



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

27 October 2025

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LL22 7HH

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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 Ty Gwyn Jones, Rhuddlan Road, Abergele LL22 7HH.
- 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:
- 2, 3 & 4 Granville Terrace
 - 13 to 17 & 18 to 22 Llys Jenkin
 - 20, 22 & 24 Maes Y Dre
 - 21 & 22 Wenfro
 - Oaklea House
 - Voelas
- 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 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the Vertical Sky Component daylight test in respect of windows 1 & 7 at Oaklea House. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Creu Architecture

002	Existing Site	Rev A
001	Location Plan	Rev A
005	Site Analysis	Rev A
006	Proposed Site	Rev D
007	Proposed Site North East Axo	Rev C
008	Proposed Site South West Axo	Rev C
009	Elevations Proposed Apartment Elevations	Rev A
010	Elevations Proposed Walkup Apartment	Rev A
015	Proposed Apartment Plans	Rev A
016	Proposed Walkup Apartment Plans	Rev A

Original Cad Solutions

OCS-S-001	Site Survey	Rev -
OCS-S-002	Site Survey Elevations	Rev -
OCS-S-003	Site Survey Lower Ground Floor	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

Oaklea House: 048.02	Proposed Plans + Elevations	Rev -
13 to 17 Llys Jenkin: 1146:209	2B3P & 1B2P Flats - GA Floor Plans and 3D Views as Proposed	Rev C
<u>www.rightmove.co.uk</u> Voelas:	Floor Plans	Rev -
22 Wenfro:	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 Whilst the BRE guide states that daylight may be adversely affected if the above targets are not met, when setting targets, both the BRE guide and National Planning Policy Guidance (NPPG) recognise that it is necessary to have regard to the development context and site location (see paragraph 3.3.1 above). Following a number of appeal decisions, it is generally accepted that in cities or densely populated town centre locations, a retained Vertical Sky Component of 20% or more represents a reasonably good level of daylight, and a retained Vertical Sky Component in the mid-teens (15% and above) is acceptable.

3.4.8 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

3.4.9 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.

3.4.10 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:

- 2, 3 & 4 Granville Terrace
- 13 to 17 & 18 to 22 Llys Jenkin
- 20, 22 & 24 Maes Y Dre
- 21 & 22 Wenfro
- Oaklea House
- Voelas

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 open 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 with exception of windows 1 and 7 at Oaklea House. However, there are mitigating factors to consider.

4.2.2 Windows 1 and 7 to serve bedrooms. Whilst under the BRE guide a universal test is applied to all room types, the BRE guide explains that daylight in bedrooms is less important than in other habitable rooms such as kitchens and living rooms. We note that the main living room windows will not be affected by the development.

4.2.3 The BRE guide states that if a room has two or more windows of equal size, the mean of their VSC's may be taken. The bedroom served by window 1 is also served by window 2, which are both of the same size. The mean before/after ratio of windows 1 & 2 is 0.97.

4.2.4 As noted in paragraph 3.4.7 above, following a number of appeal decisions, it is generally accepted that a VSC of 20% or more is considered reasonably good, and

VSCs in the mid-teens (around 15% or more) are acceptable. Window 7 will retain VSCs of 15% or above. Whilst these scores cannot be characterised as good, they are in our opinion reasonable.

- 4.2.5 Finally, the BRE guide is intended to be used flexibly, particularly in urban locations, and in this instance we are of the opinion that the development design is likely to be acceptable

Daylight Distribution

- 4.2.6 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 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the Vertical Sky Component daylight test in respect of windows 1 & 7 at Oaklea House. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight

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



Rhuddlan Road

Granville
2 Terrace
3 4

Oaklea House

Voelas

18 to 22 Llys Jenkin

Proposed
Development

13 to 17 Llys Jenkin

Llys Jenkin

20 Maes Y Dre

22 Maes
Y Dre

24 Maes
Y Dre

Maes Y Dre

Wenfro

21 Wenfro

22 Wenfro



Llys Jenkin

18 to 22 Llys Jenkin

Granville Terrace
2
3
4

Rhuddlan Road

13 to 17 Llys Jenkin

Proposed Development

Oaklea House

Voelas

21 Wenfro

Wenfro

22 Wenfro

24 Maes Y Dre

22 Maes Y Dre

20 Maes Y Dre

Maes Y Dre



Rhuddlan Road

Voelas

Oaklea House

20 Maes Y Dre

22 Maes Y Dre

24 Maes Y Dre

Proposed Development

Granville Terrace
2 3 4

18 to 22 Llys Jenkin

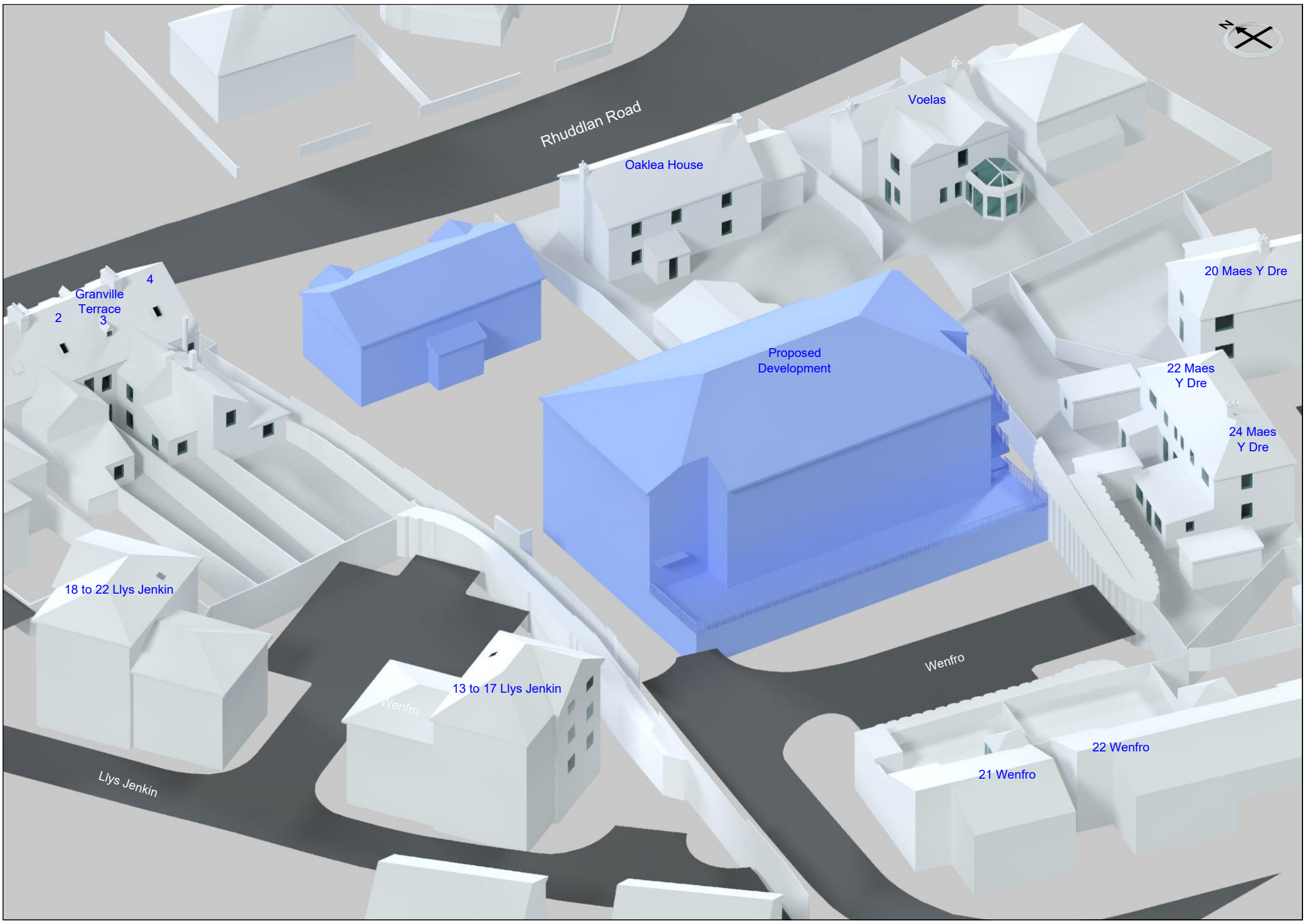
13 to 17 Llys Jenkin

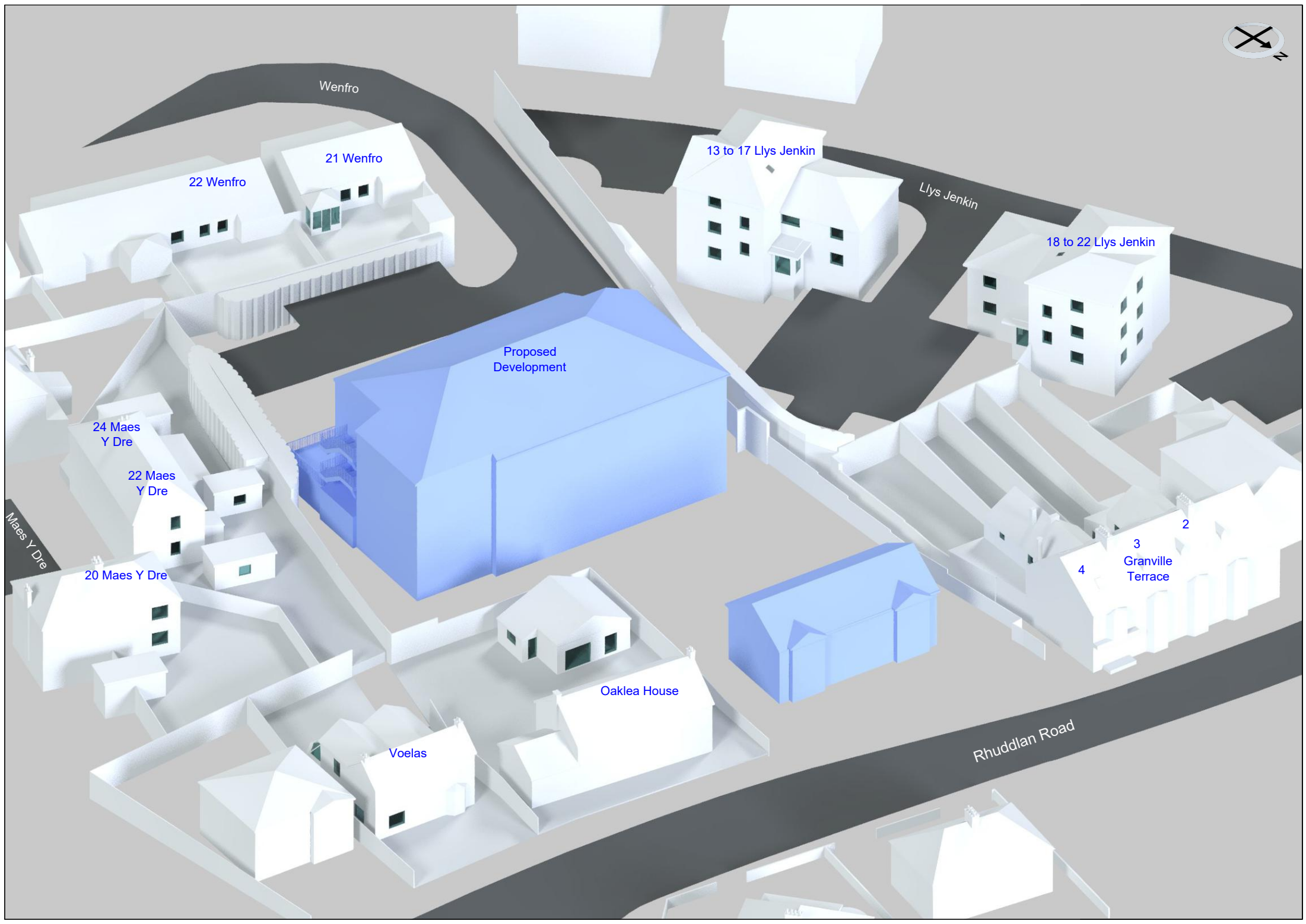
Wenfro

22 Wenfro

21 Wenfro

Llys Jenkin





Wenfro

21 Wenfro

22 Wenfro

13 to 17 Llys Jenkin

Llys Jenkin

18 to 22 Llys Jenkin

Proposed Development

24 Maes Y Dre

22 Maes Y Dre

Maes Y Dre

20 Maes Y Dre

Oaklea House

Voelas

2
3
4
Granville Terrace

Rhuddlan Road



Maes Y Dre

20 Maes Y Dre

24 Maes Y Dre

22 Maes Y Dre

22 Wenfro

21 Wenfro

Proposed Development

Voelas

Oaklea House

Wenfro

13 to 17 Llys Jenkin

18 to 22 Llys Jenkin

4
3
Granville Terrace 2

Rhuddlan Road

Llys Jenkin

Oaklea House



11

8

12

13

10

9

2

7

1

Proposed
Development



Oaklea House

6

5

4

3



Voelas

32

33

14

15

16

17

18

19

20

21

22

27

28

29

30

31



Voelas

23

34

24

25

26



20 Maes Y Dre

38

39

35

36



20 Maes Y Dre

40

37

22 Maes
Y Dre

24 Maes
Y Dre



49

43

41

42

50

51

44

48

52

58

59

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45

46

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53

54

55



24 Maes
Y Dre

56

61

57



62

63

64

65

66

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21 Wenfro

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13 to 17 Llys Jenkin

89

82

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86

78

80



13 to 17 Llys Jenkin

87

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81

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18 to 22 Llys Jenkin



102

106

101

103

96

97

100

92

93

94

95



18 to 22 Llys Jenkin

107

108

104

105

98

99



Granville
Terrace
2

Granville
Terrace
3

Granville
Terrace
4

Proposed
Development

115

122

114

120

113

112

111

109

110

128

127

126

125

124

123



Granville
Terrace
2

Granville
Terrace
3

Granville
Terrace
4

121

116

117

118

119

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

Ty Gwyn Jones, Rhuddlan Road, Abergele LL22 7HH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Oaklea House</u>					
<u>Ground Floor</u>					
Window 1	Bedroom	24.4%	13.5%	10.9%	0.55
Window 2	Bedroom	15.8%	22.0%	-6.2%	1.39
Windows 1 & 2	Average of Bedroom	20.1%	17.8%	2.4%	0.97
Window 3	Bathroom/WC	29.0%	29.3%	-0.3%	1.01
Window 4	Lounge/Dining/Kitchen	28.7%	28.6%	0.1%	1.0
