



Unlocking potential for a better built environment

DAYLIGHT & SUNLIGHT

IMPACT ON NEIGHBOURING PROPERTIES REPORT

29 Newport Road, Cardiff

MyS Living

06 August 2026

GIA No: **24257** Fee Quote: FQ0017975

PROJECT DATA:

Client **MyS Living**
Architect **Fletcher Joseph**
Project Title **29 Newport Road, Cardiff**
Project Number **24257**

REPORT DATA:

Report Title **Daylight & Sunlight**
GIA Department **Daylight Department**
Dated **06 August 2026**
Fee Quote **FQ0017975**
Prepared by **AA**
Checked by **EP**
Type **Draft**

Revisions	No:	Date:	Notes:	Signed:

SOURCES OF INFORMATION:

Information Received **IR-03**
Release Number **Rel_01_24257_CAD**
Issue Number **02**
3D models **GIA surveys / VU.CITY**
OS Data **FIND Maps**

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OS 100047514

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1 EXECUTIVE SUMMARY

GIA have assessed the Fletcher Joseph' scheme (the "Proposed Development") for 29 Newport Road, Cardiff to understand the potential changes in light to the relevant sensitive receptors.

- 1.1 GIA have been instructed by MyS Living to provide daylight and sunlight advice in relation to the proposed redevelopment of 29 Newport Road, Cardiff.
- 1.2 GIA have undertaken daylight and sunlight assessments of neighbouring residential buildings to understand the potential effect of the Proposed Development upon the residents.
- 1.3 The technical analysis has been considered by reference to the criteria and methodology within the Building Research Establishment handbook (BR209, 2022) which when published, recognised that it *"is advisory and the numerical target values within it may be varied to meet the needs of the development and its location"*¹.
- 1.4 It is inevitable when constructing buildings in an urban environment such as central Cardiff, that alterations in daylight and sunlight to surrounding properties can occur. It is well-established and accepted that the BRE Guidelines, which set out the numerical benchmark for daylight and sunlight assessments, are predicated on a relatively low-rise suburban environment.
- 1.5 The key headlines from the relevant policy documents are summarised in Section 3 of this report.
- 1.6 As shown in Table 01, the following residential and mixed-use properties would experience small changes in daylight and sunlight:
 - 49, The Parade
 - 48, The Parade
 - 46-47, The Parade
 - 29, The Parade
- 1.7 Across the four properties, 130/135 (96%) of windows would not see a noticeable change in VSC daylight, 41/42 (98%) rooms would not experience a noticeable change in NSL daylight, and 106/107 (99%) of windows would not experience a noticeable change in APSH sunlight.
- 1.8 Having considered the relevant local and national planning policies, it is our view that the Proposed Development demonstrates a high standard of design and would not cause an undue effect on the amenity of neighbouring occupiers.
- 1.9 This report is supported by several documents, drawings and results which are all enclosed within the Appendices as listed on the Contents Page. All assumptions used in collating this report can be found in Appendix 01.

¹ Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 85 para F1

Map Number	Name/Address of Building	Percentage of Windows Compliant for VSC Daylight	Percentage of Rooms Compliant for NSL Daylight	Percentage of Rooms Compliant for APSh Sunlight
1	49, The Parade	44/44 (100%)	11/11 (100%)	36/37 (97%)
2	48, The Parade	46/47 (98%)	9/10 (90%)	8/8 (100%)
3-4	46-47, The Parade	30/34 (88%)	14/14 (100%)	22/22 (100%)
5	29, The Parade	22/22 (100%)	7/7 (100%)	22/22 (100%)

Table 01 - Neighbouring Daylight & Sunlight Levels



2 THE SITE

GIA have been instructed to review and advise on the daylight, sunlight and overshadowing impacts associated with the implementation of the Proposed Development known as 29 Newport Road, Cardiff.

THE SITE

- 2.1 The site is bound by Newport Road to the south and Trinity Court to the west. To the north-east of the site is East Grove and to the north-west lies The Parade.
- 2.2 Figure 02 below illustrates the existing site. Further drawings are enclosed at Appendix 03 of this report.

