

Daylight and Sunlight Assessment Report

10 St Michaels Mount
Thornhill WF12 0TJ

Stroma Reference: PR-D879

Date: 18/07/2025

Prepared for: CityMeade Limited

1. Executive Summary

- 1.1. This daylight and sunlight assessment report relates to the proposed new development at 10 St Michaels Mount. The proposed development is demolition of existing bungalow to be replaced with 2 storey, 4 bed property.
- 1.2. A detailed assessment has been undertaken to determine the impact of proposed new development upon immediately surrounding buildings have been assessed where considered to be potentially affected.
- 1.3. Works described within this report have been undertaken in accordance with BRE good practice guidance document BR209 Site Layout Planning for Daylight and Sunlight. This document includes recommendations for daylight and sunlight access and respective calculation methods.
- 1.4. Sunlight Availability Indicator: **Manchester (53.5°N)**.
- 1.5. The proposed development has a marginal impact on the surrounding properties.
- 1.6. The proposed building has minor impact on the surrounding buildings. With all relevant space & windows still achieving good levels of both daylight and sunlight with new proposed building.

This assessment does not consider Right-to-Light. Should there be concerns that a Right-to-Light exists, it is recommended that a suitably qualified specialist be consulted.

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2. Quality Management

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Date: 18/07/2025

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report version 1.0.4

3. Development Overview

3.1. **Existing** – The existing site is a residential area of Dewsbury that is currently a Bungalow with a 2 storey house to the North and south of the property.

3.2. **Proposed** – The proposed development will comprise of a new detached 4 bedroom property.

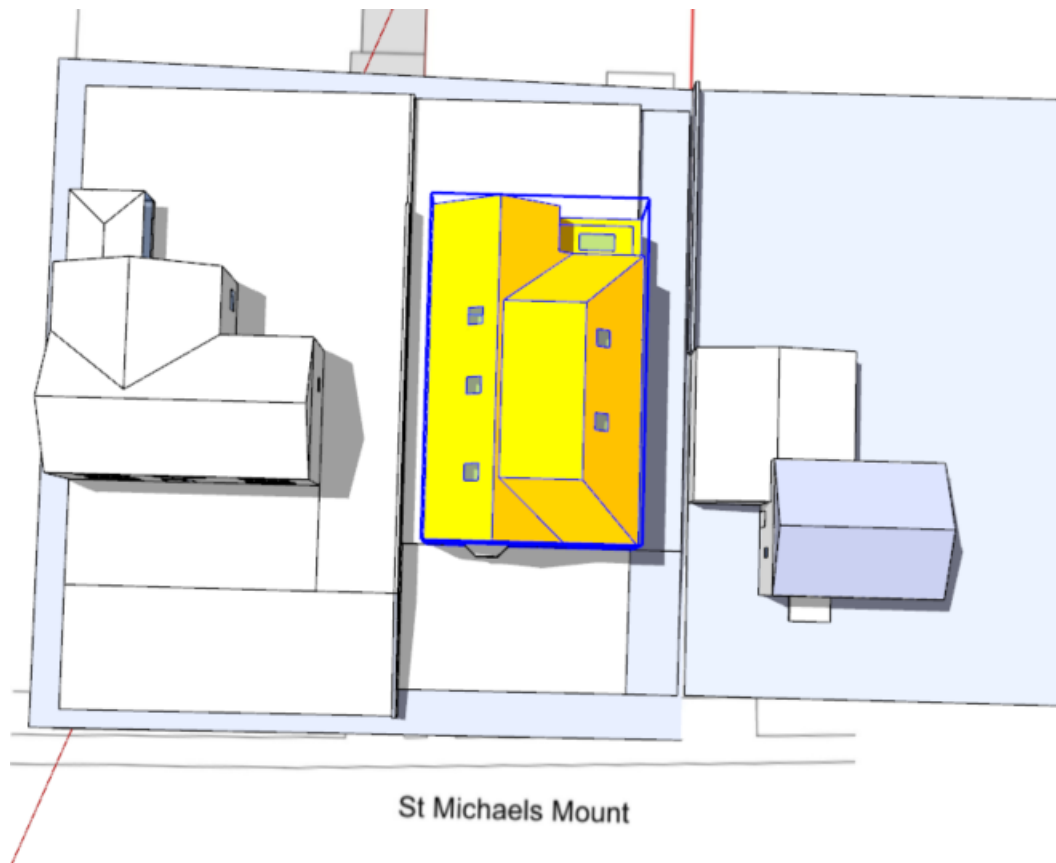


Figure 2. Proposed Building in yellow (image taken from sketch up model)

4. Approach and Recommendations

4.1. Daylight

4.1.1. Existing Buildings

4.1. BRE guidance emphasises the importance of safeguarding daylight to nearby surroundings. Performance guidelines relate to dwelling rooms where daylight access is considered to be important. These areas include; living rooms, kitchens and bedrooms. The following procedure should be followed to assess whether proposed development is likely to have a detrimental effect upon existing surroundings.