Window 5	Lounge/Dining/Kitchen	19.0%	19.0%	0.0%	1.0
Window 6	Lounge/Dining/Kitchen	33.8%	33.6%	0.2%	0.99
Window 7	Bedroom	27.9%	15.8%	12.1%	0.57
Window 8	Domestic	20.6%	21.0%	-0.4%	1.02
Window 9	Domestic	27.8%	27.9%	-0.1%	1.0
Window 10	Domestic	33.8%	31.7%	2.1%	0.94
<u>First Floor</u>					
Window 11	Domestic	34.2%	32.2%	2.0%	0.94
Window 12	Domestic	35.0%	32.8%	2.2%	0.94
Window 13	Domestic	35.5%	33.5%	2.0%	0.94
<u>Voelas</u>					
<u>Ground Floor</u>					
Window 14	Kitchen	25.1%	24.0%	1.1%	0.96
Window 15	Kitchen	27.1%	26.2%	0.9%	0.97
Window 16	Kitchen	31.7%	30.4%	1.3%	0.96
Window 17	Lounge/Dining/Sunroom	26.3%	25.0%	1.3%	0.95
Window 18	Lounge/Dining/Sunroom	18.1%	17.2%	0.9%	0.95
Window 19	Lounge/Dining/Sunroom	23.5%	22.7%	0.8%	0.97
Window 20	Lounge/Dining/Sunroom	32.6%	30.8%	1.8%	0.94
Window 21	Lounge/Dining/Sunroom	30.6%	29.4%	1.2%	0.96
Window 22	Lounge/Dining/Sunroom	19.9%	19.9%	0.0%	1.0
Window 23	Lounge/Dining/Sunroom	9.4%	9.4%	0.0%	1.0
Window 24	Lounge/Dining/Sunroom	8.4%	8.4%	0.0%	1.0
Window 25	Lounge/Dining/Sunroom	8.6%	8.6%	0.0%	1.0
Window 26	Lounge/Dining/Sunroom	37.3%	37.3%	0.0%	1.0
Window 27	Lounge/Dining/Sunroom	64.0%	63.7%	0.3%	1.0
Window 28	Lounge/Dining/Sunroom	78.8%	78.3%	0.5%	0.99
Window 29	Lounge/Dining/Sunroom	80.6%	80.3%	0.3%	1.0
Window 30	Lounge/Dining/Sunroom	79.2%	78.9%	0.3%	1.0
Window 31	Lounge/Dining/Sunroom	66.0%	65.9%	0.1%	1.0
<u>First Floor</u>					
Window 32	Bedroom	32.8%	32.7%	0.1%	1.0
Window 33	Bathroom/WC	36.6%	35.6%	1.0%	0.97
Window 34	Bedroom	23.7%	23.7%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Ty Gwyn Jones, Rhuddlan Road, Abergele LL22 7HH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>20 Maes Y Dre</u>					
<u>Ground Floor</u>					
Window 35	Domestic	35.2%	35.2%	0.0%	1.0
Window 36	Domestic	34.5%	32.1%	2.4%	0.93
Window 37	Domestic	30.2%	29.9%	0.3%	0.99
<u>First Floor</u>					
Window 38	Domestic	37.6%	37.6%	0.0%	1.0
Window 39	Domestic	35.5%	33.5%	2.0%	0.94
Window 40	Domestic	34.6%	34.3%	0.3%	0.99
<u>22 Maes Y Dre</u>					
<u>Ground Floor</u>					
Window 41	Domestic	34.2%	33.5%	0.7%	0.98
Window 42	Non Habitable	31.7%	19.0%	12.7%	0.6
Window 43	Domestic	30.9%	30.1%	0.8%	0.97
Window 44	Domestic	32.5%	26.8%	5.7%	0.82
Window 45	Domestic	28.1%	23.2%	4.9%	0.83
Window 46	Domestic	30.4%	26.7%	3.7%	0.88
Window 47	Domestic	9.9%	8.7%	1.2%	0.88
Window 48	Non Habitable	30.7%	22.3%	8.4%	0.73
<u>First Floor</u>					
Window 49	Domestic	35.4%	34.7%	0.7%	0.98
Window 50	Domestic	35.0%	30.3%	4.7%	0.87
Window 51	Domestic	35.0%	30.9%	4.1%	0.88
Window 52	Domestic	35.0%	31.3%	3.7%	0.89
<u>24 Maes Y Dre</u>					
<u>Ground Floor</u>					
Window 53	Domestic	20.9%	18.8%	2.1%	0.9
Window 54	Domestic	23.7%	21.3%	2.4%	0.9
Window 55	Domestic	22.8%	21.1%	1.7%	0.93
Window 56	Domestic	27.5%	27.5%	0.0%	1.0
Window 57	Domestic	30.4%	30.5%	-0.1%	1.0
<u>First Floor</u>					
Window 58	Domestic	35.0%	31.7%	3.3%	0.91
Window 59	Domestic	35.1%	32.2%	2.9%	0.92
Window 60	Domestic	35.2%	32.9%	2.3%	0.93
Window 61	Domestic	34.9%	35.0%	-0.1%	1.0

