

Location plan showing 11-13 Goldsworth Road (green)



SECTION 6: AMENITY TO NEIGHBOURING PROPERTIES
11-13 GOLDSWORTH ROAD



11 11-13 GOLDSWORTH ROAD

6 AMENITY TO NEIGHBOURING PROPERTIES

6.11 11-13 GOLDSWORTH ROAD

6.11.1 This property is located to the north and east of the Site.

6.11.2 Floor plans have been obtained for this property which have formed the basis of our technical assessments and can be found in Appendix 09. As the floor plans did not include flat numbers, I have used alternative number references in order to aid the discussion on individual units. These alternative numbers may not reflect the true flat number assigned to individual addresses.

6.11.3 I have identified four flats with windows which face the Site. All flats have been technically assessed to understand the daylight and sunlight impacts.

6.11.4 None of the flats will meet the recommendations of the BRE Guidelines in respect of daylight and sunlight (Stage 1) and have therefore been assessed against the Stage 2 considerations.

6.11.5 Paragraph 6.5 of the Council's Statement of Case (CD-10.1.2) states that the issue in relation to this property is the impact to daylight amenity. The focus of my assessment will therefore be on daylight albeit both the daylight and sunlight results of the property are enclosed at Appendices 04 and 05.

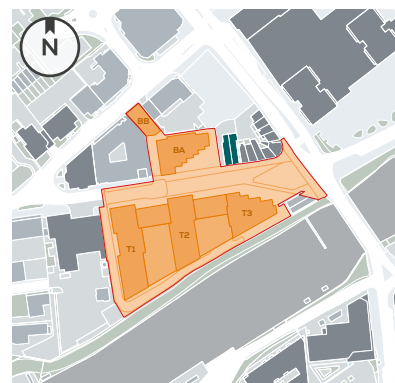


Fig. 134: Property location key plan (green)

Compulsory Purchase Order

6.11.6 As outlined in Sections 6.1 and 6.10 above, the Site also forms part of one of the sites identified in the Section 16 Notice, issued by Ardent Management Limited (on behalf of the Council) in September 2021, in relation to the proposed highway enhancement scheme. This is recent evidence of the Council's clear intention to demolish or alter the building in the future to accommodate road widening works.

6.11.7 In consideration of officers comments in their determination of the application to convert Victoria House, it is clear that the Council do not anticipate that the property will remain in situ as it is earmarked for demolition or alteration as part of the road widening works required to facilitate the HIF. Accordingly, the weight to be given to the daylight impact on this property should be considered in this context.



Fig. 135: Street View image of 11-13 Goldsworth Road



Fig. 136: Street View image of 11-13 Goldsworth Road

WINDOW MAP KEY:

- Living Room / LKD / LD / Conservatory
- Bedroom



LOCATION OF FLATS SHOWN BELOW

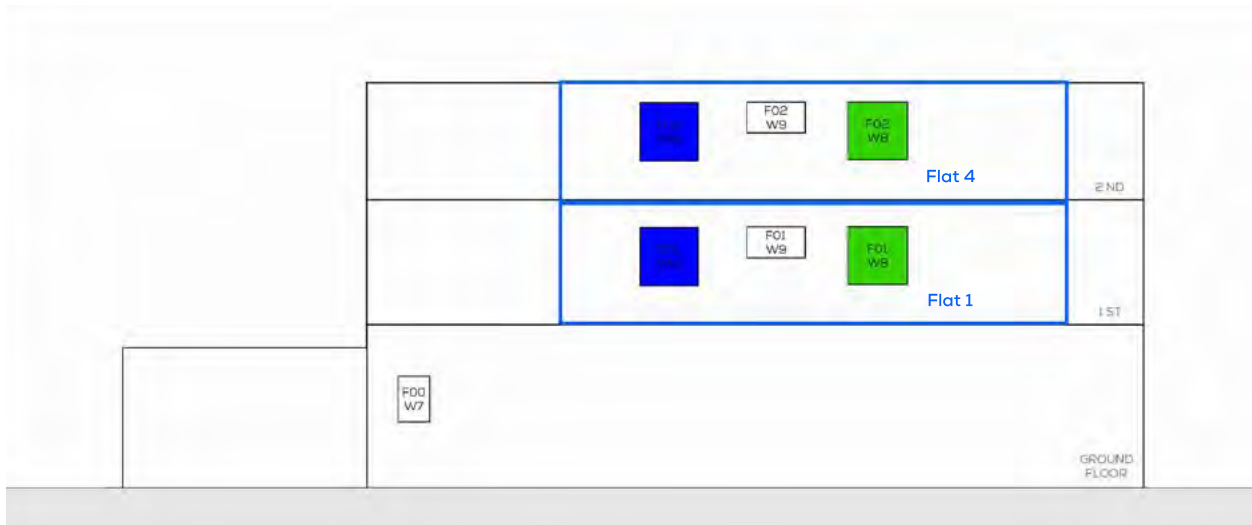


Fig. 137: Flat reference window map

LOCATION OF FLATS SHOWN BELOW



LOCATION OF FLATS SHOWN BELOW

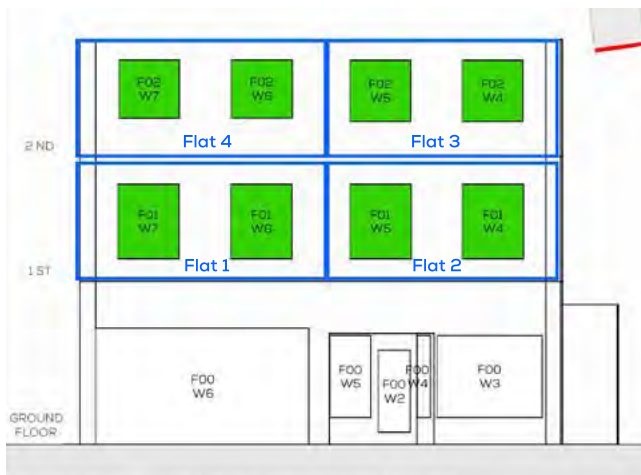


Fig. 138: Flat reference window map

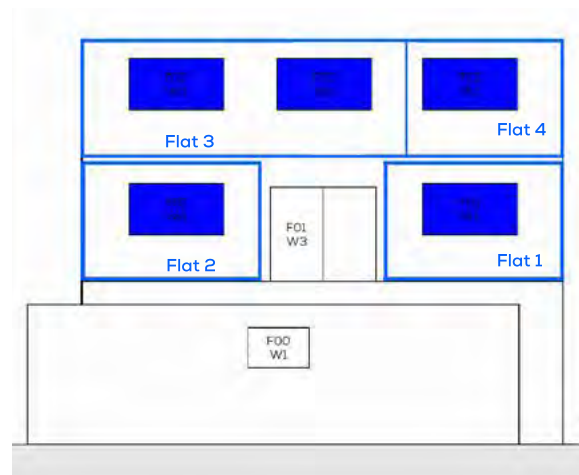


Fig. 139: Flat reference window map

Stage 1 – Is there a strict compliance with the BRE Guidelines in respect of daylight?

- 6.11.8 Of the 17 windows which face the Proposed Development, five will meet the recommendations of the BRE Guidelines for VSC. The remaining 13 windows will experience percentage reductions of between c.42-73% VSC.
- 6.11.9 Of the 12 rooms which face the Proposed Development, seven will meet the recommendations of the BRE Guidelines for NSL. The remaining five rooms will experience percentage reductions of between 28.9% and 37.6% NSL.

Stage 2 – Is there a “significant harmful impact” in terms of loss of daylight to the property?