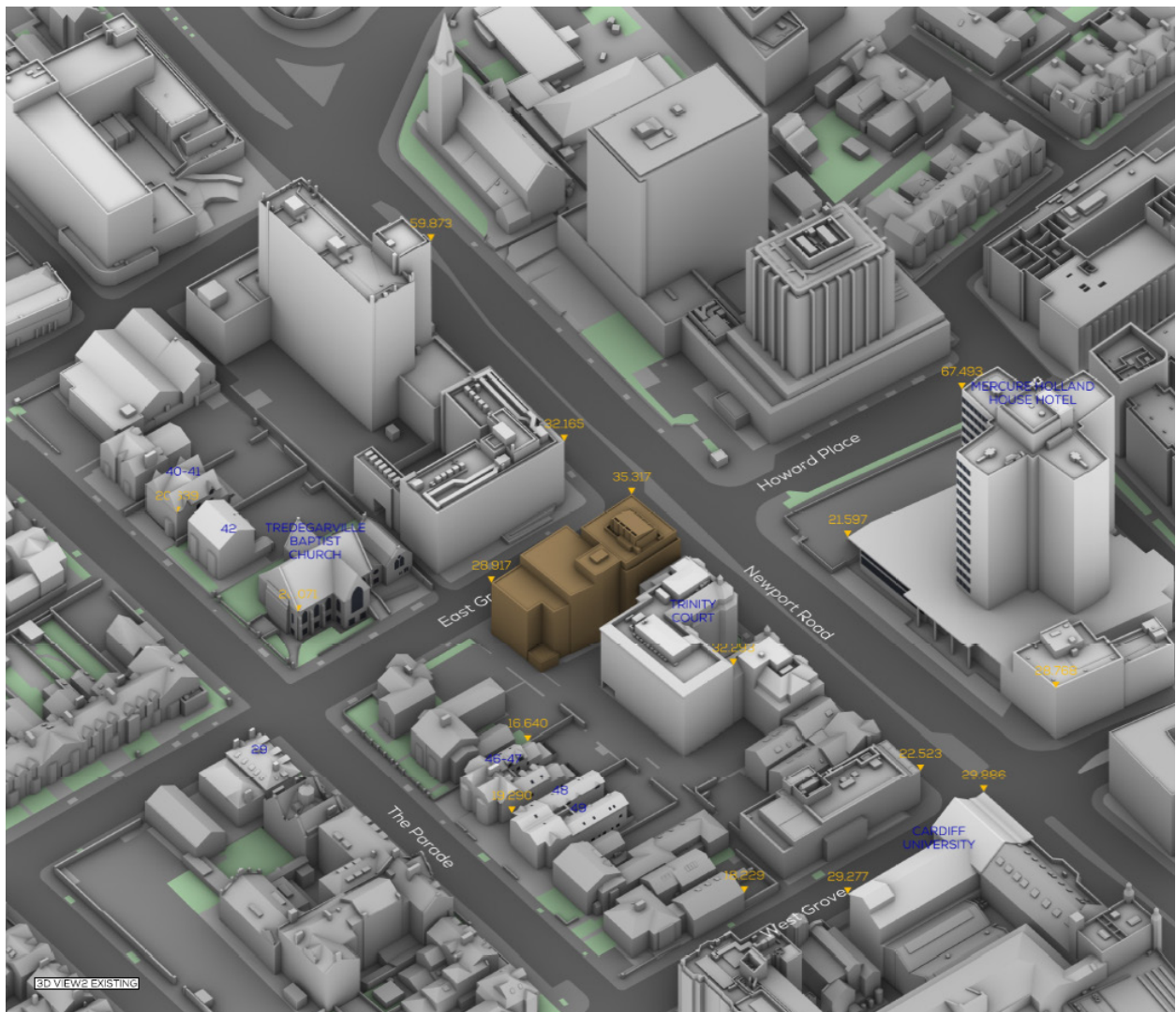


Figure 02: 3D model of the existing site

PROPOSED DEVELOPMENT

- 2.3 Our analysis of this option is based on the proposed scheme massing models produced by Fletcher Joseph, issued on 16 July 2026.
- 2.4 GIA's understanding of the Proposed Development is illustrated in Figure 03 and further drawings are enclosed at Appendix 03.