Appendix 2 - Vertical Sky Component

Ty Gwyn Jones, Rhuddlan Road, Abergele LL22 7HH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>22 Wenfro</u>					
<u>Ground Floor</u>					
Window 62	Bedroom	33.9%	32.4%	1.5%	0.96
Window 63	Bathroom	36.2%	34.7%	1.5%	0.96
Window 64	Kitchen	35.2%	33.8%	1.4%	0.96
<u>21 Wenfro</u>					
<u>Ground Floor</u>					
Window 65	Domestic	32.2%	32.1%	0.1%	1.0
Window 66	Domestic	35.5%	34.3%	1.2%	0.97
Window 67	Domestic	35.6%	34.3%	1.3%	0.96
Window 68	Domestic	35.4%	34.2%	1.2%	0.97
Window 69	Domestic	31.3%	31.1%	0.2%	0.99
Window 70	Domestic	29.1%	28.9%	0.2%	0.99
Window 71	Domestic	21.8%	21.6%	0.2%	0.99
Window 72	Domestic	31.0%	29.8%	1.2%	0.96
Window 73	Domestic	32.3%	31.1%	1.2%	0.96
<u>13 to 17 Llys Jenkin</u>					
<u>Ground Floor</u>					
Window 74	Bedroom	36.3%	36.4%	-0.1%	1.0
Window 75	Bedroom	36.3%	36.5%	-0.2%	1.01
Window 76	Bedroom	35.0%	33.4%	1.6%	0.95
Window 77	Communal Lobby & Staircase	36.0%	34.6%	1.4%	0.96
Window 78	Communal Lobby	23.2%	21.7%	1.5%	0.94
Window 79	Communal Lobby	17.2%	17.2%	0.0%	1.0
Window 80	Communal Lobby	1.5%	1.5%	0.0%	1.0
Window 81	Bedroom	32.5%	31.8%	0.7%	0.98
<u>First Floor</u>					
Window 82	Bedroom	38.1%	38.2%	-0.1%	1.0
Window 83	Bedroom	38.3%	38.4%	-0.1%	1.0
Window 84	Bedroom	37.0%	35.6%	1.4%	0.96
Window 85	Communal Lobby & Staircase	37.6%	36.2%	1.4%	0.96
Window 86	Communal Lobby & Staircase	20.9%	19.9%	1.0%	0.95
Window 87	Communal Lobby & Staircase	88.1%	88.0%	0.1%	1.0
Window 88	Bedroom	32.1%	31.3%	0.8%	0.98
<u>Second Floor</u>					
Window 89	Bedroom	35.6%	35.6%	0.0%	1.0
Window 90	Bedroom	35.6%	35.6%	0.0%	1.0
Window 91	Bedroom	35.2%	33.8%	1.4%	0.96

Appendix 2 - Vertical Sky Component

Ty Gwyn Jones, Rhuddlan Road, Abergele LL22 7HH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>18 to 22 Llys Jenkin</u>					
<u>Ground Floor</u>					
Window 92	Domestic	32.2%	32.4%	-0.2%	1.01
Window 93	Domestic	12.8%	12.6%	0.2%	0.98
Window 94	Domestic	18.6%	19.0%	-0.4%	1.02
Window 95	Domestic	1.6%	2.7%	-1.1%	1.69
Window 96	Domestic & Staircase	35.8%	36.3%	-0.5%	1.01
Window 97	Domestic	34.6%	35.1%	-0.5%	1.01
Window 98	Domestic	36.4%	36.4%	0.0%	1.0
Window 99	Domestic	37.1%	37.1%	0.0%	1.0
<u>First Floor</u>					
Window 100	Domestic	33.6%	33.6%	0.0%	1.0
Window 101	Domestic & Staircase	37.6%	37.8%	-0.2%	1.01
Window 102	Domestic & Staircase	94.4%	94.3%	0.1%	1.0
Window 103	Domestic	36.9%	37.3%	-0.4%	1.01
Window 104	Domestic	38.3%	38.3%	0.0%	1.0
Window 105	Domestic	38.5%	38.5%	0.0%	1.0
<u>Second Floor</u>					
Window 106	Domestic	36.9%	37.0%	-0.1%	1.0
Window 107	Domestic	38.2%	38.2%	0.0%	1.0
Window 108	Domestic	38.2%	38.2%	0.0%	1.0
<u>2 Granville Terrace</u>					
<u>Ground Floor</u>					
Window 109	Domestic	28.9%	28.8%	0.1%	1.0
Window 110	Domestic	14.6%	14.6%	0.0%	1.0
Window 111	Domestic	10.4%	10.4%	0.0%	1.0
Window 112	Domestic	14.2%	14.2%	0.0%	1.0
<u>First Floor</u>					
Window 113	Domestic	22.7%	22.4%	0.3%	0.99
Window 114	Domestic	28.0%	27.8%	0.2%	0.99
<u>Second Floor</u>					
Window 115	Domestic	83.1%	83.1%	0.0%	1.0
<u>3 Granville Terrace</u>					
<u>Ground Floor</u>					
Window 116	Domestic	15.4%	15.4%	0.0%	1.0
Window 117	Domestic	11.8%	11.8%	0.0%	1.0
Window 118	Domestic	19.4%	19.4%	0.0%	1.0
Window 119	Domestic	24.3%	24.2%	0.1%	1.0