VSC

- 6.11.10 Where there are changes in VSC, the percentage reduction is between c.42-73% with retained values of between 6.8% and 10.4%.
- 6.11.11 When compared with the RTG, the Proposed Development results in lower VSC values (generally up to 5% absolute loss) when compared with the RTG scheme. Where there are greater absolute losses beyond the RTG scheme, this is attributed to the Proposed Development to the north of Goldsworth Road, which did not form part of the RTG scheme.
- 6.11.12 As shown in Appendix 10, the retained VSC values are similar to those that are currently experienced in the first and second floor windows in the following neighbouring properties which are unaffected by the Proposed Development:
- Cardinal Place – Blocks E, F, K
 - Cardinal Place – Block A
 - Victoria House
 - 26 High Street

NSL

- 6.11.13 Where there are changes in NSL, the percentage reduction is between 28.9% and 37.6% with retained values of between c.61-70% NSL
- 6.11.14 As shown in Appendix 10, the retained NSL values are similar to those that are currently experienced in the first and second floor rooms in the following neighbouring properties which are unaffected by the Proposed Development:
- Cardinal Place – Blocks E, F, K
 - Cardinal Place – Block A
 - Victoria House
 - 3-4 Guildford Road
 - 4b-d Chapel Street
 - 14 Chapel Street
 - 26 High Street
 - 21a High Street
 - 25 High Street
 - 26a High Street.

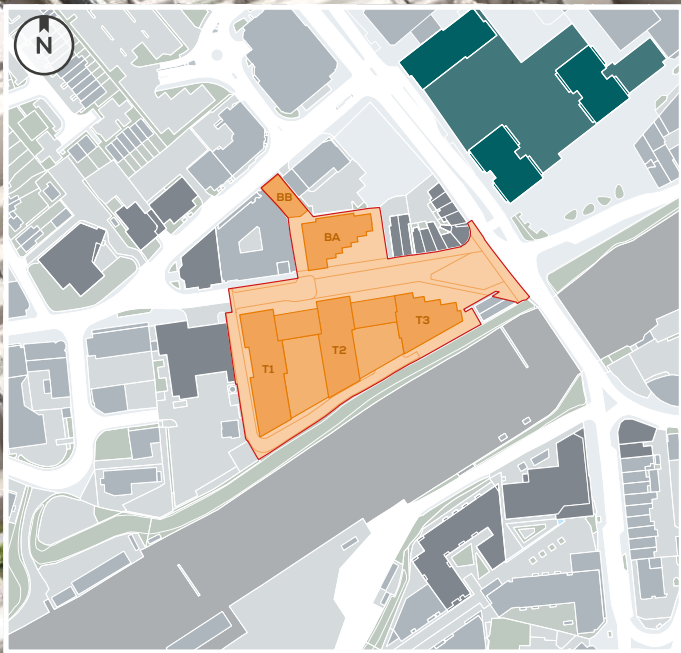


FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC (WINDOW)				VSC (ROOM)				NSL			
						EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS SOM	LOSS %
11-13 GOLDSWORTH ROAD																	
1	F01	R1	Residential	Bedroom	W1/F01	22.4	19.5	2.9	12.9	22.4	19.5	2.9	12.9	97.5	97	0.1	0.5
2	F01	R2	Residential	Bedroom	W2/F01	22.1	20.4	1.7	7.7	22.1	20.4	1.7	7.7	93.4	92.9	0.1	0.5
		R4	Residential	LD	W4/F01	28.8	9	19.8	68.8	28.8	9	19.8	68.8	97.2	61.9	7.2	36.3
					W5/F01	28.8	9.1	19.7	68.4								
1	F01	R5	Residential	LD	W6/F01	28.8	9.4	19.4	67.4	28.7	9.5	19.2	66.9	98.6	65.1	6.9	33.9
					W7/F01	28.7	9.6	19.1	66.6								
		R6	Residential	Kitchen***	W8/F01	12.8	7.4	5.4	42.2	12.8	7.4	5.4	42.2	26.5	69.9	-3.5	-163.4
		R8	Residential	Bedroom	W10/F01	15.6	6.8	8.8	56.4	15.6	6.8	8.8	56.4	70.5	60.9	0.7	13.7
4	F02	R1	Residential	Bedroom	W1/F02	23.5	20.3	3.2	13.6	23.5	20.3	3.2	13.6	97.9	97.4	0.1	0.5
3	F02	R2	Residential	Bedroom	W2/F02	23.3	21	2.3	9.9	23.2	21.2	2	8.6	99	98	0.2	1
					W3/F02	23	21.3	1.7	7.4								
		R4	Residential	LD	W4/F02	31.6	9.2	22.4	70.9	31.6	9.4	22.2	70.3	98.7	70.2	5.8	28.9
					W5/F02	31.6	9.5	22.1	69.9								
4	F02	R5	Residential	LD	W6/F02	31.5	9.9	21.6	68.6	31.4	10.1	21.3	67.8	99.5	80.6	3.9	18.9
					W7/F02	31.3	10.4	20.9	66.8								
		R6	Residential	Kitchen***	W8/F02	26.5	7.8	18.7	70.6	26.5	7.8	18.7	70.6	99.5	69.7	2.4	29.9
		R8	Residential	Bedroom	W10/F02	27.1	7.3	19.8	73.1	27.1	7.3	19.8	73.1	98	61.1	2.6	37.6

