

Appendix 2: Adopted Daylight and Sunlight Policies

City of London

Current Local Plan (2015)

Policy DM 10.7 (Daylight and sunlight) - See Policy CS10 Design

Policy DM 10.7 Daylight and sunlight

1. To resist development which would reduce noticeably the **daylight and sunlight** available to nearby dwellings and open spaces to unacceptable levels, taking account of the Building Research Establishment's guidelines.
2. The design of new developments should allow for the lighting needs of intended occupiers and provide acceptable levels of **daylight and sunlight**.

3.10.40 The amount of **daylight and sunlight** received has an important effect on the general amenity of dwellings, the appearance and enjoyment of open spaces and streets, and the energy efficiency of all buildings.

3.10.41 The Building Research Establishment (BRE) has issued guidelines that set out several methods of assessing changes in **daylight and sunlight** arising from new developments. The City Corporation will apply these methods, consistent with BRE advice that ideal **daylight and sunlight** conditions may not be practicable in densely developed city-centre locations. When considering proposed changes to existing lighting levels, the City Corporation will take into account the cumulative effect of development proposals. Where appropriate, the City Corporation will take into account unusual existing circumstances, such as development on an open or low-rise site and the presence of balconies or other external features, which limit the **daylight and sunlight** that a building can receive.

3.10.42 Planning considerations concerning **daylight and sunlight** operate independently of any common law rights and any light and air agreements which may exist. If a development is considered acceptable in planning terms and has planning permission but is not proceeding due to rights to light issues, the City Corporation may consider acquiring interests in land or appropriating land for planning purposes to enable development to proceed.

Other references:

- 1) See table on page 100:

Who will deliver	Who	When
How we will make it happen Design Requiring Design and Access Statements to accompany planning applications. Encouraging pre-application discussions. Using daylight and sunlight impact studies and wind tunnel impact studies, where applicable.	City Corporation- Developers- Historic England- Design Council- Conservation Area Advisory Committee	Ongoing

2) Policy DM19.4 (Play areas and facilities) paragraph 3.19.21 - See Policy CS19 Open Spaces and Recreation

*3.19.21: Play spaces should be appropriate in terms of size and scale, have natural **daylight and sunlight**, meet the needs of various age groups, be accessible to children with disabilities and provide for safe and secure environments incorporating natural surveillance.*

3) Policy DM21.3 (Residential environment) - See Policy CS21 Housing

Policy DM 21.3 Residential environment

1. The amenity of existing residents within identified residential areas will be protected by:
 - resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance;
 - requiring new development near existing dwellings to demonstrate adequate mitigation measures to address detrimental impact.
2. Noise-generating uses should be sited away from residential uses, where possible. Where residential and other uses are located within the same development or area, adequate noise mitigation measures must be provided and, where required, planning conditions will be imposed to protect residential amenity.
3. All development proposals should be designed to avoid overlooking and seek to protect the privacy, **day lighting and sun lighting** levels to adjacent residential accommodation.
4. All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.
5. The cumulative impact of individual developments on the amenity of existing residents will be considered.

4) Policy DM21.5 (Housing quality standards) - See Policy CS21 Housing

Policy DM 21.5 Housing quality standards

All new housing must be designed to a standard that facilitates the health and wellbeing of occupants, and:

- takes account of the London Plan's space standards and complies with the London Plan's Density Matrix standards;
- provides acceptable **daylight** to dwellings commensurate with a city centre location;
- meets standards for Secured by Design certification;
- maximises opportunities for providing open and leisure space for residents.