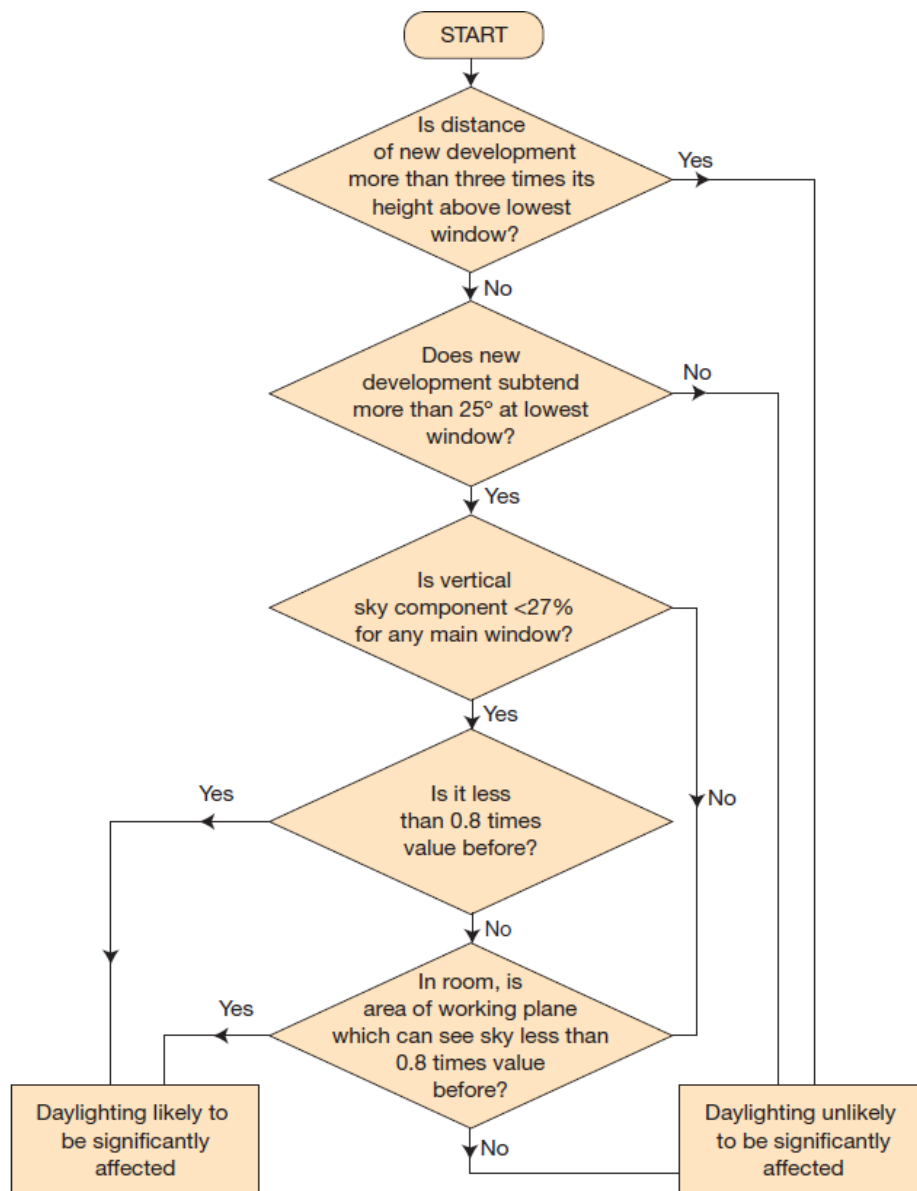


Figure 3. BR209 'Decision chart: diffuse daylight in existing buildings'¹

¹ Site Layout Planning for Daylight and Sunlight, 10 St Michaels Mount (21-114-01)

4.2. Sunlight

4.2.1. Existing Buildings

4.2. Similar to daylight, access to sunlight should be safeguarded to critical areas of existing buildings.

4.3. BRE guidance provides the following guidance;

Summary

3.2.11 If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- Receives less than 25% of the annual probable sunlight hours, or less than 5% of the annual probable sunlight hours between 21st September and 21st 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 the annual probable sunlight hours.

Figure 4. BR209 Summary –securing sunlight levels of existing developments²

² Site Layout Planning for Daylight and Sunlight, 10 St Michaels Mount (21-114-01)
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5. Assessment

5.1. Objectives

5.1. Determine the effect of the proposed development on availability of VSC and APSH on the surrounding buildings against the previous existing building.

5.2. Approach

5.2.1. Surroundings

5.2. To assess the impact the development will have on the surrounding properties the first step is to identify which properties are likely to have their daylight and sunlight impacted.

5.3. Typically the surrounding buildings to be assessed would follow the rules set out in the BRE 209 flow chart, an area three times the height of any proposed buildings would be determined. However the client has specifically requested that the assessment be focused on the adjacent buildings particular 8 St Michaels Mount. For robustness the DLSL Assessor has modelled both neighbouring properties 8 & 12 St Michaels Mount to satisfy any other potential impacted properties.

5.4. Having identified the buildings which could be affected it is also necessary to identify the affected elevations & windows. Elevations facing away from the proposed development will not require assessment as the impact of daylight and sunlight levels will be insignificant. Figures below show which elevations & windows have been identified as needing assessment.

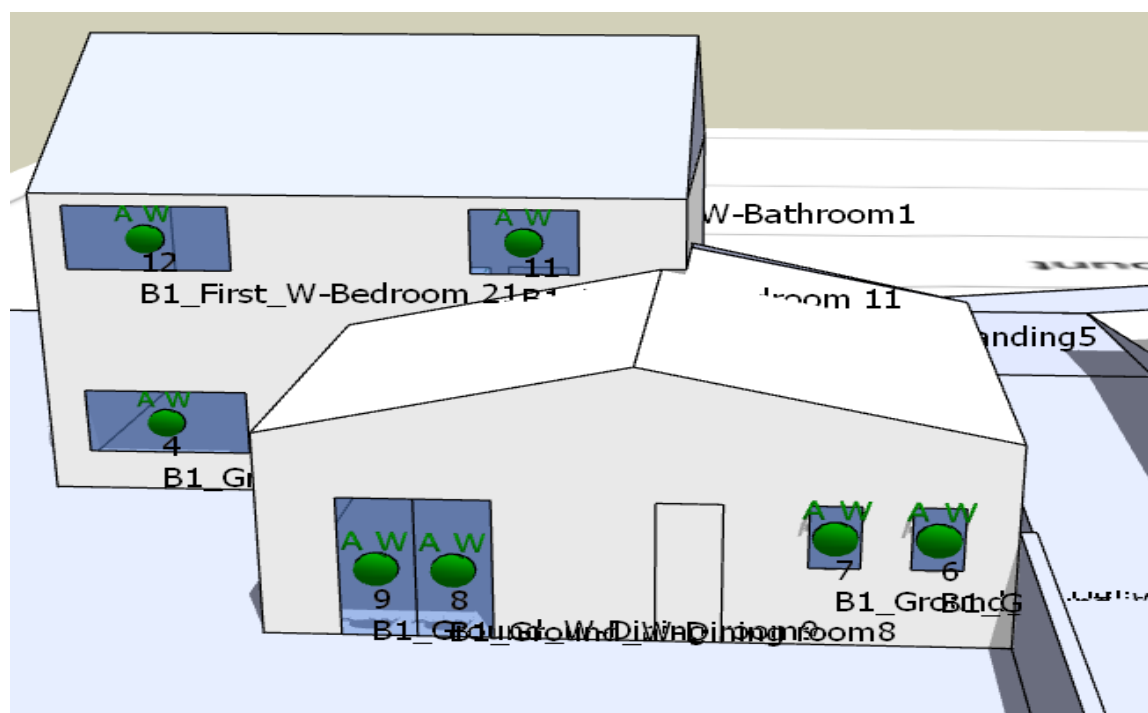


Figure 5. Surrounding Buildings B1-Rear elevation windows to be assessed (8 St Michaels Mount)