Fig. 140: Existing v proposed results

Summary

- 6.11.15 As with Victoria House, 11-13 Goldsworth Road falls within the CPO area related to the HIF scheme. Given that the building is earmarked for demolition or alteration, the weight to be given to the daylight impact on this property should be considered in this context.
- 6.11.16 While the retained values are lower than those achieved by the RTG scheme, the exercise gives an appreciation of the expectation for change in VSC to the property both with the RTG scheme and the Proposed Development. The property elsewhere sees significant improvements on the RTG scheme.
- 6.11.17 The retained daylight values are similar to those that are currently experienced by properties in the Appeal Study Area which are unaffected by the Proposed Development.
- 6.10.18 Similar to Victoria House, the property will benefit directly from the new greened and pedestrianised landscape on Goldsworth Road providing an immediate connection to the attractive, landscaped amenity spaces proposed.
- 6.11.19 In consideration of the above factors, although the nationally applicable BRE Guidelines are not met in relation to daylight, I do not consider that the impacts to the daylight amenity of this property would be significantly harmful.



Location plan showing Victoria Square (green)

VICTORIA SQUARE 12

SECTION 6: AMENITY TO NEIGHBOURING PROPERTIES
VICTORIA SQUARE



6 AMENITY TO NEIGHBOURING PROPERTIES

6.12 VICTORIA SQUARE

- 6.12.1 Victoria Square is located to the north west of the Site.
- 6.12.2 The development was approved in 2014 (WBC Ref: PLAN/2014/0014) with subsequent S.73 amendments approved in 2018 and 2019 (WBC Refs: PLAN/2017/0006 and PLAN/2018/0444). Floor plans have been obtained for this property which have formed the basis of our technical assessments and can be found in Appendix 09.
- 6.12.3 Paragraph 6.5 of the Council's Statement of Case (CD-10.1.2) states that the only issue in relation to this property is the impact to sunlight amenity. The focus of my assessment will therefore be on sunlight albeit both the daylight and sunlight results of the property are enclosed at Appendices 06-07.



Fig. 141: Property location key plan (green)

- 6.12.4 As this property is not yet occupied, I have considered the APSH assessment to establish whether the daylight values will continue to be in line with the BRE Guidelines in the proposed scenario.

Stage 1- Is there a strict compliance with the BRE Guidelines in respect of sunlight?

- 6.12.5 Of the 177 rooms tested, 91 will meet the target annual and winter sunlight values (Stage 1). The remaining 86 rooms will be examined in relation to the wider material considerations (Stage 2).

Stage 2 – is there a “significant harmful impact” in terms of loss of sunlight to the property?

- 6.12.6 Of the 86 rooms that fall short of the BRE Guidelines, 37 are bedrooms. The BRE Guidelines (CD-0.1.4) outline at paragraph 3.1.2 that sunlight “is viewed as less important in bedrooms and in kitchens”. These rooms will retain APSH levels of 10-24%.
- 6.12.7 The remaining 49 rooms are LKDs or studio apartments. In the proposed scenario, the rooms will have retained APSH levels between 10-24% APSH.