Figure 03: 3D Perspective View of the Proposed Scheme

3 POLICY & THE WIDER CONTEXT

This section details the relevant planning policies relating to daylight and sunlight amenity.

- 3.1 Below we have detailed sections from the following documents as they are, in our opinion, the most pertinent in relation to daylight and sunlight matters and how we have approached the effects of the Proposed Development on the relevant neighbouring properties:

- Planning Policy Wales (2024);
- Cardiff Local Development Plan 2006-2026;
- Cardiff Residential Design Guide Supplementary Planning Guidance (2017); and
- Tall Buildings Supplementary Planning Guidance (2017).

PLANNING POLICY WALES (2024)

- 3.2 Maximising Well-being and Creating Sustainable Places through Placemaking Paragraph 2.7:-

Placemaking in development decisions happens at all levels and involves considerations at a global scale... down to the very local level, such as considering the amenity impact on neighbouring properties and people.

- 3.3 Promoting Healthier Places Paragraph 3.21:-

The planning system must consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard amenity.

CARDIFF LOCAL DEVELOPMENT PLAN 2006-2026

- 3.4 KP5: Good Quality & Sustainable Design states the following:

"To help support the development of Cardiff as a world-class European Capital City, all new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by...Ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities..."

CARDIFF RESIDENTIAL DESIGN GUIDE SPG

- 3.5 The guidance follows the BRE publication Site Layout Planning for Daylight and Sunlight and applies its standards in assessing the quality of natural light within and around developments. While BRE standards are used as a benchmark, Cardiff acknowledges that they are not absolute and should be applied flexibly depending on sitespecific circumstances. Proposals that fall short of these standards must justify their approach and demonstrate that acceptable light levels are still achieved through alternative means. The standards apply to both new and existing properties and to all habitable rooms (excluding bathrooms, storage areas, and circulation spaces) .

TALL BUILDING SPG

- 3.6 The Cardiff SPGs set a framework that allows for contextually appropriate intensification and tall buildings, while ensuring good levels of residential amenity are maintained or enhanced.
- 3.7 Tall buildings are encouraged in strategic locations where intensification and regeneration are priorities. Proposals must demonstrate a high standard of design while mitigating environmental impacts such as overshadowing, loss of daylight, and microclimate effects. Tall buildings must provide good internal amenity for residents and ensure adequate daylight, sunlight, and privacy, especially within the public realm.

4 BRE GUIDELINES & CONTEXT METHODOLOGY

The Building Research Establishment (BRE) have set out in their handbook 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (BR209, 2022)', guidelines and methodology for the measurement and assessment of daylight and sunlight.

BUILDING RESEARCH ESTABLISHMENT GUIDELINES (BR209, 2022)

- 4.1 The BRE Guidelines note that the document is intended to be used in conjunction with the interior daylight recommendations found within the British Standard BS EN 17037 Daylighting in Buildings and the Chartered Institution of Building Services Engineers (CIBSE) LG 10 Daylighting – a guide for designers.
- 4.2 The BRE handbook "is intended for use in rooms in adjoining dwellings where daylight is required, including living rooms, kitchens, and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas, and garages need not be analysed."
- 4.3 The BRE Guidelines provides two methodologies for daylight assessment of neighbouring properties, namely;
- The Vertical Sky Component (VSC); and
 - The No Sky Line (NSL).
- 4.4 In respect to NSL, the BRE states the following at paragraph D3:-
- "The calculation can only be carried out where room layouts are known. Using estimated room layouts is likely to give inaccurate results and is not recommended."*
- 4.5 Therefore, where room layouts for the surrounding properties are unavailable, no NSL calculations have been undertaken.
- 4.6 There is one methodology provided by the BRE Guidelines for sunlight assessment, denoted as Annual Probable Sunlight Hours (APSH).
- 4.7 It is an inevitable consequence of the built-up urban environment that daylight and sunlight will be more limited in dense urban areas. It is well acknowledged that in such situations there may be many planning and urban design matters to consider other than daylight and sunlight.