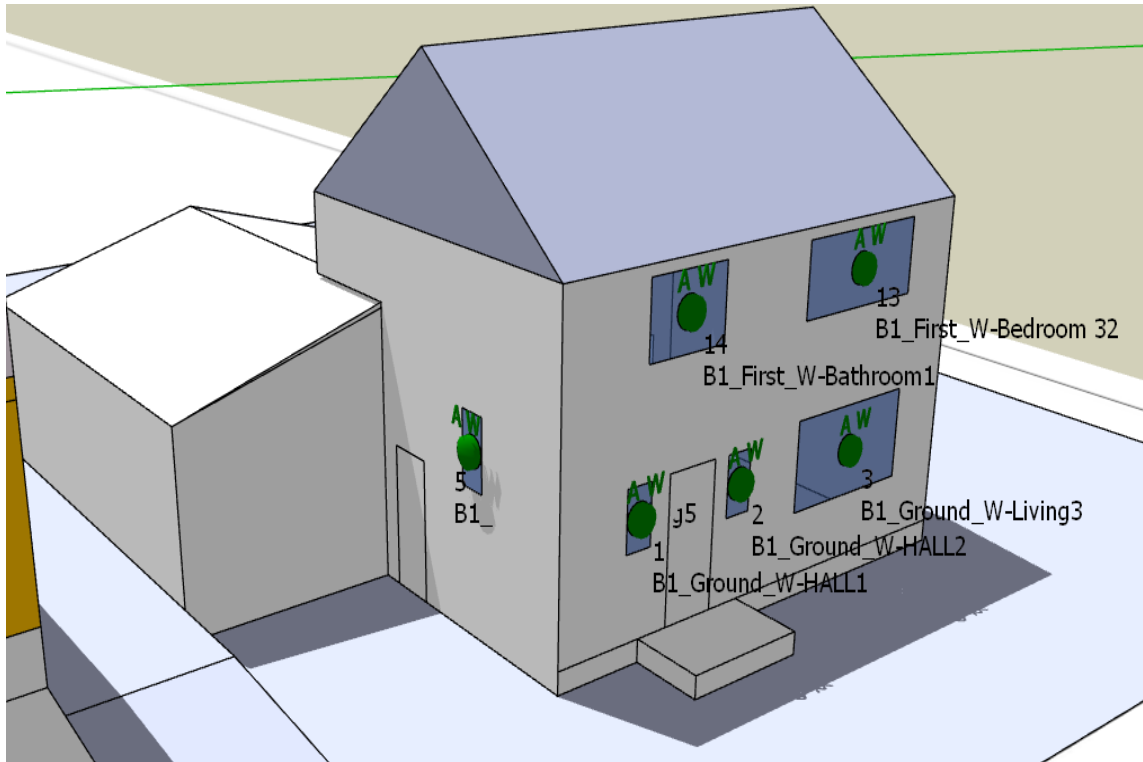


Figure 6. Surrounding Building B1-Front & side window references to be assessed (8 St Michaels Mount)

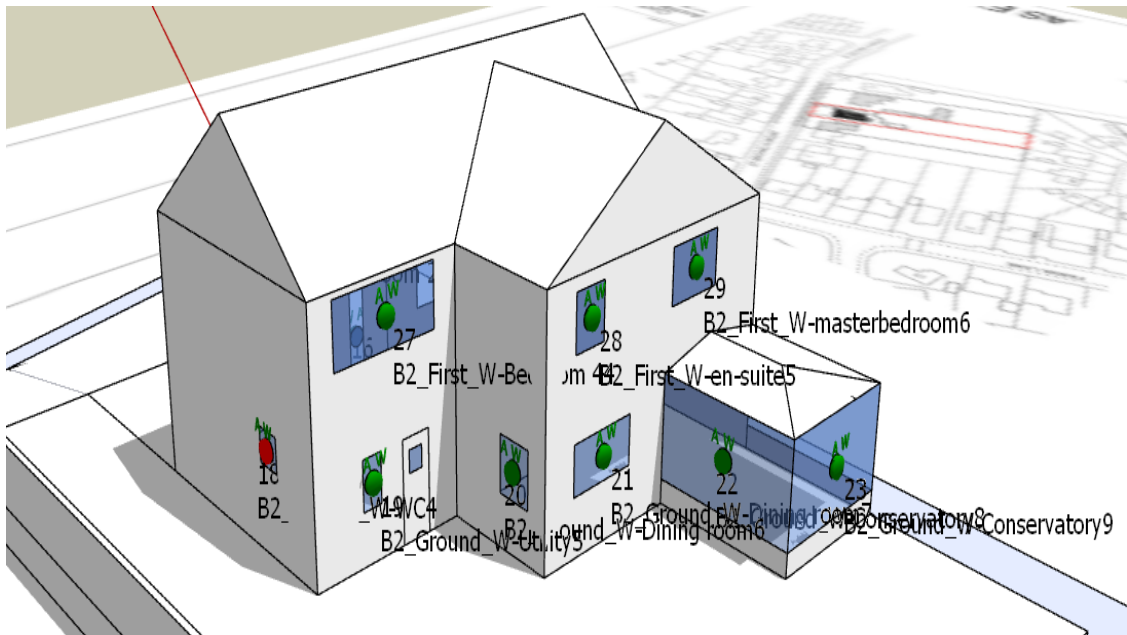


Figure 7. Surround Building B2 – Rear of property & side, window references to be assessed (12 St Michaels Mount)