Mayor of London/Greater London Authority (GLA)

The London Plan (March 2021)

1) Policy D6 (Housing quality and standards)

Parts C and D and paragraphs 3.6.3, 3.6.4, 3.6.5, 3.6.6 and 3.6.11 and Table 3.2 point iii

*C: Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, **daylight** and privacy, and avoid overheating.*

*D: The design of development should provide sufficient **daylight and sunlight** to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space*

*3.6.3 To address the impacts of the urban heat island effect and the fact that the majority of housing developments in London are made up of flats, a minimum ceiling height of 2.5m for at least 75 per cent of the gross internal area is required so that new housing is of adequate quality, especially in terms of **daylight** penetration, ventilation and cooling, and sense of space. The height of ceilings, doorways and other thresholds should support the creation of an inclusive environment and therefore be sufficiently high to not cause an obstruction. To allow for some essential equipment in the ceilings of kitchens and bathrooms up to 25 per cent of the gross internal area of the dwelling can be lower than 2.5 m. However, any reduction in ceiling height below 2.5 m should be the minimum necessary for this equipment, and not cause an obstruction.*

*3.6.4: Dual aspect dwellings with opening windows on at least two sides have many inherent benefits. These include better **daylight**, a greater chance of direct **sunlight** for longer periods, natural cross-ventilation, a greater capacity to address overheating, mitigating pollution, a choice of views, access to a quiet side of the building, greater flexibility in the use of rooms, and more potential for future adaptability by altering the use of rooms.*

*3.6.5: Single aspect dwellings are more difficult to ventilate naturally and are more likely to overheat, and should normally be avoided. Single aspect dwellings that are north facing, contain three or more bedrooms or are exposed to noise levels above which significant adverse effects on health and quality of life occur should not be permitted. The design of single aspect dwellings must demonstrate that all habitable rooms and the kitchen are provided with adequate passive ventilation, privacy and **daylight**, and that the orientation enhances amenity, including views. It must also demonstrate how they will avoid overheating without reliance on energy intensive mechanical cooling systems.*

*3.6.6: A variety of approaches to housing typologies and layout of buildings should be explored to make the best use of land and create high quality, comfortable and attractive homes. For example, increasing ceiling heights and having bay windows can optimise **daylight and sunlight** and allow buildings to be closer together than can otherwise be achieved.*

3.6.11: Other components of housing design are also important to improving the attractiveness of new homes as well as the Mayor's wider objectives to improve the quality of Londoners' environment. The Mayor intends to produce a single guidance document which clearly sets out the standards which need to be met in order to implement Policy D6 Housing quality and standards for

*all housing tenures, as well as wider qualitative aspects of housing developments. This will include guidance on **daylight and sunlight** standards. This will build on the guidance set out in the 2016 Housing SPG and the previous London Housing Design Guide.*

Table 3.2 - Qualitative design aspects to be addressed in housing developments point iii

The site layout, orientation and design of individual dwellings and, where applicable, common spaces should:

- *provide privacy and adequate daylight for residents*

2) Policy D7 (Public realm) Part J and paragraph 3.4.8 (Policy D3 Design led approach)

*J: ensure that appropriate shade, shelter, seating and, where possible, areas of direct **sunlight** are provided, with other microclimatic considerations, including temperature and wind, taken into account in order to encourage people to spend time in a place*

*3.3.8: Buildings should be of high quality and enhance, activate and appropriately frame the public realm. Their massing, scale and layout should help make public spaces coherent and should complement the existing streetscape and surrounding area. Particular attention should be paid to the design of the parts of a building or public realm that people most frequently see or interact with in terms of its legibility, use, detailing, materials and location of entrances. Creating a comfortable pedestrian environment with regard to levels of **sunlight**, shade, wind, and shelter from precipitation is important.*

3) Policy D9 (Tall buildings) and paragraph 3.9.7

Development proposals should address the following impacts:

*Environmental impact - wind, **daylight, sunlight** penetration and temperature conditions around the building(s) and neighbourhood must be carefully considered and not compromise comfort and the enjoyment of open spaces, including water spaces, around the building*

*3.9.7: The middle of a tall building has an important effect on how much sky is visible from surrounding streets and buildings, as well as on wind flow, privacy and the amount of **sunlight** and shadowing there is in the public realm and by surrounding properties.*