 85	Lounge	37.8%	36.6%	1.2%	0.97
Window 86	Lounge	37.7%	36.4%	1.3%	0.97
Window 87	Bedroom	37.6%	36.1%	1.5%	0.96
Window 88	Domestic	37.6%	35.9%	1.7%	0.95
Window 89	Bedroom	37.5%	35.7%	1.8%	0.95
Window 90	Lounge	37.5%	35.6%	1.9%	0.95
<u>118 Conway Road</u>					
<u>Ground Floor</u>					
Window 91	Kennels	31.5%	29.9%	1.6%	0.95
Window 92	Kennels	35.9%	33.5%	2.4%	0.93
Window 93	Kennels	24.0%	22.4%	1.6%	0.93
Window 94	Entrance Lobby	15.7%	13.5%	2.2%	0.86
Window 95	Entrance Lobby	21.7%	19.5%	2.2%	0.9
Window 96	Entrance Lobby	12.0%	9.9%	2.1%	0.83
Window 97	Entrance Lobby	0.3%	0.1%	0.2%	0.33
Window 98	Waiting Area/Reception	32.8%	31.0%	1.8%	0.95
Window 99	Waiting Area/Reception	35.4%	33.0%	2.4%	0.93
Window 100	Waiting Area/Reception	34.5%	33.1%	1.4%	0.96
<u>First Floor</u>					
Window 101	Lounge	36.3%	34.9%	1.4%	0.96
Window 102	Lounge	37.3%	35.4%	1.9%	0.95
Window 103	Lounge	34.9%	33.6%	1.3%	0.96
Window 104	Bedroom	36.1%	34.2%	1.9%	0.95

Appendix 2 - Vertical Sky Component
79 to 81 Conway Road, Colwyn Bay LL29 7LN

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 105	Kitchen	37.6%	35.8%	1.8%	0.95
<u>116 Conway Road</u>					
<u>Ground Floor</u>					
Window 106	Reception Room	20.0%	19.5%	0.5%	0.98
Window 107	Reception Room	36.1%	34.4%	1.7%	0.95
Window 108	Reception Room	36.1%	34.5%	1.6%	0.96
Window 109	Reception Room	10.5%	10.5%	0.0%	1.0
Window 110	Reception Hall	8.4%	8.0%	0.4%	0.95
Window 111	Reception Hall	8.8%	8.0%	0.8%	0.91
Window 112	Reception Hall	8.7%	7.6%	1.1%	0.87
Window 113	Reception Hall	6.0%	5.1%	0.9%	0.85
Window 114	Reception Hall	7.5%	6.4%	1.1%	0.85
Window 115	Reception Hall	3.6%	3.4%	0.2%	0.94
Window 116	Reception Room	21.0%	19.7%	1.3%	0.94
Window 117	Reception Room	36.5%	35.3%	1.2%	0.97
Window 118	Reception Room	32.1%	31.7%	0.4%	0.99
Window 119	Reception Room	35.5%	34.5%	1.0%	0.97
Window 120	Reception Room	20.0%	20.0%	0.0%	1.0
<u>First Floor</u>					
Window 121	Principal Bedroom	37.5%	36.1%	1.4%	0.96
Window 122	Principal Bedroom	37.4%	36.1%	1.3%	0.97
Window 123	Bedroom	36.7%	35.5%	1.2%	0.97
Window 124	Bedroom	33.8%	32.6%	1.2%	0.96
Window 125	Bedroom	37.5%	36.4%	1.1%	0.97
Window 126	Bedroom	34.1%	33.8%	0.3%	0.99
Window 127	Bedroom	35.8%	34.9%	0.9%	0.97
Window 128	Bedroom	23.6%	23.6%	0.0%	1.0
<u>Second Floor</u>					
Window 129	Hobbies Room	39.6%	39.6%	0.0%	1.0
Window 130	Hobbies Room	39.6%	39.6%	0.0%	1.0
Window 131	Hobbies Room	38.4%	37.5%	0.9%	0.98
<u>77 Conway Road</u>					
<u>Ground Floor</u>					
Window 132	Domestic	29.9%	29.9%	0.0%	1.0
Window 133	Domestic	32.1%	31.5%	0.6%	0.98
Window 134	Domestic	35.0%	34.4%	0.6%	0.98
Window 135	Domestic	36.5%	35.6%	0.9%	0.98
Window 136	Domestic	35.8%	34.9%	0.9%	0.97
Window 137	Domestic	29.9%	29.2%	0.7%	0.98
Window 138	Domestic	30.6%	29.8%	0.8%	0.97
Window 139	Domestic	35.5%	34.5%	1.0%	0.97