Appendix 2 - Vertical Sky Component
Ty Gwyn Jones, Rhuddlan Road, Abergele LL22 7HH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 120	Domestic	28.5%	28.5%	0.0%	1.0
Window 121	Domestic	23.8%	23.8%	0.0%	1.0
<u>Second Floor</u>					
Window 122	Domestic	36.7%	36.3%	0.4%	0.99
<u>4 Granville Terrace</u>					
<u>Ground Floor</u>					
Window 123	Domestic	30.3%	31.5%	-1.2%	1.04
<u>First Floor</u>					
Window 124	Domestic	34.9%	34.7%	0.2%	0.99
Window 125	Domestic	29.3%	29.8%	-0.5%	1.02
Window 126	Domestic	29.8%	29.6%	0.2%	0.99
Window 127	Domestic	25.7%	25.4%	0.3%	0.99
<u>Second Floor</u>					
Window 128	Domestic	83.6%	83.6%	0.0%	1.0

Appendix 2 - Daylight Distribution

Ty Gwyn Jones, Rhuddlan Road, Abergale LL22 7HH

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>Oaklea House</u>					
<u>Ground Floor</u>					
Windows 1 & 2	Bedroom	82%	95%	-13%	1.16
Window 3	Bathroom/WC	95%	96%	-1%	1.01
Windows 4 to 6	Lounge/Dining/Kitchen	99%	99%	0%	1.0
Window 7	Bedroom	90%	74%	16%	0.82
<u>Voelas</u>					
<u>Ground Floor</u>					
Windows 14 to 16	Kitchen	97%	97%	0%	1.0
Windows 17 to 31	Lounge/Dining/Sunroom	100%	100%	0%	1.0
<u>First Floor</u>					
Window 32	Bedroom	94%	94%	0%	1.0
Window 33	Bathroom/WC	98%	98%	0%	1.0
Window 34	Bedroom	94%	94%	0%	1.0
<u>22 Wenfro</u>					
<u>Ground Floor</u>					
Window 62	Bedroom	96%	96%	0%	1.0
Window 63	Bathroom	96%	96%	0%	1.0
Window 64	Kitchen	94%	94%	0%	1.0
<u>13 to 17 Llys Jenkin</u>					
<u>Ground Floor</u>					
Window 74	Bedroom	98%	98%	0%	1.0
Windows 75 & 76	Bedroom	99%	99%	0%	1.0
Windows 77 to 80	Communal Lobby	98%	98%	0%	1.0
Window 81	Bedroom	95%	92%	3%	0.97
Window 77	Staircase	75%	75%	0%	1.0
<u>First Floor</u>					
Window 82	Bedroom	98%	98%	0%	1.0
Windows 83 & 84	Bedroom	99%	99%	0%	1.0
Windows 85 to 87	Communal Lobby	91%	91%	0%	1.0
Window 88	Bedroom	96%	96%	0%	1.0
<u>Second Floor</u>					
Window 89	Bedroom	95%	95%	0%	1.0
Windows 90 & 91	Bedroom	99%	99%	0%	1.0

Appendix 2 - Sunlight to Windows

Ty Gwyn Jones, Rhuddlan Road, Abergele LL22 7HH

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Oaklea House									
Ground Floor									
Window 1	Bedroom	58%	41%	17%	0.71	14%	4%	10%	0.29
Window 6	Lounge/Dining/Kitchen	51%	45%	6%	0.88	17%	12%	5%	0.71
Window 7	Bedroom	65%	45%	20%	0.69	16%	6%	10%	0.38
Window 8	Domestic	41%	41%	0%	1.0	9%	5%	4%	0.56
Window 9	Domestic	66%	68%	-2%	1.03	20%	16%	4%	0.8
Window 10	Domestic	76%	75%	1%	0.99	24%	20%	4%	0.83
First Floor									
Window 11	Domestic	76%	73%	3%	0.96	25%	19%	6%	0.76
Window 12	Domestic	78%	76%	2%	0.97	25%	21%	4%	0.84
Window 13	Domestic	80%	77%	3%	0.96	25%	22%	3%	0.88
Voelas									
Ground Floor									
Window 16	Kitchen	75%	73%	2%	0.97	19%	17%	2%	0.89
Window 17	Lounge/Dining/Sunroom	60%	57%	3%	0.95	16%	13%	3%	0.81
Window 20	Lounge/Dining/Sunroom	60%	58%	2%	0.97	16%	14%	2%	0.88
Window 21	Lounge/Dining/Sunroom	74%	71%	3%	0.96	17%	15%	2%	0.88
Window 22	Lounge/Dining/Sunroom	46%	45%	1%	0.98	12%	11%	1%	0.92
Window 23	Lounge/Dining/Sunroom	19%	19%	0%	1.0	4%	4%	0%	1.0
Window 24	Lounge/Dining/Sunroom	21%	21%	0%	1.0	8%	8%	0%	1.0
Window 25	Lounge/Dining/Sunroom	14%	14%	0%	1.0	5%	5%	0%	1.0
Window 28	Lounge/Dining/Sunroom	91%	89%	2%	0.98	27%	24%	3%	0.89
Window 29	Lounge/Dining/Sunroom	93%	91%	2%	0.98	29%	26%	3%	0.9
Window 30	Lounge/Dining/Sunroom	90%	87%	3%	0.97	29%	26%	3%	0.9
Window 31	Lounge/Dining/Sunroom	82%	81%	1%	0.99	26%	25%	1%	0.96
First Floor									
Window 33	Bathroom/WC	84%	81%	3%	0.96	29%	26%	3%	0.9
Window 34	Bedroom	35%	35%	0%	1.0	12%	12%	0%	1.0
20 Maes Y Dre									
Ground Floor									
Window 37	Domestic	75%	71%	4%	0.95	23%	23%	0%	1.0
First Floor									
Window 40	Domestic	77%	74%	3%	0.96	25%	25%	0%	1.0
24 Maes Y Dre									
Ground Floor									
Window 56	Domestic	65%	65%	0%	1.0	13%	13%	0%	1.0
Window 57	Domestic	70%	72%	-2%	1.03	15%	15%	0%	1.0