Fig. 142: Aerial image of Victoria Square Development

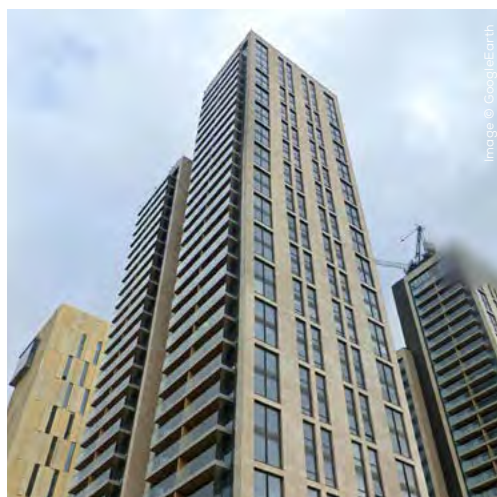
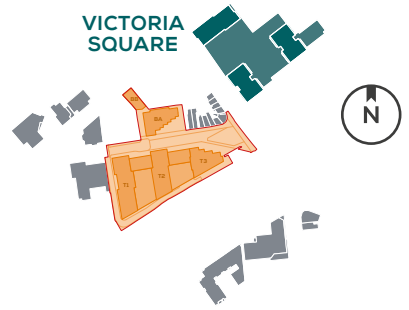


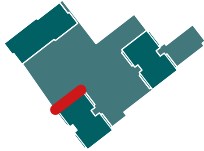
Fig. 143: Street View image of Victoria Square Development

WINDOW MAP KEY:

- Living Room / LKD / LD / Conservatory
- Bedroom
- Studio Apartment



LOCATION OF FLATS SHOWN BELOW



LOCATION OF FLATS SHOWN BELOW



LOCATION OF FLATS SHOWN BELOW

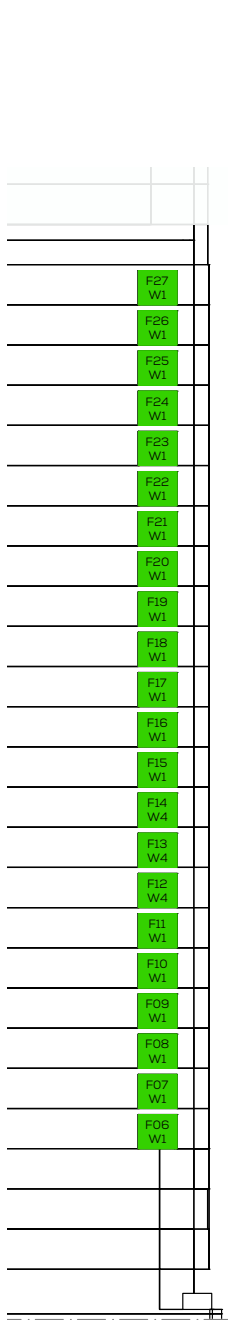
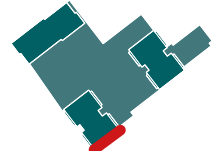