Appendix 2 - Vertical Sky Component
79 to 81 Conway Road, Colwyn Bay LL29 7LN

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 140	Domestic	33.8%	32.8%	1.0%	0.97
Window 141	Domestic	27.8%	27.0%	0.8%	0.97
<u>First Floor</u>					
Window 142	Domestic	31.5%	31.5%	0.0%	1.0
Window 143	Domestic	33.3%	32.8%	0.5%	0.98
Window 144	Domestic	36.1%	35.6%	0.5%	0.99
Window 145	Domestic	37.8%	37.0%	0.8%	0.98
Window 146	Domestic	37.8%	37.0%	0.8%	0.98
Window 147	Domestic	33.6%	32.9%	0.7%	0.98
Window 148	Domestic	33.4%	32.8%	0.6%	0.98
Window 149	Domestic	37.6%	36.8%	0.8%	0.98
Window 150	Domestic	37.9%	37.0%	0.9%	0.98
Window 151	Domestic	35.1%	34.5%	0.6%	0.98
<u>1 to 3 Alexandra Road</u>					
<u>Ground Floor</u>					
Window 152	Domestic	31.1%	30.2%	0.9%	0.97
Window 153	Domestic	35.5%	34.4%	1.1%	0.97
Window 154	Domestic	36.2%	35.3%	0.9%	0.98
Window 155	Domestic	30.5%	30.0%	0.5%	0.98
Window 156	Domestic	16.0%	15.6%	0.4%	0.98
Window 157	Domestic	36.6%	35.6%	1.0%	0.97
Window 158	Domestic	36.9%	35.9%	1.0%	0.97
Window 159	Domestic	37.0%	36.0%	1.0%	0.97
Window 160	Domestic	36.8%	35.8%	1.0%	0.97
Window 161	Domestic	16.6%	16.6%	0.0%	1.0
Window 162	Domestic	0.2%	0.2%	0.0%	1.0
Window 163	Domestic	0.0%	0.0%	0.0%	1.0
Window 164	Domestic	0.1%	0.1%	0.0%	1.0
Window 165	Domestic	0.0%	0.0%	0.0%	1.0
Window 166	Domestic	30.2%	29.2%	1.0%	0.97
Window 167	Domestic	36.4%	35.4%	1.0%	0.97
Window 168	Domestic	37.0%	36.2%	0.8%	0.98
Window 169	Domestic	34.8%	34.4%	0.4%	0.99
<u>First Floor</u>					
Window 170	Domestic	34.7%	33.9%	0.8%	0.98
Window 171	Domestic	37.9%	37.0%	0.9%	0.98
Window 172	Domestic	38.0%	37.2%	0.8%	0.98
Window 173	Domestic	34.7%	34.2%	0.5%	0.99
Window 174	Domestic	29.0%	28.5%	0.5%	0.98
Window 175	Domestic	29.2%	28.5%	0.7%	0.98
Window 176	Domestic	34.7%	33.9%	0.8%	0.98
Window 177	Domestic	37.8%	37.0%	0.8%	0.98
Window 178	Domestic	38.1%	37.4%	0.7%	0.98
Window 179	Domestic	35.5%	35.2%	0.3%	0.99