Appendix 2 - Sunlight to Windows

Ty Gwyn Jones, Rhuddlan Road, Abergele LL22 7HH

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>First Floor</u>									
Window 61	Domestic	77%	77%	0%	1.0	25%	25%	0%	1.0
<u>21 Wenfro</u>									
<u>Ground Floor</u>									
Window 65	Domestic	43%	43%	0%	1.0	4%	4%	0%	1.0
<u>13 to 17 Llys Jenkin</u>									
<u>Ground Floor</u>									
Window 74	Bedroom	80%	81%	-1%	1.01	27%	27%	0%	1.0
Window 75	Bedroom	81%	82%	-1%	1.01	28%	28%	0%	1.0
<u>First Floor</u>									
Window 82	Bedroom	83%	84%	-1%	1.01	29%	29%	0%	1.0
Window 83	Bedroom	81%	81%	0%	1.0	28%	28%	0%	1.0
<u>Second Floor</u>									
Window 89	Bedroom	77%	77%	0%	1.0	29%	29%	0%	1.0
Window 90	Bedroom	78%	78%	0%	1.0	29%	29%	0%	1.0
<u>18 to 22 Llys Jenkin</u>									
<u>Ground Floor</u>									
Window 93	Domestic	26%	29%	-3%	1.12	8%	9%	-1%	1.13
<u>First Floor</u>									
Window 102	Domestic & Staircase	97%	96%	1%	0.99	29%	28%	1%	0.97
<u>2 Granville Terrace</u>									
<u>Ground Floor</u>									
Window 109	Domestic	62%	62%	0%	1.0	18%	18%	0%	1.0
Window 110	Domestic	28%	28%	0%	1.0	8%	8%	0%	1.0
Window 111	Domestic	25%	25%	0%	1.0	8%	8%	0%	1.0
Window 112	Domestic	25%	25%	0%	1.0	9%	9%	0%	1.0
<u>First Floor</u>									
Window 113	Domestic	40%	40%	0%	1.0	13%	13%	0%	1.0
Window 114	Domestic	61%	61%	0%	1.0	18%	18%	0%	1.0
<u>Second Floor</u>									
Window 115	Domestic	92%	93%	-1%	1.01	27%	28%	-1%	1.04

Appendix 2 - Sunlight to Windows
Ty Gwyn Jones, Rhuddlan Road, Abergele LL22 7HH

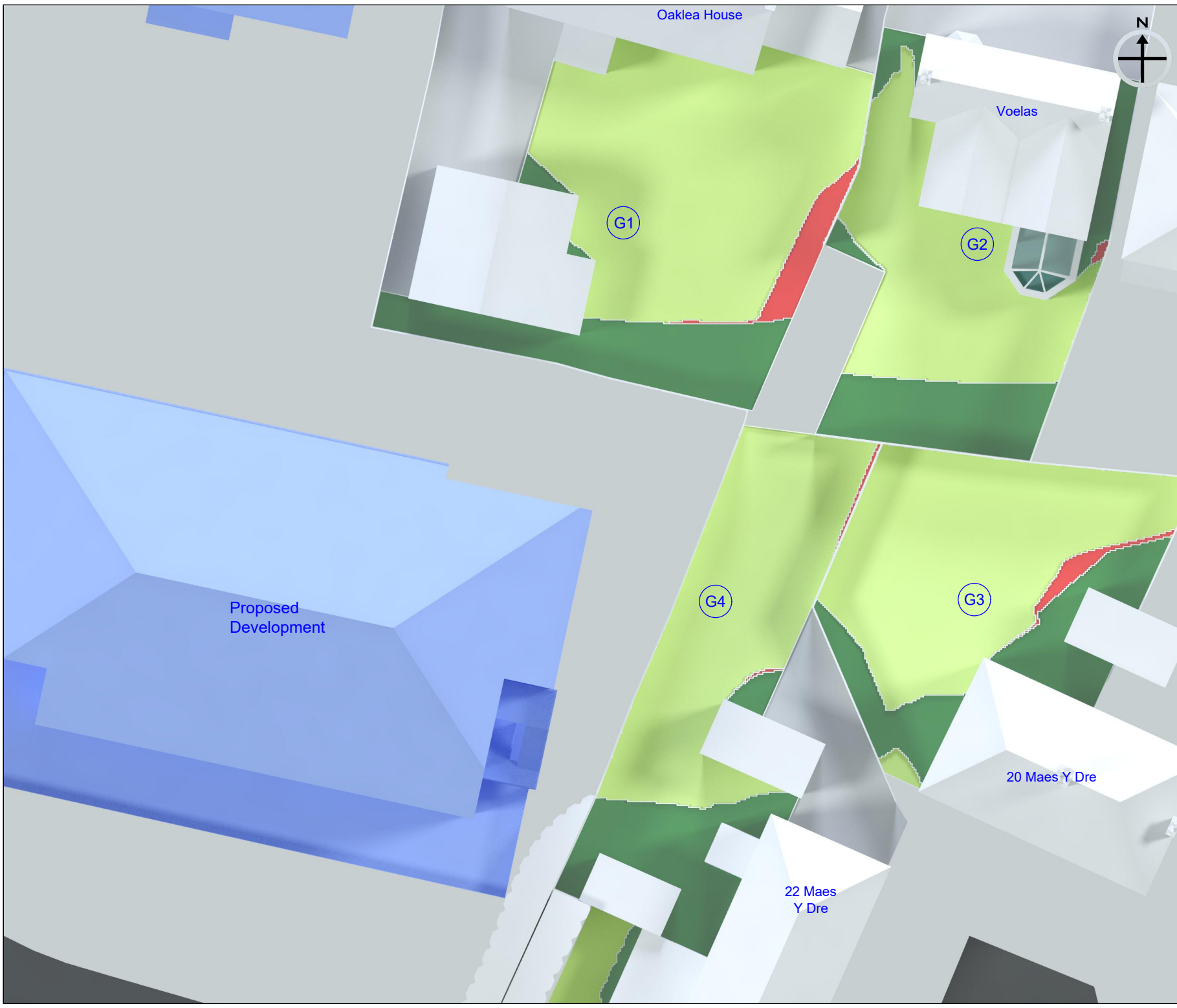
Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>3 Granville Terrace</u>									
<u>Ground Floor</u>									
Window 116	Domestic	29%	29%	0%	1.0	11%	11%	0%	1.0
Window 119	Domestic	53%	53%	0%	1.0	15%	15%	0%	1.0
<u>First Floor</u>									
Window 120	Domestic	59%	59%	0%	1.0	15%	15%	0%	1.0
<u>Second Floor</u>									
Window 122	Domestic	82%	83%	-1%	1.01	26%	27%	-1%	1.04
<u>4 Granville Terrace</u>									
<u>Ground Floor</u>									
Window 123	Domestic	68%	75%	-7%	1.1	15%	18%	-3%	1.2
<u>First Floor</u>									
Window 124	Domestic	81%	82%	-1%	1.01	22%	23%	-1%	1.05
Window 125	Domestic	37%	36%	1%	0.97	10%	10%	0%	1.0
Window 126	Domestic	43%	41%	2%	0.95	11%	10%	1%	0.91
Window 127	Domestic	55%	55%	0%	1.0	18%	18%	0%	1.0
<u>Second Floor</u>									
Window 128	Domestic	95%	96%	-1%	1.01	28%	29%	-1%	1.04