- 4.8 Appendix 02 of this report elaborates on the mechanics of each of the above assessment criteria, explains the appropriateness of their use and the parameters of each specific recommendation.
- 4.9 The following table provides a summary of the criteria set out within the BRE Guidelines for daylight and sunlight.

Method	BRE Criteria
VSC	A window may be adversely affected if its VSC measured at the centre of the window is less than 27% and less than 0.8 times its former value.
NSL	A room may be adversely affected if the daylight distribution (NSL) is reduced beyond 0.8 times its existing area.
APSH	A window may be adversely affected if a point at the centre of the window receives for the whole year, less than 25% of the APSH including at least 5% of the APSH during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period, and for existing neighbouring buildings, if there is a reduction in total APSH which is greater than 4%.

- 4.10 When considering the significance of daylight and sunlight effects, professional judgement has been used. Consideration has been given to the proportion of rooms/windows affected, as well as the percentage alterations, absolute changes, retained daylight and sunlight levels and sensitivity of the receptor. This is in addition to any other relevant factors, including mitigating factors such as location and nature of the development, balconies, overhangs or design features which may also affect the determination of assigning the criteria.

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5 DAYLIGHT & SUNLIGHT IMPACTS TO NEIGHBOURING PROPERTIES

This section details the daylight and sunlight impacts in relation to the relevant properties neighbouring the Site.

- 5.1 A three-dimensional computer model of the Site and surrounding properties was produced based on photogrammetry. Where available we have included floor plans of the relevant properties and this context model has been used to carry out the technical assessments. All relevant assumptions made in producing this model can be found in Appendix 01.

RELEVANT SENSITIVE NEIGHBOURING PROPERTIES

- 5.2 GIA have identified the following properties as relevant for daylight and sunlight assessment:
- 49, The Parade
 - 48, The Parade
 - 46-47, The Parade
 - 29, The Parade
- 5.3 These properties are fully discussed in the following sections. All results can be found in Appendix 4.