Appendix 2 - Daylight Distribution

79 to 81 Conway Road, Colwyn Bay LL29 7LN

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>1 Grosvenor Road</u>					
<u>Ground Floor</u>					
Window 30	Utility	99%	99%	0%	1.0
Windows 31 to 37	Conservatory	100%	100%	0%	1.0
Windows 38 to 40	Snug/Bedroom	100%	100%	0%	1.0
<u>First Floor</u>					
Window 41	Landing	24%	24%	0%	1.0
Window 42	Bedroom	98%	98%	0%	1.0
<u>1 to 14 Appleton Court</u>					
<u>Ground Floor</u>					
Window 75	Bedroom	98%	98%	0%	1.0
Window 76	Lounge	100%	100%	0%	1.0
<u>First Floor</u>					
Window 84	Bedroom	98%	98%	0%	1.0
Window 85	Lounge	100%	100%	0%	1.0
<u>118 Conway Road</u>					
<u>Ground Floor</u>					
Windows 91 to 93	Kennels	96%	96%	0%	1.0
Windows 94 to 97	Entrance Lobby	98%	98%	0%	1.0
Windows 98 to 100	Waiting Area/Reception	99%	98%	1%	0.99
<u>First Floor</u>					
Windows 101 to 103	Lounge	99%	99%	0%	1.0
Window 104	Bedroom	97%	97%	0%	1.0
Window 105	Kitchen	98%	98%	0%	1.0
<u>116 Conway Road</u>					
<u>Ground Floor</u>					
Windows 106 to 109	Reception Room	99%	99%	0%	1.0
Windows 110 to 115	Reception Hall	91%	90%	1%	0.99
Window 110 to 115	Staircase	0.0%	0.0%	0%	1.0
Windows 116 to 118	Reception Room	99%	99%	0%	1.0
Windows 119 & 120	Reception Room	100%	100%	0%	1.0
<u>First Floor</u>					
Windows 121 & 122	Principal Bedroom	98%	98%	0%	1.0
Window 123	Bedroom	97%	97%	0%	1.0
Windows 124 to 126	Bedroom	97%	97%	0%	1.0
Windows 127 & 128	Bedroom	98%	98%	0%	1.0

Appendix 2 - Daylight Distribution
79 to 81 Conway Road, Colwyn Bay LL29 7LN

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>Second Floor</u>					
Windows 129 to 131	Hobbies Room	100%	98%	2%	0.98
<u>77 Conway Road</u>					
<u>Ground Floor</u>					
Windows 132 to 135	Domestic	100%	100%	0%	1.0
Windows 136 & 137	Domestic	96%	96%	0%	1.0
Windows 138 to 141	Domestic	99%	99%	0%	1.0
<u>First Floor</u>					
Windows 142 to 147	Domestic	100%	100%	0%	1.0
Windows 148 to 151	Domestic	99%	99%	0%	1.0