Fig. 144: Window map

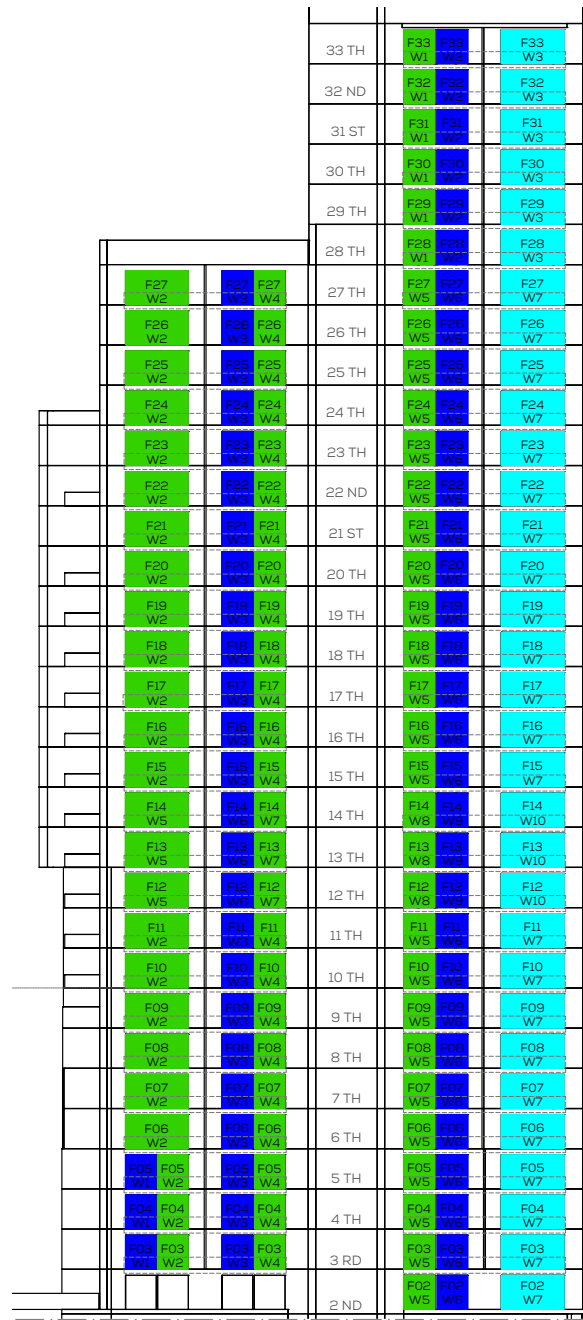


Fig. 146: Window map

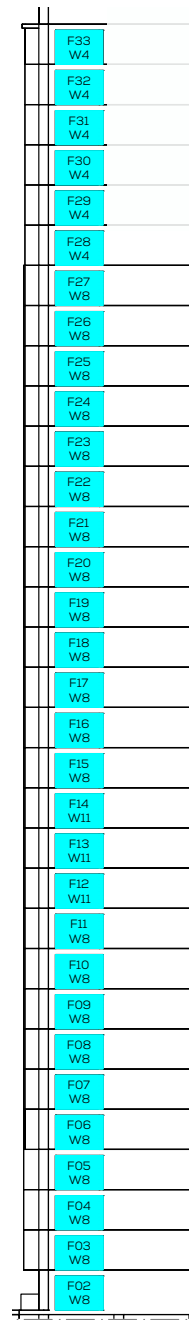
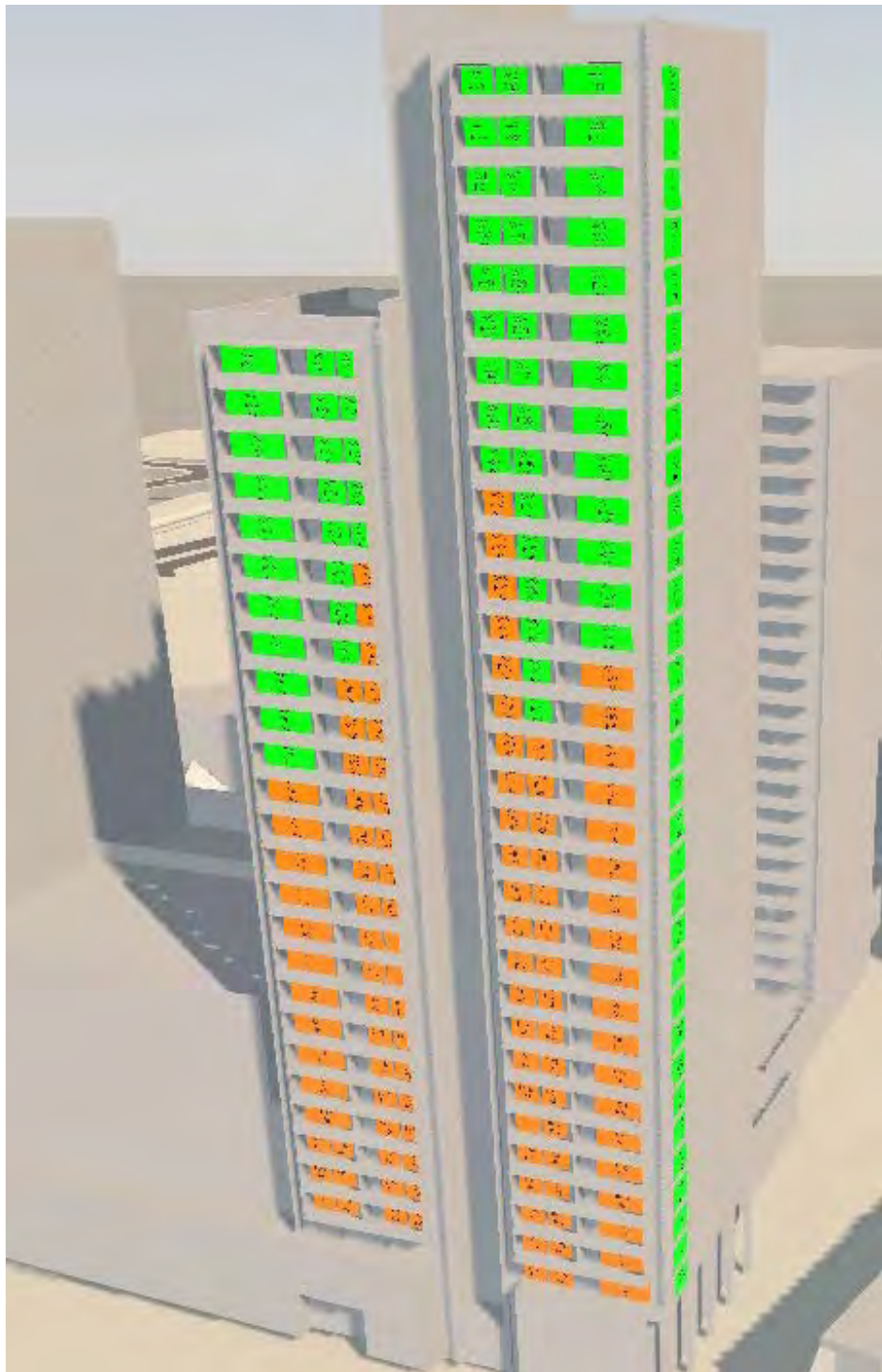