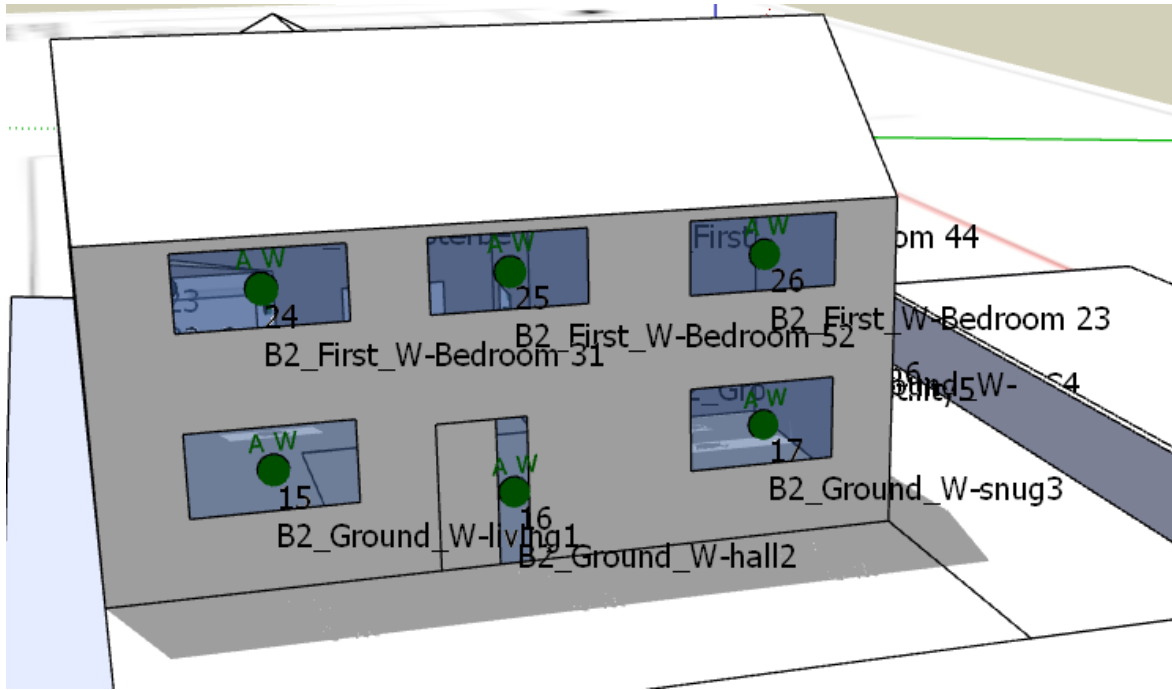


Figure 8. Surrounding Buildings B2 window references to be assessed (12 St Michaels Mount)

6. Results

6.1. Surrounding

6.1. The surrounding buildings which have potential to be affected by the proposed development are identified in section 5 of this report. As the full details of internal layouts of these buildings are not entirely known, all elevations which have potential to be affected have been assessed.

6.1.2. Daylight

6.2. The proposed development is shown to have negligible impact on the daylighting reaching the surrounding buildings and the majority of windows have negligible impact on daylight. With only minor reduction in VSC shown in majority of assessed windows. Good levels of daylight is still achieved.

6.3. The only negatively impacted window is on north side of Building B2 (12 St Michaels Mount) to the south of proposed building. The window shows a reduction in daylight with the VSC falling below 27%. However from further research this window seems to occupy an unhabitable room (downstairs WC) and is also north facing so isn't required to be assessed.

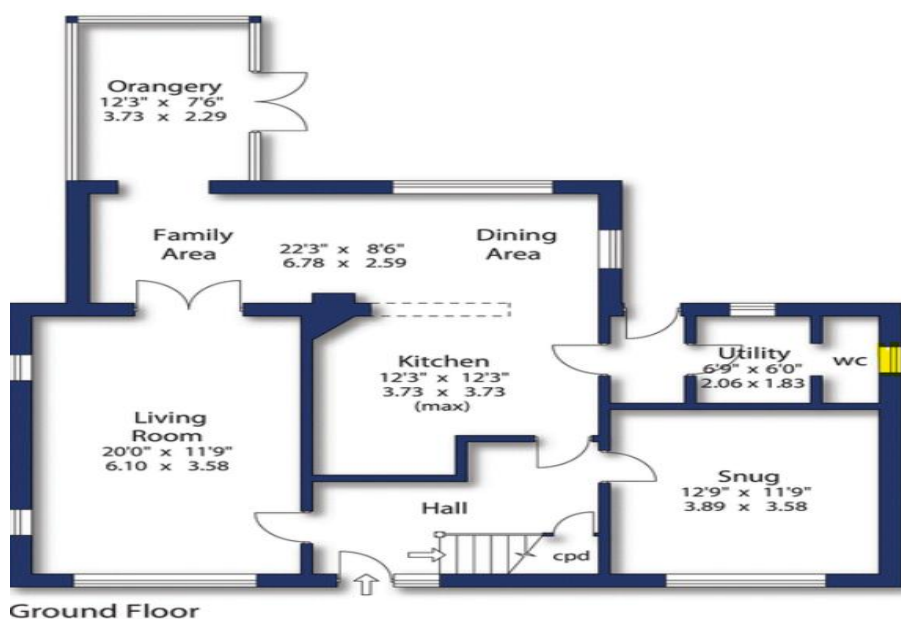


Figure 9. Image of ground floor plan of property 12 St Michaels with room window reference to above in yellow

(image from Rightmove listing in 2022)

6.1.3. Sunlight APSH & WPSH

6.4. The proposed development does not greatly affect the sunlight on the existing buildings as shown by the results in appendix F. All windows still achieve good levels of sunlight above the BRE recommended values. There is reduction in sunlight hours on window B1 Ground W-Landing 5 (8 St Michaels Mount) however this window can be discounted as it is not considered a relevant room for purpose of BR 209 recommendations. See results section below:

| Project Name: Daylight model 10 St Michaels Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 08/07/2025 | | | | | | | | | | | Window Annual | | Window Winter | | Meets Both Window Criteria |
|---|------------------|-----------------|----------------------|--------|----------------|--------------------|----------------|---------------|--------------------|--------|------------------|------------------|----------------------------|--|----------------------------|
| Floor Ref. | Window Ref. | TrafficLight Id | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria | Loss | Passing Criteria | Passing Criteria | Meets Both Window Criteria | | |
| B1 - 8 St Michaels Mount | | | | | | | | | | | | | | | |
| First | W-Bathroom1 | 14 | Existing Proposed | 68°N | | *North *North | | *North *North | *North *North | *North | | | | | |
| First | W-Bedroom 11 | 11 | Existing Proposed | 248° | 61.00 55.00 | 0.90 YES | 21.00 15.00 | 0.71 YES | YES | 6.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| First | W-Bedroom 21 | 12 | Existing Proposed | 248° | 61.00 59.00 | 0.97 YES | 21.00 19.00 | 0.90 YES | YES | 2.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| First | W-Bedroom 32 | 13 | Existing Proposed | 68°N | | *North *North | | *North *North | *North *North | *North | | | | | |
| Ground | W-Dining room8 | 8 | Existing Proposed | 248° | 60.00 54.00 | 0.90 YES | 20.00 14.00 | 0.70 YES | YES | 6.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| Ground | W-Dining room9 | 9 | Existing Proposed | 248° | 60.00 54.00 | 0.90 YES | 20.00 14.00 | 0.70 YES | YES | 6.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| Ground | W-HALL1 | 1 | Existing Proposed | 68°N | | *North *North | | *North *North | *North *North | *North | | | | | |
| Ground | W-HALL2 | 2 | Existing Proposed | 68°N | | *North *North | | *North *North | *North *North | *North | | | | | |
| Ground | W-Landing5 | 5 | Existing Proposed | 158° | 75.00 66.00 | 0.88 YES | 20.00 11.00 | 0.55 YES | YES | 9.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| Ground | W-Living3 | 3 | Existing Proposed | 68°N | | *North *North | | *North *North | *North *North | *North | | | | | |
| Ground | W-Living4 | 4 | Existing Proposed | 248° | 48.00 48.00 | 1.00 YES | 8.00 8.00 | 1.00 YES | YES | 0.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| Ground | W-Utility7 | 7 | Existing Proposed | 248° | 57.00 45.00 | 0.79 YES | 17.00 9.00 | 0.53 YES | YES | 12.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| Ground | W-WC6 | 6 | Existing Proposed | 248° | 55.00 38.00 | 0.69 YES | 15.00 7.00 | 0.47 YES | YES | 17.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| B2 - 12 St Michaels Mount | | | | | | | | | | | | | | | |
| First | W-Bedroom 23 | 26 | Existing Proposed | 68°N | | *North *North | | *North *North | *North *North | *North | | | | | |
| First | W-Bedroom 31 | 24 | Existing Proposed | 68°N | | *North *North | | *North *North | *North *North | *North | | | | | |
| First | W-Bedroom 44 | 27 | Existing Proposed | 248° | 55.00 55.00 | 1.00 YES | 15.00 15.00 | 1.00 YES | YES | 0.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| First | W-Bedroom 52 | 25 | Existing Proposed | 68°N | | *North *North | | *North *North | *North *North | *North | | | | | |
| First | W-en-suite5 | 28 | Existing Proposed | 248° | 61.00 61.00 | 1.00 YES | 21.00 21.00 | 1.00 YES | YES | 0.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| First | W-masterbedroom6 | 29 | Existing Proposed | 248° | 61.00 61.00 | 1.00 YES | 21.00 21.00 | 1.00 YES | YES | 0.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| Ground | W-Conservatory8 | 22 | Existing Proposed | 338°N | | *North *North | | *North *North | *North *North | *North | | | | | |
| Ground | W-Conservatory9 | 23 | Existing Proposed | 248° | 61.00 61.00 | 1.00 YES | 21.00 21.00 | 1.00 YES | YES | 0.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| Ground | W-Dining room6 | 20 | Existing Proposed | 338°N | | *North *North | | *North *North | *North *North | *North | | | | | |
| Ground | W-Dining room7 | 21 | Existing Proposed | 248° | 55.00 55.00 | 1.00 YES | 15.00 15.00 | 1.00 YES | YES | 0.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| Ground | W-hall2 | 16 | Existing Proposed | 68°N | | *North *North | | *North *North | *North *North | *North | | | | | |
| Ground | W-living1 | 15 | Existing Proposed | 68°N | | *North *North | | *North *North | *North *North | *North | | | | | |
| Ground | W-snug3 | 17 | Existing Proposed | 68°N | | *North *North | | *North *North | *North *North | *North | | | | | |
| Ground | W-Utility5 | 19 | Existing Proposed | 248° | 40.00 39.00 | 0.98 YES | 7.00 7.00 | 1.00 YES | YES | 1.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| Ground | W-WC4 | 18 | Existing Proposed | 338°N | | *North *North | | *North *North | *North *North | *North | | | | | |

Figure 10. APSH & WPSH results for B1 & B2 (8 St Michaels Mount & 12 St Michaels Mount)

7. Conclusion

- 7.1. The daylight and sunlight assessment has been conducted in accordance with BRE guidelines outlined in BR 209: *Site Layout Planning for Daylight and Sunlight*. The results demonstrate that the proposed building will have marginal impact on the surrounding buildings with daylight and sunlight results of all relevant space still complying with the BRE 209 recommendations.
- 7.2. The impact on surrounding properties has been evaluated, with minimal reductions in daylight in sunlight observed. The proposed building has minor impact on the surrounding buildings. There are some impacts to windows serving WC area at 12 St Michaels Mount & Landing of 8 St Michaels mount however both these windows would not be considered relevant building areas and as such are discounted from assessment.
- 7.3. In conclusion, the proposed development has been thoughtfully designed to balance internal light quality and minimise adverse effects on neighbouring buildings. The results support the proposal's compliance with best practice recommendations, ensuring minimal disruption to surrounding daylight and sunlight conditions while providing a well-lit living environment for its occupants.

Appendix A. Surrounding Building window references

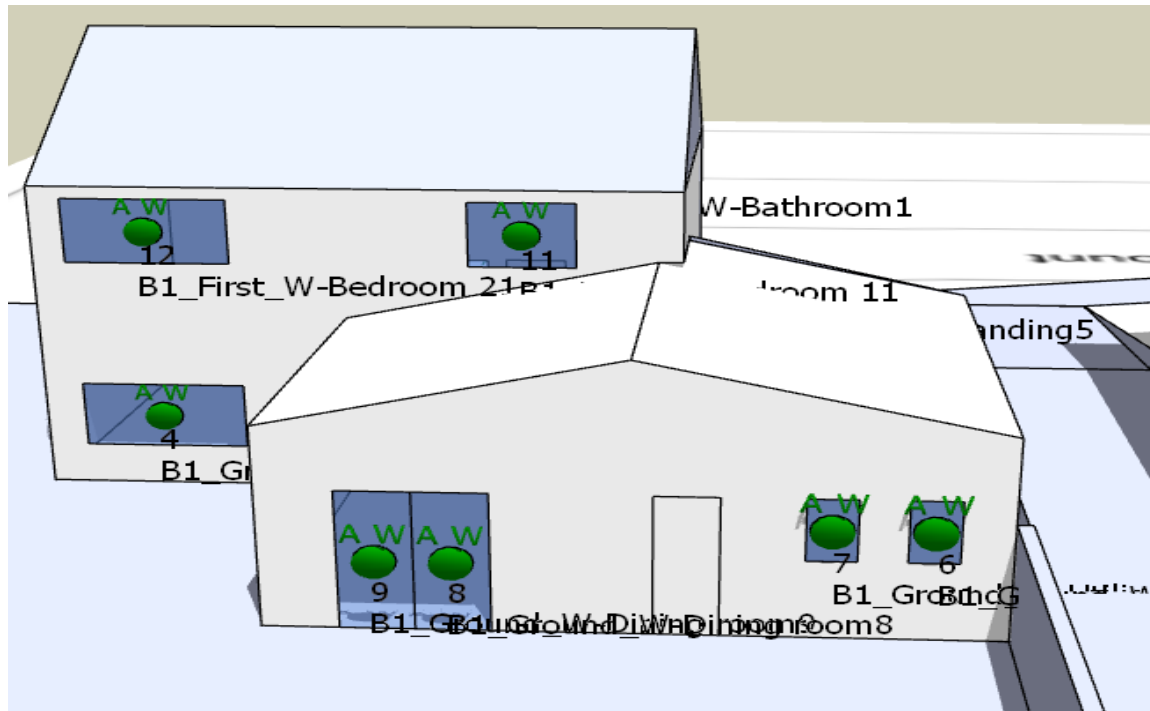


Figure 11. Surrounding Buildings B1-windows to be assessed – Rear elevation of 8 St Michaels Mount