Appendix 2 - Sunlight to Windows

79 to 81 Conway Road, Colwyn Bay LL29 7LN

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>2 Alexandra Road</u>									
<u>Ground Floor</u>									
Window 1	Domestic	65%	65%	0%	1.0	21%	21%	0%	1.0
Window 2	Domestic	65%	65%	0%	1.0	21%	21%	0%	1.0
Window 3	Domestic	65%	65%	0%	1.0	21%	21%	0%	1.0
Window 4	Domestic	65%	65%	0%	1.0	21%	21%	0%	1.0
Window 5	Domestic	65%	65%	0%	1.0	22%	22%	0%	1.0
Window 6	Domestic	66%	66%	0%	1.0	22%	22%	0%	1.0
Window 7	Domestic	66%	66%	0%	1.0	22%	22%	0%	1.0
Window 9	Domestic	3%	3%	0%	1.0	1%	1%	0%	1.0
<u>First Floor</u>									
Window 18	Domestic	63%	63%	0%	1.0	23%	23%	0%	1.0
Window 19	Domestic	63%	63%	0%	1.0	23%	23%	0%	1.0
Window 20	Domestic	72%	72%	0%	1.0	24%	24%	0%	1.0
Window 21	Domestic	66%	66%	0%	1.0	23%	23%	0%	1.0
Window 22	Domestic	63%	63%	0%	1.0	23%	23%	0%	1.0
<u>1 Grosvenor Road</u>									
<u>Ground Floor</u>									
Window 30	Utility	55%	51%	4%	0.93	21%	18%	3%	0.86
Window 31	Conservatory	20%	20%	0%	1.0	9%	9%	0%	1.0
Window 32	Conservatory	20%	20%	0%	1.0	10%	10%	0%	1.0
Window 33	Conservatory	26%	26%	0%	1.0	11%	11%	0%	1.0
Window 34	Conservatory	68%	63%	5%	0.93	20%	18%	2%	0.9
Window 35	Conservatory	67%	65%	2%	0.97	21%	19%	2%	0.9
Window 36	Conservatory	77%	73%	4%	0.95	22%	20%	2%	0.91
Window 38	Snug/Bedroom	36%	36%	0%	1.0	11%	11%	0%	1.0
Window 39	Snug/Bedroom	29%	29%	0%	1.0	8%	8%	0%	1.0
Window 40	Snug/Bedroom	58%	56%	2%	0.97	21%	19%	2%	0.9
<u>First Floor</u>									
Window 41	Landing	53%	50%	3%	0.94	18%	17%	1%	0.94
Window 42	Bedroom	69%	69%	0%	1.0	22%	22%	0%	1.0
<u>Second Floor</u>									
Window 43	Domestic	73%	71%	2%	0.97	20%	19%	1%	0.95
Window 44	Domestic	79%	77%	2%	0.97	24%	22%	2%	0.92
Window 45	Domestic	83%	81%	2%	0.98	25%	23%	2%	0.92
Window 46	Domestic	86%	84%	2%	0.98	25%	23%	2%	0.92

Appendix 2 - Sunlight to Windows

79 to 81 Conway Road, Colwyn Bay LL29 7LN

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
83 Conway Road									
Ground Floor									
Window 50	Domestic	53%	52%	1%	0.98	20%	19%	1%	0.95
Window 51	Domestic	55%	54%	1%	0.98	18%	17%	1%	0.94
Window 52	Domestic	59%	58%	1%	0.98	21%	20%	1%	0.95
Window 53	Domestic	57%	54%	3%	0.95	20%	19%	1%	0.95
Window 54	Domestic	68%	66%	2%	0.97	21%	20%	1%	0.95
Window 55	Domestic	64%	57%	7%	0.89	19%	19%	0%	1.0
Window 56	Domestic	65%	57%	8%	0.88	19%	17%	2%	0.89
Window 57	Domestic	64%	55%	9%	0.86	20%	16%	4%	0.8
Window 59	Domestic	64%	56%	8%	0.88	19%	13%	6%	0.68
First Floor									
Window 63	Domestic	69%	68%	1%	0.99	23%	22%	1%	0.96
Window 64	Domestic	66%	65%	1%	0.98	25%	24%	1%	0.96
Window 65	Domestic	63%	57%	6%	0.9	22%	19%	3%	0.86
Window 66	Domestic	65%	60%	5%	0.92	21%	18%	3%	0.86
Window 67	Domestic	67%	61%	6%	0.91	23%	19%	4%	0.83
Second Floor									
Window 72	Domestic	86%	85%	1%	0.99	26%	25%	1%	0.96
1 to 14 Appleton Court									
Ground Floor									
Window 73	Domestic	76%	75%	1%	0.99	23%	22%	1%	0.96
Window 74	Domestic	76%	74%	2%	0.97	23%	21%	2%	0.91
Window 75	Bedroom	77%	75%	2%	0.97	24%	22%	2%	0.92
Window 76	Lounge	77%	74%	3%	0.96	24%	21%	3%	0.88
Window 77	Lounge	79%	77%	2%	0.97	26%	24%	2%	0.92
Window 78	Bedroom	79%	75%	4%	0.95	26%	22%	4%	0.85
Window 79	Domestic	78%	76%	2%	0.97	25%	23%	2%	0.92
Window 80	Domestic	75%	75%	0%	1.0	22%	22%	0%	1.0
Window 81	Bedroom	75%	73%	2%	0.97	22%	20%	2%	0.91
Window 82	Lounge	77%	74%	3%	0.96	24%	21%	3%	0.88
First Floor									
Window 83	Domestic	77%	77%	0%	1.0	24%	24%	0%	1.0
Window 84	Bedroom	78%	78%	0%	1.0	25%	25%	0%	1.0
Window 85	Lounge	78%	77%	1%	0.99	25%	24%	1%	0.96
Window 86	Lounge	79%	79%	0%	1.0	26%	26%	0%	1.0
Window 87	Bedroom	79%	78%	1%	0.99	26%	25%	1%	0.96
Window 88	Domestic	78%	78%	0%	1.0	25%	25%	0%	1.0
Window 89	Bedroom	78%	77%	1%	0.99	25%	24%	1%	0.96
Window 90	Lounge	78%	76%	2%	0.97	25%	23%	2%	0.92