49, THE PARADE

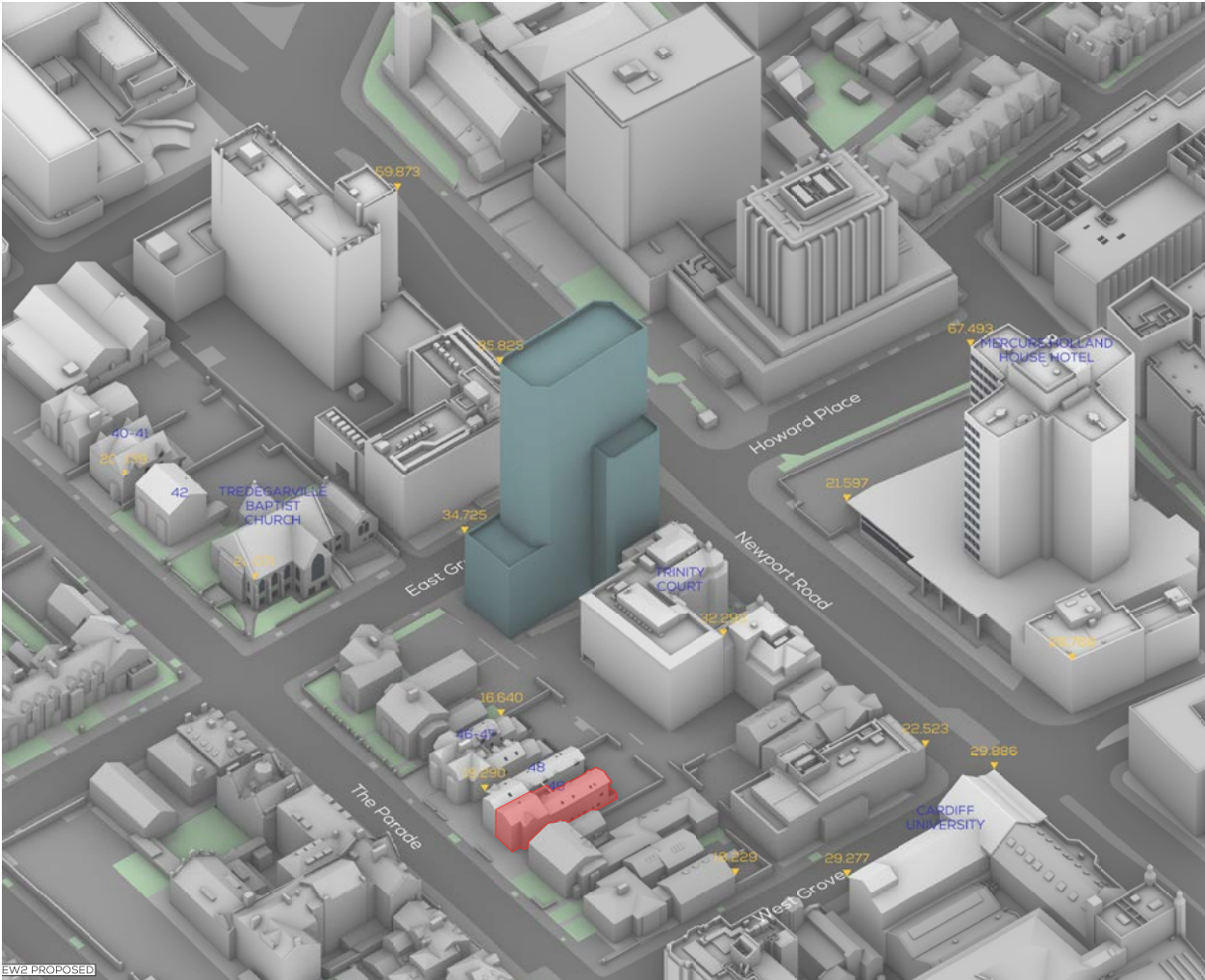


Figure 04: Rendered Image of 49, The Parade

VERTICAL SKY COMPONENT					NO SKY LINE				
WINDOW					ROOM				
TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
		20-30	30-40	40+			20-30	30-40	40+
44	44	0	0	0	11	11	0	0	0

ANNUAL PROBABLE SUNLIGHT HOURS							
ROOM							
TOTAL	PASS	ANNUAL (%)			WINTER (%)		
		20-30	30-40	40+	20-30	30-40	40+
37	36	1	0	0	0	0	0

- 5.4 With the Proposed Development in place, all windows and rooms will fully accord with BRE recommendations for daylight. As such, there would be no noticeable change in VSC or NSL daylight to this property
- 5.5 For sunlight, 36/37 (97%) windows assessed would fully accord with BRE recommendations for APSH. One window would experience a reduction of 24% in Annual Probable Sunlight, however the window would still retain 22 Annual Probable Sunlight Hours, which is considered good for an urban environment.
- 5.6 Overall, there would be no noticeable change in the daylight amenity of this property. One window would experience a small reduction in APSH sunlight levels, however the the retained level is commensurate with the expectations of the area and so the effect of the Proposed Development can be considered acceptable in the context of urban development.