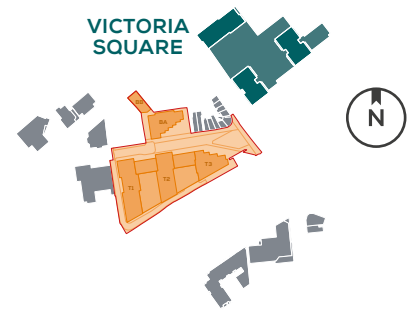
Fig. 145: Window map

6.12.8 As shown in Figures 147, the rooms which fall short of the sunlight targets are served by windows which are located beneath deep inset balconies. While the balconies offer desirable private outdoor amenity space, their design inherently restricts the receipt of sunlight to the rooms which they serve as they block out a substantial portion of the sky which is visible from the window or room.



WINDOW MAP KEY:
■ Meets Sunlight Targets
■ Does not meet Sunlight Targets

Fig. 147: Window map showing the windows and rooms which meet the BRE's sunlight targets (green) and those which do not (orange) but which have overhanging balconies



- 6.12.9 I have undertaken a hypothetical “no-balconies” assessment which is provided within the BRE Guidelines⁵⁵ to give an appreciation for the impact of the balconies on the receipt of sunlight.
- 6.12.10 The results demonstrate that all rooms will meet the recommendations within the BRE Guidelines for annual sunlight in that they will have a APSH value of 25% or more.
- 6.12.11 All but three rooms will fall short of the winter sunlight target of 5% (F03/R2; F04/R2; and F05/R2). The rooms will achieve 2%, 4% and 3% WPSH respectively. The three rooms are shown in Figure 148.
- 6.12.12 The windows are orientated almost due west and are therefore only 39-degrees of due south. As such, the orientation of the rooms to the sun path and the position of the sun in the sky in the winter months means that it is unlikely that target levels of winter sunlight can be expected.