Appendix 2 - Sunlight to Windows

79 to 81 Conway Road, Colwyn Bay LL29 7LN

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
118 Conway Road									
Ground Floor									
Window 91	Kennels	53%	50%	3%	0.94	13%	10%	3%	0.77
Window 92	Kennels	77%	74%	3%	0.96	24%	21%	3%	0.88
Window 93	Kennels	55%	53%	2%	0.96	21%	19%	2%	0.9
Window 94	Entrance Lobby	24%	22%	2%	0.92	16%	14%	2%	0.88
Window 95	Entrance Lobby	43%	41%	2%	0.95	13%	11%	2%	0.85
Window 96	Entrance Lobby	17%	16%	1%	0.94	7%	6%	1%	0.86
Window 97	Entrance Lobby	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 98	Waiting Area/Reception	53%	51%	2%	0.96	15%	13%	2%	0.87
Window 99	Waiting Area/Reception	77%	75%	2%	0.97	25%	23%	2%	0.92
Window 100	Waiting Area/Reception	74%	72%	2%	0.97	25%	23%	2%	0.92
First Floor									
Window 101	Lounge	54%	52%	2%	0.96	15%	13%	2%	0.87
Window 102	Lounge	79%	76%	3%	0.96	26%	23%	3%	0.88
Window 103	Lounge	75%	72%	3%	0.96	28%	25%	3%	0.89
Window 104	Bedroom	73%	70%	3%	0.96	27%	24%	3%	0.89
Window 105	Kitchen	77%	74%	3%	0.96	27%	24%	3%	0.89
116 Conway Road									
Ground Floor									
Window 107	Reception Room	76%	76%	0%	1.0	24%	24%	0%	1.0
Window 108	Reception Room	77%	77%	0%	1.0	24%	24%	0%	1.0
Window 109	Reception Room	32%	32%	0%	1.0	19%	19%	0%	1.0
Window 110	Reception Hall	12%	12%	0%	1.0	11%	11%	0%	1.0
Window 111	Reception Hall	10%	10%	0%	1.0	10%	10%	0%	1.0
Window 112	Reception Hall	8%	8%	0%	1.0	7%	7%	0%	1.0
Window 113	Reception Hall	9%	9%	0%	1.0	7%	7%	0%	1.0
Window 114	Reception Hall	8%	8%	0%	1.0	5%	5%	0%	1.0
Window 115	Reception Hall	6%	6%	0%	1.0	0%	0%	0%	1.0
Window 116	Reception Room	51%	49%	2%	0.96	15%	13%	2%	0.87
Window 117	Reception Room	80%	78%	2%	0.98	26%	24%	2%	0.92
Window 118	Reception Room	70%	67%	3%	0.96	27%	24%	3%	0.89
Window 119	Reception Room	74%	73%	1%	0.99	25%	24%	1%	0.96
Window 120	Reception Room	38%	38%	0%	1.0	17%	17%	0%	1.0
First Floor									
Window 121	Principal Bedroom	76%	75%	1%	0.99	24%	23%	1%	0.96
Window 122	Principal Bedroom	75%	74%	1%	0.99	23%	22%	1%	0.96
Window 123	Bedroom	75%	73%	2%	0.97	24%	22%	2%	0.92
Window 124	Bedroom	55%	52%	3%	0.95	16%	13%	3%	0.81
Window 125	Bedroom	81%	78%	3%	0.96	27%	24%	3%	0.89
Window 126	Bedroom	74%	71%	3%	0.96	27%	24%	3%	0.89