48, THE PARADE

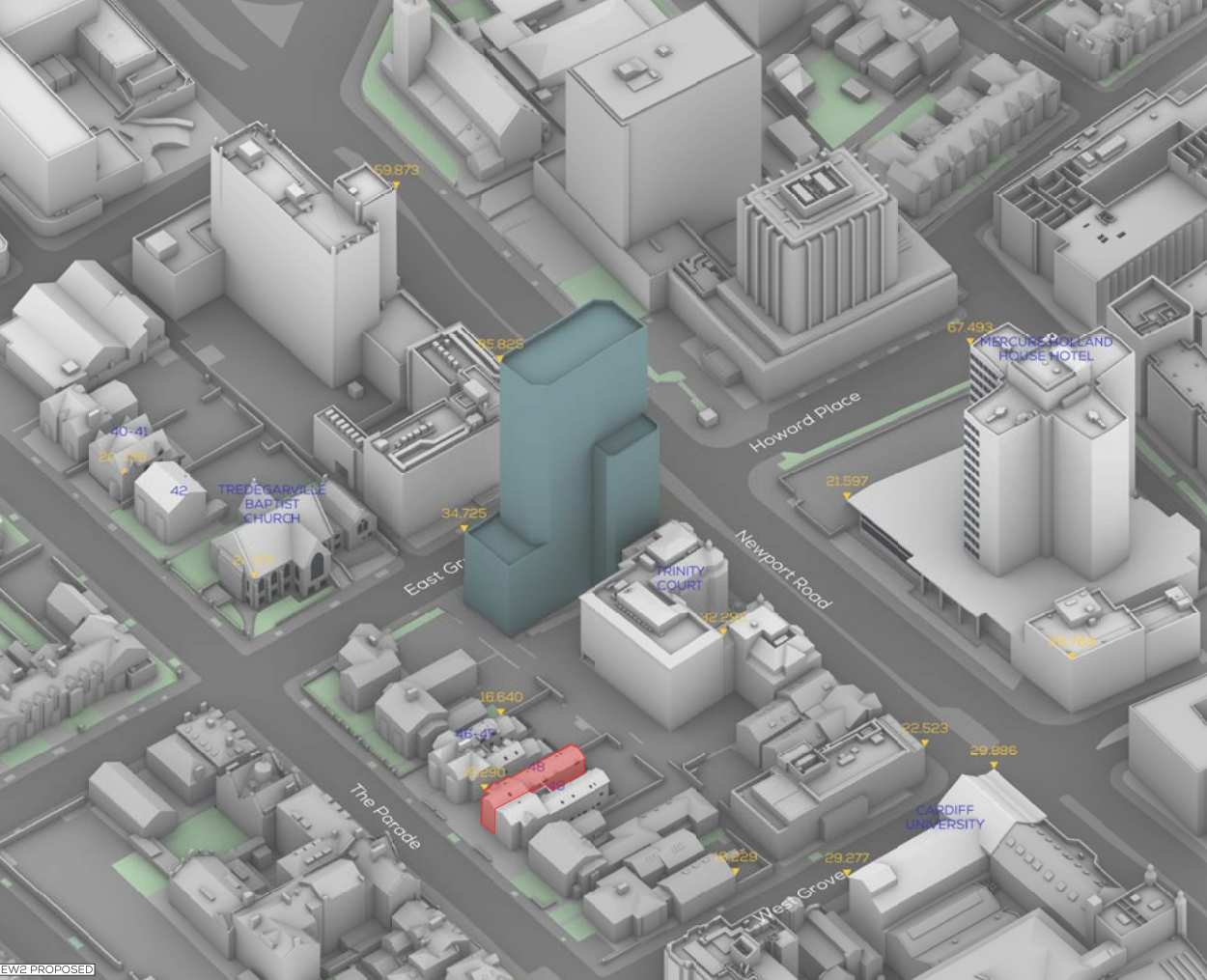


Figure 05: Rendered Image of 48, The Parade

VERTICAL SKY COMPONENT					NO SKY LINE				
WINDOW					ROOM				
TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
		20-30	30-40	40+			20-30	30-40	40+
47	46	1	0	0	10	9	0	1	0

ANNUAL PROBABLE SUNLIGHT HOURS							
ROOM							
TOTAL	PASS	ANNUAL (%)			WINTER (%)		
		20-30	30-40	40+	20-30	30-40	40+
28	28	0	0	0	0	0	0