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 3 - Overshadowing to Gardens and Open Spaces
Ty Gwyn Jones, Rhuddlan Road, Abergele LL22 7HH

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March										Ratio
			Before					After			Loss		
<u>Oaklea House</u>													
<u>Ground Floor</u>													
Garden 1	266.2	m2	205.02	m2	77%	192.2	m2	72%	12.82	m2	5%	0.94	
<u>Voelas</u>													
<u>Ground Floor</u>													
Garden 2	172.18	m2	110.75	m2	64%	110.16	m2	64%	0.58	m2	0%	0.99	
<u>20 Maes Y Dre</u>													
<u>Ground Floor</u>													
Garden 3	209.11	m2	156.77	m2	75%	151.9	m2	73%	4.86	m2	2%	0.97	
<u>22 Maes Y Dre</u>													
<u>Ground Floor</u>													
Garden 4	185.84	m2	133.58	m2	72%	132.26	m2	71%	1.32	m2	1%	0.99	
<u>24 Maes Y Dre</u>													
<u>Ground Floor</u>													
Garden 5	115.62	m2	66.08	m2	57%	66.08	m2	57%	0.0	m2	0%	1.0	
<u>22 Wenfro</u>													
<u>Ground Floor</u>													
Garden 6	94.94	m2	65.92	m2	69%	65.92	m2	69%	0.0	m2	0%	1.0	
<u>21 Wenfro</u>													
<u>Ground Floor</u>													
Garden 7	73.44	m2	41.07	m2	56%	41.07	m2	56%	0.0	m2	0%	1.0	
<u>2 Granville Terrace</u>													
<u>Ground Floor</u>													
Garden 8	90.1	m2	63.02	m2	70%	63.02	m2	70%	0.0	m2	0%	1.0	
<u>3 Granville Terrace</u>													
<u>Ground Floor</u>													
Garden 9	97.26	m2	67.49	m2	69%	67.49	m2	69%	0.0	m2	0%	1.0	
<u>4 Granville Terrace</u>													
<u>Ground Floor</u>													
Garden 10	122.53	m2	86.97	m2	71%	86.69	m2	71%	0.28	m2	0%	1.0	