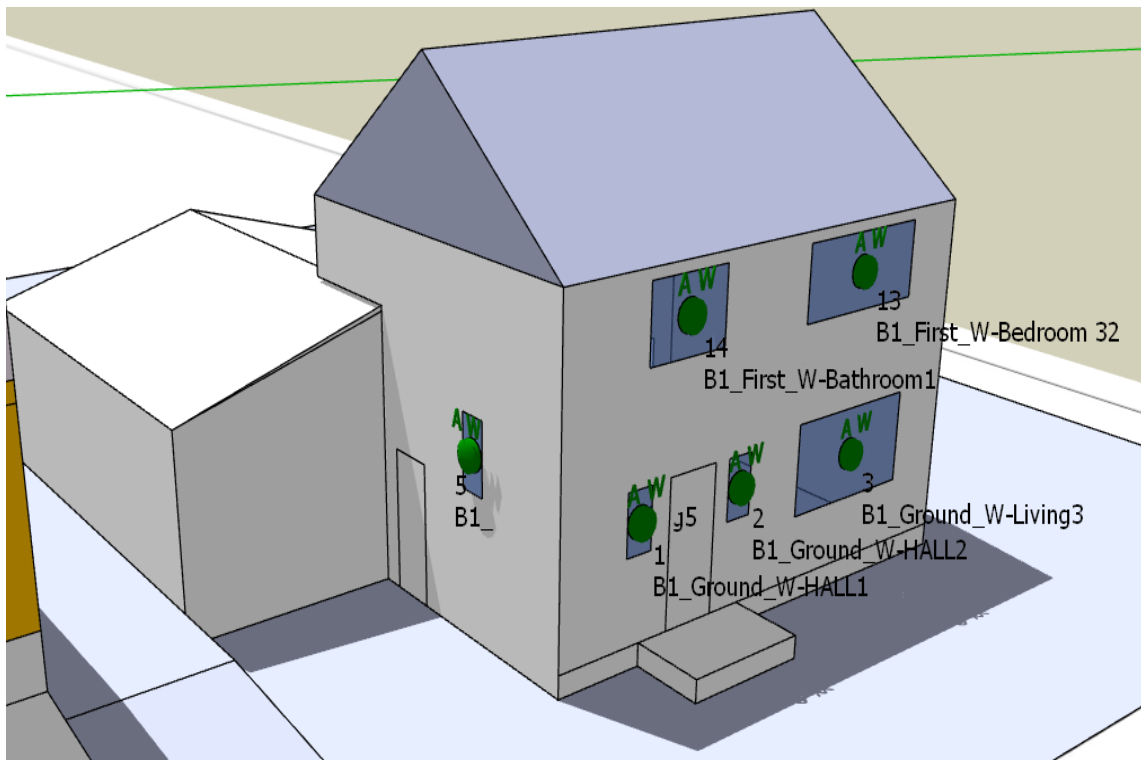


Figure 12. Surrounding Buildings B1-windows to be assessed – Front & side elevation of 8 St Michaels Mount

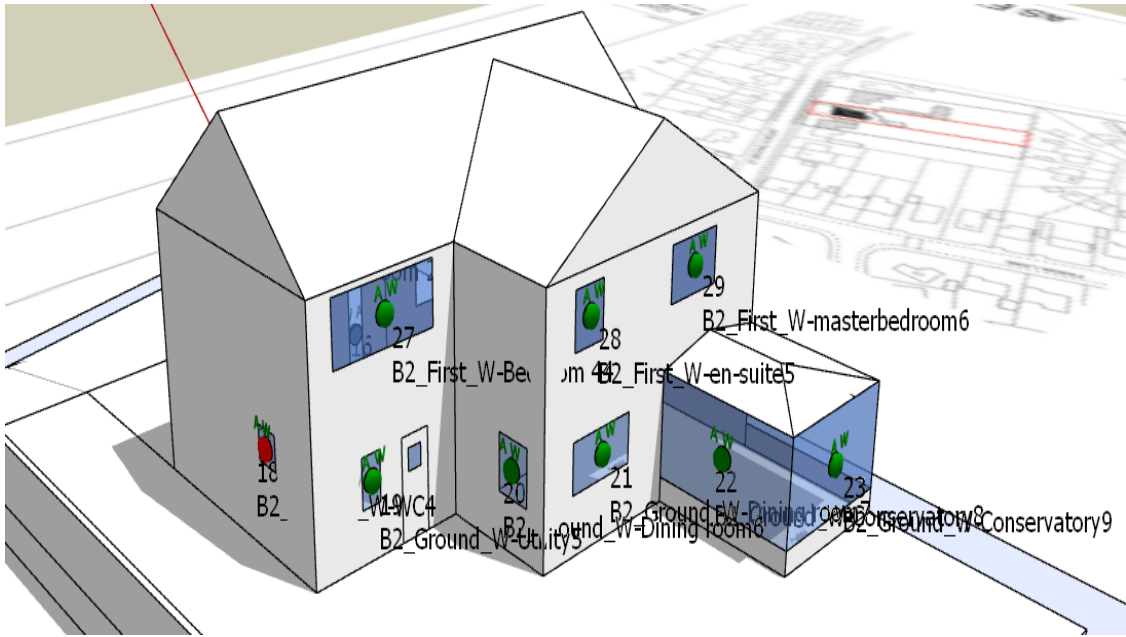


Figure 13. Surrounding Buildings B2-windows to be assessed – Rear & side elevation of 12 St Michaels Mount