- 5.7 With the Proposed Development in place, this property will fully accord with the BRE target criteria for APSH sunlight, and there would therefore be no noticeable change in sunlight condition.
- 5.8 46/47 (98%) site facing windows within 48, the property will fully accord with the recommended guidelines for VSC daylight.
- 5.9 The one window that does not serve a bedroom located on the ground floor, and experiences a reduction of 20%, which is considered a minor in nature. Additionally, the BRE states that where a room is served by more than one window of similar sizes, the mean VSC to the room can be calculated. When adopting this approach in respect of 48, The Parade, the effected room would meet the VSC requirement.
- 5.10 For NSL daylight, 9/10 (90%) rooms will fully accord with the recommended guidelines. The one room that would not has an existing NSL daylight level of 15%. This low existing level means that even small changes in daylight equate to proportionally larger percentage changes. When examining the NSL changes in detail, the reduction in the NSL compliant room area would be less than 1 sq.m., which is considered small in the context of urban development.
- 5.11 Overall, the results of our assessment demonstrate that there would be no noticeable change in the sunlight received by this property, and only minor changes in daylight condition. As such, the amenity of the building would be preserved overall.

46-47, THE PARADE



Figure 06: Rendered Image of 46-47, The Parade

VERTICAL SKY COMPONENT					NO SKY LINE				
WINDOW					ROOM				
TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
		20-30	30-40	40+			20-30	30-40	40+
34	30	4	0	0	14	14	0	0	0

ANNUAL PROBABLE SUNLIGHT HOURS							
ROOM							
TOTAL	PASS	ANNUAL (%)			WINTER (%)		
		20-30	30-40	40+	20-30	30-40	40+
22	22	0	0	0	0	0	0

- 5.12 With the Proposed Development in place, there would be no noticeable changes in APSH sunlight or NSL daylight.
- 5.13 For VSC daylight, our assessment shows that 30/34 (88%) site facing windows within this property will fully accord with the recommended guidelines for VSC daylight.
- 5.14 The four windows that do not are located on the ground floor and first floor, and experience losses between 20-25%, which is considered minor in nature. Additionally, all four windows that fall short of the VSC targets serve rooms with alternative windows, and when calculating VSC to the room, all four rooms would fully accord with the BRE criteria.
- 5.15 As such, the results of our assessment demonstrate that 46-47, The Parade would fully accord with the BRE recommendations for VSC daylight, NSL daylight and APSH sunlight, and the amenity of the occupants would not be noticeably affected.

