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Tony Collins
Principal Planning Officer
Cambridge City Council
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Date: 20/02/2015

Ref: Wests Garage - Cambridge - Daylight and Sunlight report review

Dear Mr Collins

This practice has been instructed to conduct a review of the two daylight and sunlight reports submitted within a planning application for the development of the Wests Garage, Newmarket Road, Cambridge (14/1154/FUL). The reports reviewed have been written by GVA Schatunowski Brooks and are entitled:

1. Daylight and Sunlight Amenity Report in respect of 6-24 River Lane
2. Daylight, Sunlight and Time in Sun Amenity report

Both reports are based upon the correct policy and guidance.

The first report looks at the impact of the proposal on daylight and sunlight amenity to 6-24 River Lane. We feel that this assessment should consider all surrounding residential accommodation for daylight, sunlight and overshadowing including 33 River Lane to the north of the proposal and the rear of the properties along Godesdone Road.

The drawings of the existing buildings and proposal need should be shown in plan as well as 3D view in order to visually compare the location of each. The 3D drawings should show spot heights of the existing, proposed buildings as well as pertinent neighbours so that the accuracy of the model used can be verified. For the purposes of this review we have assumed that the model is accurate but would like to see the drawings with heights in order to verify this.

We note that the internal layouts of the neighbouring properties are assumed which is not uncommon for a daylight and sunlight report, but dimensions of the rooms should be shown. As the room layouts are assumed we would recommend that any planning decisions with regard to daylight to the neighbours should be based on Vertical Sky Component (VSC) rather than Average Daylight Factor (ADF) or No Sky-Line Contour (NSC). This report does primarily base its finding on VSC for daylight and as such we would agree with this approach.