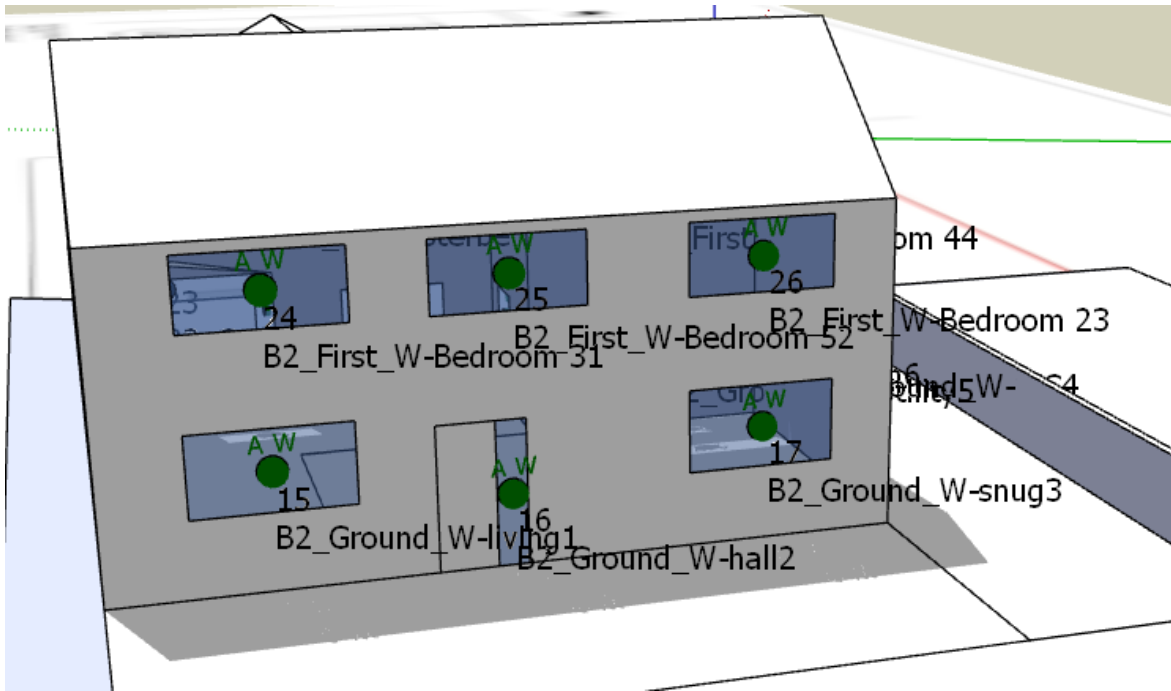


Figure 14. Surrounding Buildings B2-windows to be assessed – Front elevation of 12 St Michaels Mount

Appendix B. Surrounding Vertical Sky Component Results

| Project Name: Daylight model 10 St Michaels Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 08/07/2025 | | | | | | | |
|---|------------------|-----------------|----------------------------------|-------|--------------------|--------------------|--|
| Floor Ref. | Window Ref. | TrafficLight Id | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | |
| B1 - 8 St Michaels Mount | | | | | | | |
| First | W-Bathroom1 | 14 | Existing 39.62 Proposed 39.62 | 1.00 | YES | 68°N | |
| First | W-Bedroom 11 | 11 | Existing 39.19 Proposed 37.51 | 0.96 | YES | 248° | |
| First | W-Bedroom 21 | 12 | Existing 39.44 Proposed 38.75 | 0.98 | YES | 248° | |
| First | W-Bedroom 32 | 13 | Existing 39.62 Proposed 39.62 | 1.00 | YES | 68°N | |
| Ground | W-Dining room8 | 8 | Existing 38.75 Proposed 37.57 | 0.97 | YES | 248° | |
| Ground | W-Dining room9 | 9 | Existing 38.90 Proposed 37.92 | 0.97 | YES | 248° | |
| Ground | W-HALL1 | 1 | Existing 39.56 Proposed 39.56 | 1.00 | YES | 68°N | |
| Ground | W-HALL2 | 2 | Existing 39.57 Proposed 39.57 | 1.00 | YES | 68°N | |
| Ground | W-Landing5 | 5 | Existing 33.24 Proposed 28.60 | 0.86 | YES | 158° | |
| Ground | W-Living3 | 3 | Existing 39.58 Proposed 39.58 | 1.00 | YES | 68°N | |
| Ground | W-Living4 | 4 | Existing 34.44 Proposed 34.44 | 1.00 | YES | 248° | |
| Ground | W-Utility7 | 7 | Existing 38.60 Proposed 34.87 | 0.90 | YES | 248° | |
| Ground | W-WC6 | 6 | Existing 37.81 Proposed 32.85 | 0.87 | YES | 248° | |
| B2 - 12 St Michaels Mount | | | | | | | |
| First | W-Bedroom 23 | 26 | Existing 39.62 Proposed 39.44 | 1.00 | YES | 68°N | |
| First | W-Bedroom 31 | 24 | Existing 39.62 Proposed 39.59 | 1.00 | YES | 68°N | |
| First | W-Bedroom 44 | 27 | Existing 37.11 Proposed 36.36 | 0.98 | YES | 248° | |
| First | W-Bedroom 52 | 25 | Existing 39.62 Proposed 39.56 | 1.00 | YES | 68°N | |
| First | W-en-suite5 | 28 | Existing 39.62 Proposed 39.51 | 1.00 | YES | 248° | |
| First | W-masterbedroom6 | 29 | Existing 39.62 Proposed 39.57 | 1.00 | YES | 248° | |
| Ground | W-Conservatory8 | 22 | Existing 29.17 Proposed 26.70 | 0.92 | YES | 338°N | |
| Ground | W-Conservatory9 | 23 | Existing 39.62 Proposed 39.62 | 1.00 | YES | 248° | |
| Ground | W-Dining room6 | 20 | Existing 30.03 Proposed 24.66 | 0.82 | YES | 338°N | |
| Ground | W-Dining room7 | 21 | Existing 37.08 Proposed 36.85 | 0.99 | YES | 248° | |
| Ground | W-hall2 | 16 | Existing 39.56 Proposed 39.42 | 1.00 | YES | 68°N | |
| Ground | W-living1 | 15 | Existing 39.61 Proposed 39.55 | 1.00 | YES | 68°N | |
| Ground | W-slug3 | 17 | Existing 39.60 Proposed 39.17 | 0.99 | YES | 68°N | |
| Ground | W-Utility5 | 19 | Existing 33.98 Proposed 31.87 | 0.94 | YES | 248° | |
| Ground | W-WC4 | 18 | Existing 38.16 Proposed 24.94 | 0.65 | NO | 338°N | |

Appendix C. Surrounding Vertical Sky Component summary

| Property | Number of Windows Tested | Windows that meet BRE Guidelines | | Windows that experience gains beyond the consented baseline | | VSC Windows No. of Windows Experiencing Adverse Impacts | | |
|---------------------------|--------------------------|----------------------------------|------------|---|-----------|--|---|-----------------------------------|
| | | No. | % | No. | % | 20-29.99% loss (minor adverse losses) | 30-39.99% loss (moderate adverse losses) | >40% loss (substantial losses) |
| B1 - 8 St Michaels Mount | 13 | 13 | 100% | 0 | 0 | 0 | 0 | 0 |
| B2 - 12 St Michaels Mount | 15 | 14 | 93% | 0 | 0 | 0 | 1 | 0 |
| Total | 28 | 27 | 96% | 0 | 0% | 0 | 1 | 0 |

