



122 Station Road, Ratby

Internal Daylight Assessment

Job No: 6854

Issued: January, 2026

Issue No: 1

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1.0 Introduction

- 1.1 This internal daylight assessment has been prepared in relation to a planning application for the proposed conversion of the site at 122 Station Road, Ratby.
- 1.2 The report assesses the proposals in respect of daylight matters within habitable rooms in the proposed scheme, having regard to industry standard guidance.
- 1.3 The report concludes that the proposal is acceptable and in accordance with planning policy requirements in relation to daylight for those rooms assessed.
- 1.4 There is no existing specific National Planning Policy relating to the requirements for daylight levels for proposed developments,
- 1.5 However, the NPPF 2024 (Para 130(c)) does refer to daylight and sunlight in relation to density, encouraging Local Planning Authorities to take a flexible approach to applying policies and guidance relating to proposals where they would otherwise inhibit making effective use of the site.
- 1.6 The BRE Report 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (3rd Edition, 2022) is the established National guidance to aid the developer to prevent and/or minimise the impact of a new development on the availability of daylight and sunlight in the environs of the site and the assessment of light within proposed new dwellings.
- 1.7 It refers in turn to the daylight and sunlight recommendations in BS EN 17037: 2018+A1:2021 (with UK Annexe): 'Daylight in Buildings'
- 1.8 These reference documents are accepted as the authoritative works in the field on daylight and the BRE guidance specifically referred to in many Local Authorities' planning policy guidance for daylighting.
- 1.9 The methodology therein has been used in numerous lighting analyses and the standards lighting are accepted as the industry standards.

2.0 Project Summary

- 2.1 The site is an existing predominantly 2-storey building, situated at the corner of Station Road and Park Road, Ratby.
- 2.2 The proposal involves the works to the building, creating two self-contained dwellings.
- 2.3 The developer wishes to ensure that the new accommodation will receive sufficient daylight for its intended use, in excess of the minimum values prescribed by BS EN 17037: 2018+A1:2021.
- 2.4 In accordance with the brief provided to us, only the room identified in the schedule below has been assessed.
- 2.5 2D CAD drawings have been provided to us by the design team. These have been used to construct a 3D analysis model in order to assess the internal daylight levels within each room.
- 2.6 Computer simulation modelling has been used to produce the results, presented below.