Key

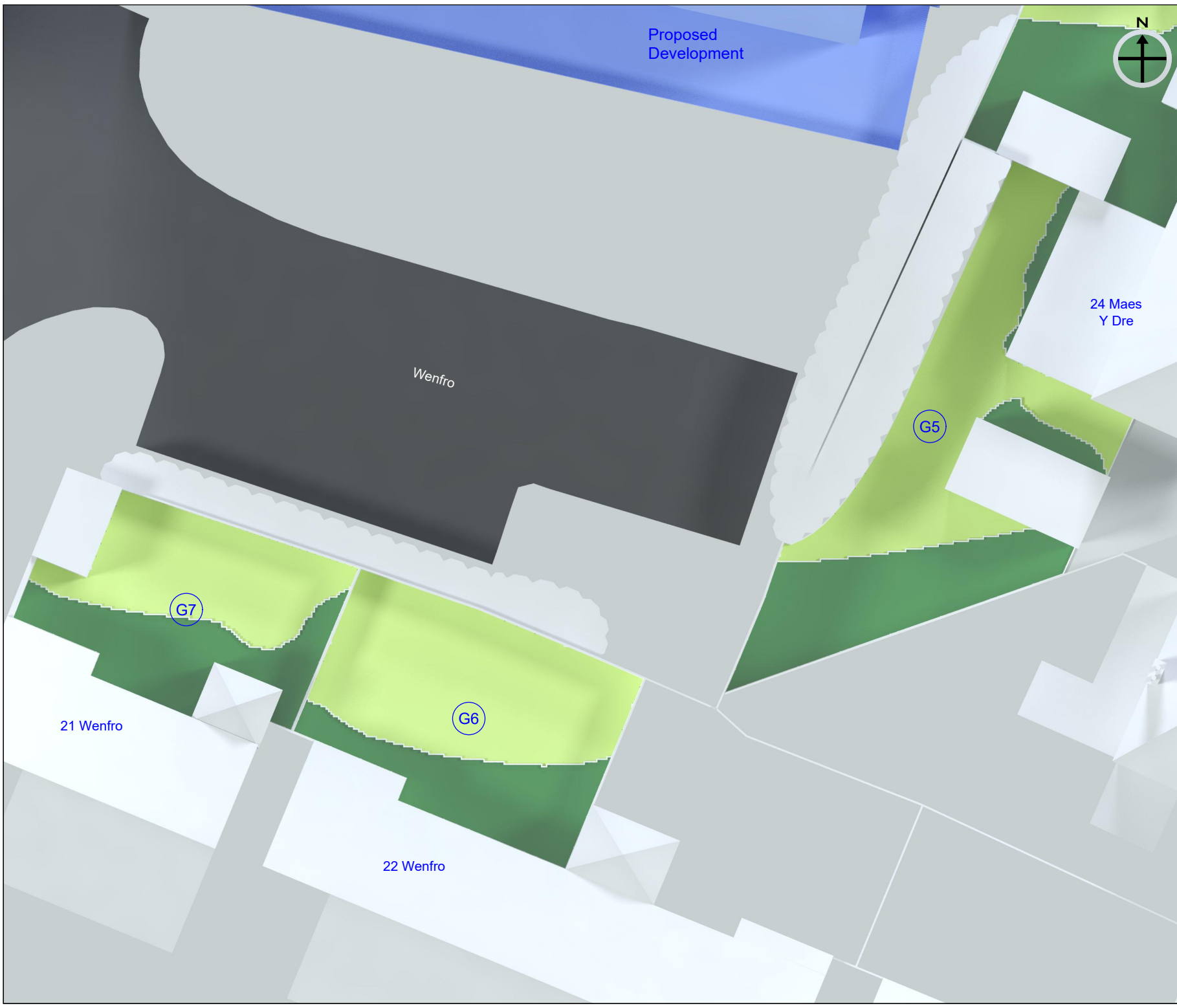
-  Receives under two hours sunlight on 21st March before and after the development.
-  Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
-  Receives at least two hours sunlight on 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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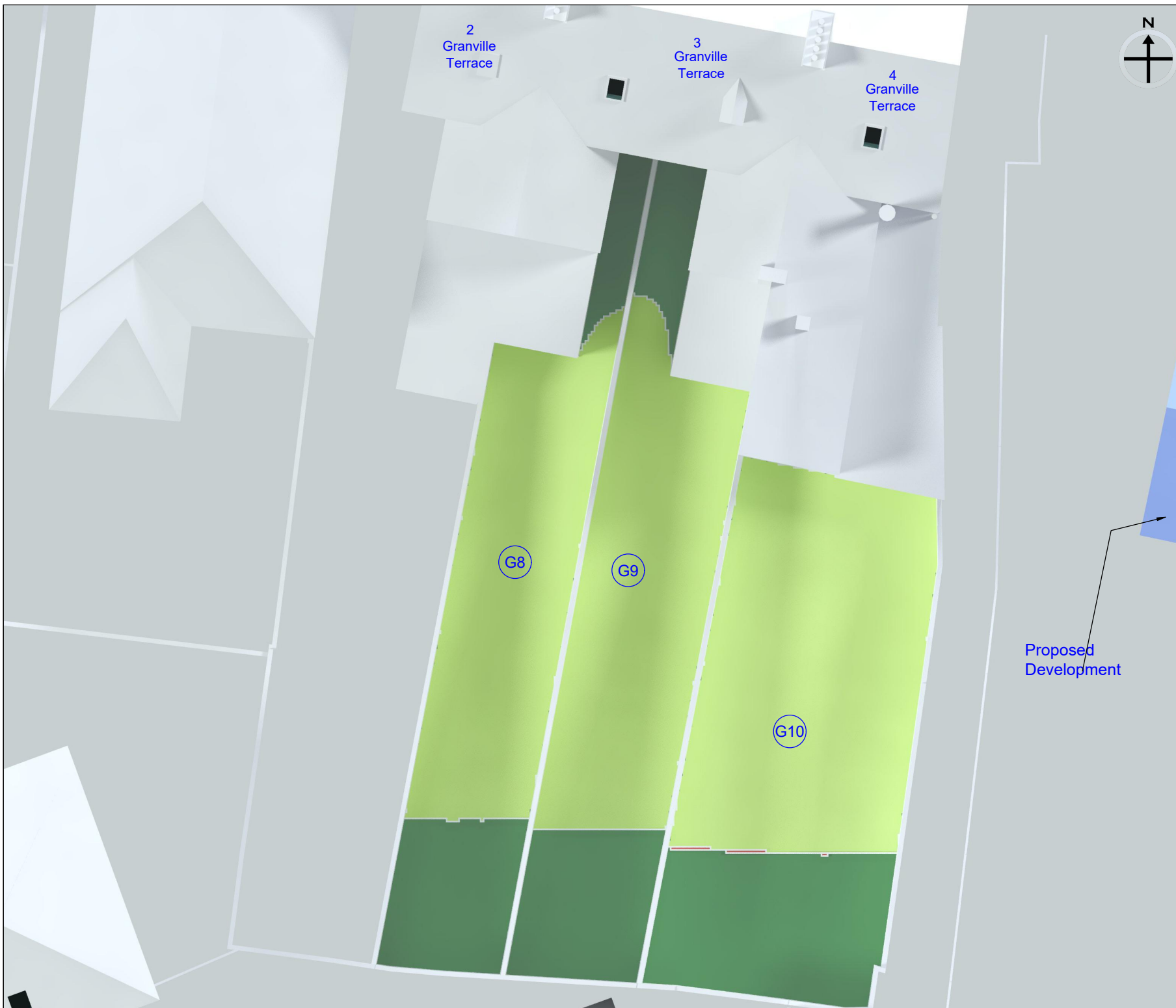
- Key
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-  Receives under two hours sunlight on 21st March before and after the development.
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Proposed Development

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



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