Appendix D. Surrounding Annual Probable Sunlight (APSH) results

| Project Name: Daylight model 10 St Michaels Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 08/07/2025 | | | | | | | | | | Window Annual | | Window Winter | | Meets Both Window Criteria | |
|---|------------------|-----------------|----------------------|--------|----------------|--------------------|----------------|---------------|--------------------|---------------|------------------|------------------|----------------------------|----------------------------|--|
| Floor Ref. | Window Ref. | TrafficLight Id | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria | Loss | Passing Criteria | Passing Criteria | Meets Both Window Criteria | | |
| B1 - 8 St Michaels Mount | | | | | | | | | | | | | | | |
| First | W-Bathroom1 | 14 | Existing Proposed | 68°N | | *North *North | | *North *North | | *North | | | | | |
| First | W-Bedroom 11 | 11 | Existing Proposed | 248° | 61.00 55.00 | 0.90 YES | 21.00 15.00 | 0.71 | YES | 6.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| First | W-Bedroom 21 | 12 | Existing Proposed | 248° | 61.00 59.00 | 0.97 YES | 21.00 19.00 | 0.90 | YES | 2.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| First | W-Bedroom 32 | 13 | Existing Proposed | 68°N | | *North *North | | *North *North | | *North | | | | | |
| Ground | W-Dining room8 | 8 | Existing Proposed | 248° | 60.00 54.00 | 0.90 YES | 20.00 14.00 | 0.70 | YES | 6.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| Ground | W-Dining room9 | 9 | Existing Proposed | 248° | 60.00 54.00 | 0.90 YES | 20.00 14.00 | 0.70 | YES | 6.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| Ground | W-HALL1 | 1 | Existing Proposed | 68°N | | *North *North | | *North *North | | *North | | | | | |
| Ground | W-HALL2 | 2 | Existing Proposed | 68°N | | *North *North | | *North *North | | *North | | | | | |
| Ground | W-Landing5 | 5 | Existing Proposed | 158° | 75.00 66.00 | 0.88 YES | 20.00 11.00 | 0.55 | YES | 9.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| Ground | W-Living3 | 3 | Existing Proposed | 68°N | | *North *North | | *North *North | | *North | | | | | |
| Ground | W-Living4 | 4 | Existing Proposed | 248° | 48.00 48.00 | 1.00 YES | 8.00 8.00 | 1.00 | YES | 0.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| Ground | W-Utility7 | 7 | Existing Proposed | 248° | 57.00 45.00 | 0.79 YES | 17.00 9.00 | 0.53 | YES | 12.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| Ground | W-WC6 | 6 | Existing Proposed | 248° | 55.00 38.00 | 0.69 YES | 15.00 7.00 | 0.47 | YES | 17.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| B2 - 12 St Michaels Mount | | | | | | | | | | | | | | | |
| First | W-Bedroom 23 | 26 | Existing Proposed | 68°N | | *North *North | | *North *North | | *North | | | | | |
| First | W-Bedroom 31 | 24 | Existing Proposed | 68°N | | *North *North | | *North *North | | *North | | | | | |
| First | W-Bedroom 44 | 27 | Existing Proposed | 248° | 55.00 55.00 | 1.00 YES | 15.00 15.00 | 1.00 | YES | 0.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| First | W-Bedroom 52 | 25 | Existing Proposed | 68°N | | *North *North | | *North *North | | *North | | | | | |
| First | W-en-suite5 | 28 | Existing Proposed | 248° | 61.00 61.00 | 1.00 YES | 21.00 21.00 | 1.00 | YES | 0.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| First | W-masterbedroom6 | 29 | Existing Proposed | 248° | 61.00 61.00 | 1.00 YES | 21.00 21.00 | 1.00 | YES | 0.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| Ground | W-Conservatory8 | 22 | Existing Proposed | 338°N | | *North *North | | *North *North | | *North | | | | | |
| Ground | W-Conservatory9 | 23 | Existing Proposed | 248° | 61.00 61.00 | 1.00 YES | 21.00 21.00 | 1.00 | YES | 0.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| Ground | W-Dining room6 | 20 | Existing Proposed | 338°N | | *North *North | | *North *North | | *North | | | | | |
| Ground | W-Dining room7 | 21 | Existing Proposed | 248° | 55.00 55.00 | 1.00 YES | 15.00 15.00 | 1.00 | YES | 0.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| Ground | W-hall2 | 16 | Existing Proposed | 68°N | | *North *North | | *North *North | | *North | | | | | |
| Ground | W-living1 | 15 | Existing Proposed | 68°N | | *North *North | | *North *North | | *North | | | | | |
| Ground | W-snug3 | 17 | Existing Proposed | 68°N | | *North *North | | *North *North | | *North | | | | | |
| Ground | W-Utility5 | 19 | Existing Proposed | 248° | 40.00 39.00 | 0.98 YES | 7.00 7.00 | 1.00 | YES | 1.00 | Annual Pr >= 25 | Winter Pr >= 5 | YES | | |
| Ground | W-WC4 | 18 | Existing Proposed | 338°N | | *North *North | | *North *North | | *North | | | | | |

Appendix E. Surrounding Annual Probable Sunlight (APSH) summary

| Property | Number of Windows Tested | Annual | | | | | | Winter | | | | | | Both | | | | | |
|---------------------------|--------------------------|----------------------------------|-------------|---|---|-----------|-----------|----------------------------------|----------|---|---|-----------|-------------|----------------------------------|----------|---|---|--|--|
| | | Windows that meet BRE Guidelines | | No. of Windows Experiencing Adverse Impacts | Windows that experience gains beyond the consented baseline | | | Windows that meet BRE Guidelines | | No. of Windows Experiencing Adverse Impacts | Windows that experience gains beyond the consented baseline | | | Windows that meet BRE Guidelines | | No. of Windows Experiencing Adverse Impacts | Windows that experience gains beyond the consented baseline | | |
| | | No. | % | | No. | % | % | No. | % | | No. | % | No. | % | No. | | % | | |
| B1 - 8 St Michaels Mount | 8 | 8 | 100% | 0 | 0 | 0% | 8 | 100% | 0 | 0 | 0% | 8 | 100% | 0 | 0 | 0% | | | |
| B2 - 12 St Michaels Mount | 6 | 6 | 100% | 0 | 0 | 0% | 6 | 100% | 0 | 0 | 0% | 6 | 100% | 0 | 0 | 0% | | | |
| Total | 14 | 14 | 100% | 0 | 0 | 0% | 14 | 100% | 0 | 0 | 0% | 14 | 100% | 0 | 0 | 0% | | | |