Appendix 2 - Sunlight to Windows

79 to 81 Conway Road, Colwyn Bay LL29 7LN

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 127	Bedroom	75%	73%	2%	0.97	26%	24%	2%	0.92
Window 128	Bedroom	40%	40%	0%	1.0	15%	15%	0%	1.0
<u>Second Floor</u>									
Window 131	Hobbies Room	80%	78%	2%	0.98	26%	24%	2%	0.92
<u>77 Conway Road</u>									
<u>Ground Floor</u>									
Window 132	Domestic	20%	20%	0%	1.0	2%	2%	0%	1.0
Window 137	Domestic	27%	24%	3%	0.89	3%	3%	0%	1.0
Window 141	Domestic	31%	30%	1%	0.97	1%	1%	0%	1.0
<u>First Floor</u>									
Window 142	Domestic	22%	22%	0%	1.0	2%	2%	0%	1.0
Window 147	Domestic	37%	35%	2%	0.95	6%	6%	0%	1.0
Window 151	Domestic	40%	40%	0%	1.0	7%	7%	0%	1.0
<u>1 to 3 Alexandra Road</u>									
<u>Ground Floor</u>									
Window 155	Domestic	33%	33%	0%	1.0	2%	2%	0%	1.0
Window 161	Domestic	26%	26%	0%	1.0	4%	4%	0%	1.0
Window 169	Domestic	38%	38%	0%	1.0	7%	7%	0%	1.0
<u>First Floor</u>									
Window 173	Domestic	37%	37%	0%	1.0	7%	7%	0%	1.0
Window 179	Domestic	38%	38%	0%	1.0	9%	9%	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES






Appendix 3 - Overshadowing to Gardens and Open Spaces

79 to 81 Conway Road, Colwyn Bay LL29 7LN

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before		After		Loss		Ratio			
<u>2 Alexandra Road</u>												
<u>Ground Floor</u>												
Garden 1	112.76	m2	83.18	m2	74%	83.18	m2	74%	0.0	m2	0%	1.0
<u>1 Grosvenor Road</u>												
<u>Ground Floor</u>												
Garden 2	14.76	m2	3.79	m2	26%	3.79	m2	26%	0.0	m2	0%	1.0
<u>83 Conway Road</u>												
<u>Ground Floor</u>												
Garden 3	63.31	m2	42.81	m2	68%	41.57	m2	66%	1.24	m2	2%	0.97
<u>1 to 14 Appleton Court</u>												
<u>Ground Floor</u>												
Garden 4	159.6	m2	154.0	m2	96%	154.0	m2	96%	0.0	m2	0%	1.0
<u>77 Conway Road</u>												
<u>Ground Floor</u>												
Garden 5	110.95	m2	79.91	m2	72%	79.91	m2	72%	0.0	m2	0%	1.0
<u>1 to 3 Alexandra Road</u>												
<u>Ground Floor</u>												
Garden 6	88.37	m2	88.36	m2	100%	88.36	m2	100%	0.0	m2	0%	1.0



Key

-  Receives under two hours sunlight on 21st March before and after the development.
-  Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
-  Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
-  Receives at least two hours sunlight on 21st March before and after the development.
-  Neighbouring Gardens and Amenity Areas