Site Location as Existing

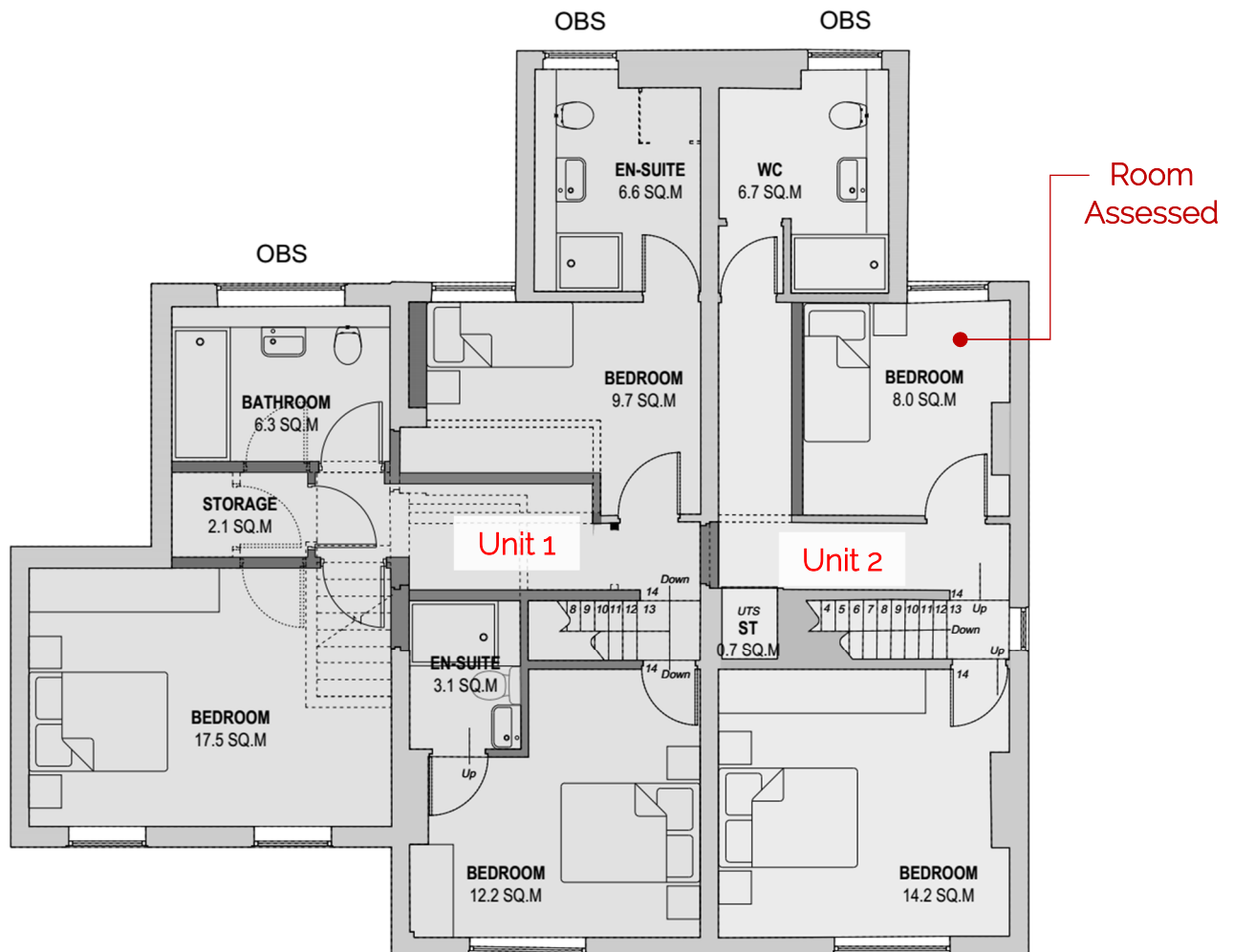
3.0 Methodology

- 3.1 The BRE and BS EN 17037 guidance allows for two alternative methods to assess daylight within new dwellings. This report uses the following method:
- Target Daylight Factor (DF_T)
- 3.2 The DF_T method is a complex and representative calculation to determine natural internal luminance.
- 3.3 It takes into account such factors as window size, number of windows available to the room, room size and layout, room surface reflectance, and the angle of visible sky reaching the window.
- 3.4 The calculations have assumed a white ceiling, cream walls and mid-grey carpet or wooden floor using reflectance values taken from the BS EN 170437 Guidance.
- 3.5 The minimum DF_T values for various UK locations and room types are provided below. The targets for Birmingham have been used for this assessment.

Table C3 – Target daylight factors (D_T) to achieve over at least 50% of the assessment grid in UK domestic habitable rooms with vertical and/or inclined daylight apertures			
Location	D_T for 100 lx (Bedroom)	D_T for 150 lx (Living room)	D_T for 200 lx (Kitchen)
St Peter (Jersey)	0.6%	0.9%	1.2%
London (Gatwick Airport)	0.7%	1.1%	1.4%
Birmingham	0.6%	0.9%	1.2%
Hemsby (Norfolk)	0.6%	0.9%	1.3%
Finningley (Yorkshire)	0.7%	1.0%	1.3%
Aughton (Lancashire)	0.7%	1.1%	1.4%
Belfast	0.7%	1.0%	1.4%
Leuchars (Fife)	0.7%	1.1%	1.4%
Oban	0.8%	1.1%	1.5%
Aberdeen	0.7%	1.1%	1.4%

- 3.6 It is deemed by the guidance that if the minimum DF_T criteria are met, then the occupiers of the dwelling will have sufficient daylight.
- 3.7 As can be seen from the results below, all assessed habitable rooms meet and exceed the minimum levels of internal daylight.

4.0 Room Schedule



First Floor as Proposed



5.0 Daylight Results

Minimum Target Daylight Factor				
Room	Use	Required DF _T Over 50% of Room Area	Area Of Room Receiving Required DF _T	Meets Standards?
1	Bedroom	0.6%	77.2%	Yes

6.0 Conclusions

- 6.1 The proposed conversion of the site at 122 Station Road, Ratby has been assessed for internal daylight levels using the Target Daylight Factor (DF_T) test as prescribed by the BRE guidance and BS EN 17037:2018.
- 6.2 The design team has endeavoured to ensure that the proposed habitable room assessed as part of the brief provided to us, has levels of natural light in excess of the minimum standards prescribed by the standards.
- 6.3 This has been successfully achieved, as demonstrated by the positive results presented within this report.
- 6.4 The assessed room meets the recommendations using the DF_T test and is therefore provided with adequate natural light.
- 6.5 This means the future occupants will enjoy a well-lit environment, with reduced reliance on artificial lighting.
- 6.6 It is therefore the conclusion of this report that the proposals meet the guidance levels for daylight and are therefore acceptable in planning terms.



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