29, THE PARADE

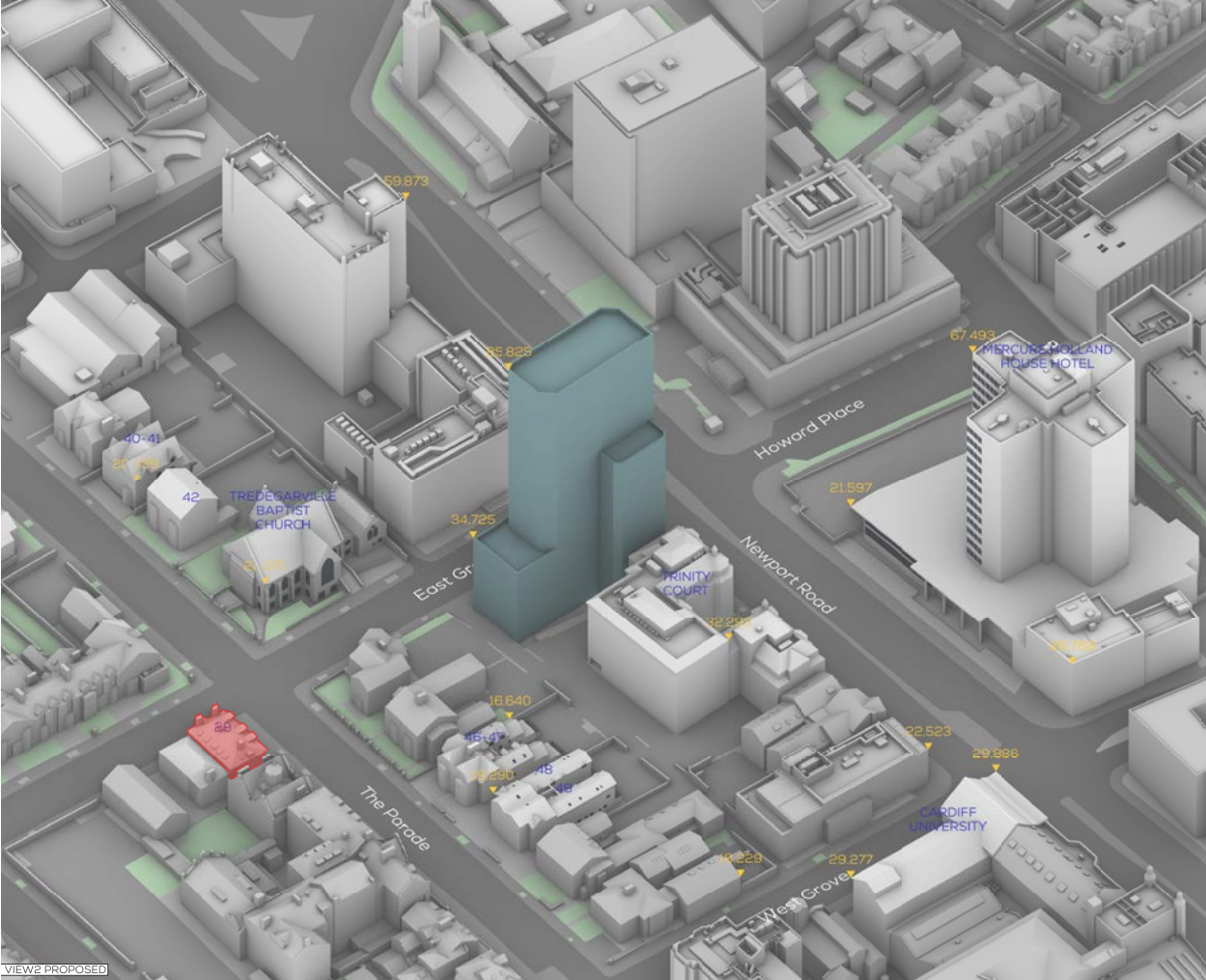


Figure 07: Rendered Image of 29, The Parade

VERTICAL SKY COMPONENT					NO SKY LINE				
WINDOW					ROOM				
TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
		20-30	30-40	40+			20-30	30-40	40+
22	22	0	0	0	7	7	0	0	0

ANNUAL PROBABLE SUNLIGHT HOURS							
ROOM							
TOTAL	PASS	ANNUAL (%)			WINTER (%)		
		20-30	30-40	40+	20-30	30-40	40+
22	22	0	0	0	0	0	0

5.16 With the Proposed Development in place, there would be no noticeable changes in VSC daylight, NSL daylight or APSH sunlight. As such, the amenity of the occupants would not be noticeably affected.

6 CONCLUSIONS

GIA have undertaken a daylight and sunlight assessment in relation to the Proposed Development known as 29 Newport Road, Cardiff. The technical analysis has been undertaken in accordance with the BRE handbook.

- 6.1 GIA have been instructed by MyS Living to provide daylight and sunlight advice in relation to the proposed redevelopment of 29 Newport Road, Cardiff.
- 6.2 The technical analysis has been considered by reference to the criteria and methodology within the Building Research Establishment handbook (BR209, 2022) which when published, recognised that it *"is advisory and the numerical target values within it may be varied to meet the needs of the development and its location"*.
- 6.3 Having considered the relevant local and national planning policies, it is our view that the Proposed Development demonstrates a high standard of design and would not cause an undue effect on the amenity of neighbouring occupiers.

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