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



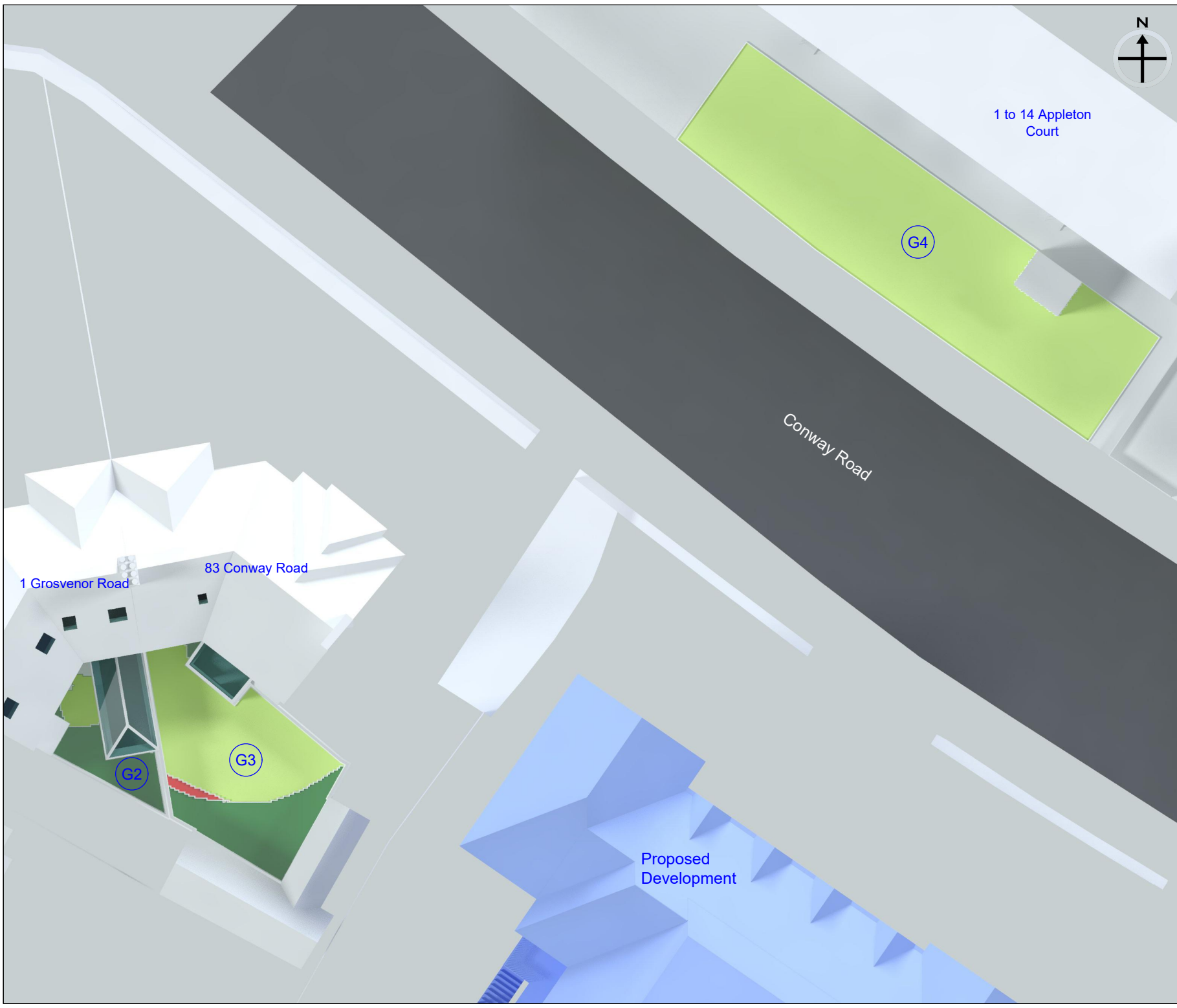
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


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