⁵⁵ Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 17 para 3.2.9



Fig. 148: Window map showing three windows which fall short of their winter sunlight target in the “no-balcony” scenario

Summary

- 6.12.13 The provision of private outdoor amenity space in the form of balconies is a desirable and welcome feature in tall residential apartment blocks. However, the inherent design of inset balconies often means that the receipt of sunlight can be blocked.
- 6.12.14 The hypothetical “no-balconies” demonstrates that if the balconies did not exist, the property would achieve full compliance for annual sunlight and all but three windows would achieve the winter sunlight target.
- 6.12.15 In consideration of the above factors, although the nationally applicable BRE Guidelines are not met in relation to sunlight, I consider that future occupants would continue to receive “adequate” access to sunlight⁵⁶.

⁵⁶ WBC. (2019). Outlook, Amenity, Privacy and Daylight Supplementary Planning Document (SPD) (2019), p 19, para 5.12

SECTION 07
CONCLUSIONS

7 CONCLUSIONS

- 7.1 This Proof of Evidence has been prepared in order to respond to the daylight and sunlight reason for refusal (1) which was outlined within the Council's Decision Notice dated the 20th January 2021 (CD-6.1.4).
- 7.2 I have considered the daylight and sunlight impacts on the Assessed Properties as set out in Chapter 6 of this Proof. The technical analysis has been undertaken against the Proposed Development in accordance with the BRE Guidelines 2011 (CD-0.1.4).
- 7.3 Within Section 4 of my proof I consider the relevant Woking Development Plan Policies. It is clear from the Woking Core Strategy (2012) (CD-1.1.1) that development is to be directed towards Woking Town Centre wherein the following principles for development are established:
- “*Significant change*” is anticipated by reference to Policy CS1;
 - “*High density development*” is anticipated by reference to Policies CS1 and CS2;
 - “*Tall Buildings*” are anticipated by reference to Policy CS2; and
 - Daylight and sunlight impacts are anticipated which are not significantly harmful by reference to Policy CS21.
- 7.4 In addition, the NPPG (CD-0.1.2) asks whether the impact is “unreasonable” with regard to context.
- 7.5 As confirmed by the Rainbird case⁵⁷ (CD-15.1.2), a two-stage process should be followed when assessing the impacts on neighbouring properties. At stage one the question to ask is whether there is harm, and at stage two it is necessary to consider whether any harm is acceptable. In order to answer the stage one question, the BRE Guidelines can be applied. In answering the stage two question, wider amenity considerations are to be taken into account in arriving at a balanced judgement. In considering national guidance, I have considered whether the retained values in neighbouring properties are contextually appropriate.
- 7.6 I have undertaken a detailed contextual analysis of daylight values which exist in the wider area surrounding the Site and following implementation of the Station Hill development in Reading which is considered to be a comparable satellite town
- 7.7 By considering existing values in Woking Town Centre and in another town centres which is undergoing similar redevelopment, it is clear that the levels of VSC which result from the Proposed Development are not out of kilter with what is considered acceptable elsewhere i.e. the Proposed Development does not produce VSC values which are now unique to Woking.
- 7.8 Furthermore, the RTG (in tandem with the policy allocation for the Site) confirm the Council's expectation for high density development on the Site and the consequences on daylight and sunlight amenity to neighbouring properties as a result.
- 7.9 It is my opinion, based on the context of the Site that the Proposed Development falls very much within what is expected in a highly accessible town centre area which earmarked for development within the Site Allocations DPD (October 2021) (CD-1.1.7).

⁵⁷ Rainbird, R (on the application of) v The Council of the London Borough of Tower Hamlets [2018] EWHC 657 (Admin) (28 March 2018)

- 7.10 The daylight and sunlight impacts, on implementation of the Proposed Development, are in my opinion acceptable within the urban context of the Site and avoids significant harmful impacts thus satisfying the Core Strategy (2012) test.
- 7.11 It is therefore my considered view that the Proposed Development is acceptable in its own right for this particular location. It demonstrates good results against the contextual analysis.
- 7.12 For all the reasons noted above I support the JTP scheme on behalf of Goldsworth Road Development LLP and invite you to allow the planning appeal against refusal of the proposal at land north and south of Goldsworth Rod, Woking.

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