



Planning Technical Advice Note - Privacy, Daylight and Sunlight: The 45 and 25 Degree Guideline

Introduction

Hart District Council has produced a series of Technical Advice Notes (TAN). TAN provide technical advice to developers and decision-makers, but are not adopted policy documents, and should not be read as such. TAN may be updated from time to time to reflect changing circumstances or to update in light of best practice.

This note explains the guidelines that will be used to assess the impact of a development upon privacy, daylight and sunlight.

Many factors are significant in assessing whether new homes will enjoy adequate sunlight and daylight, both internally and externally, and the same factors must be taken into account when assessing the impact of extensions to existing homes.

Reflected light and the amount of sky visible affect daylight within a room or garden. Applicants must consider the function of the room or that part of the garden, and also whether other windows serve the affected room. Existing features including boundary walls, trees, proposed buildings and any change in ground level between sites are all relevant factors which also need to be taken into account.

Applicants must also consider the impact on outlook – it is important not to create conditions which are overbearing (oppressive or claustrophobic) for existing or future occupiers.

While development proposals will consider these factors, as a guideline to assess their impact on daylight, sunlight and outlook, the Council will use the guidelines illustrated below. In normal circumstances, no development should intrude over a line drawn at an angle of 45° in the horizontal plane from the midpoint of the nearest window of a habitable room and rising at an angle of 25° in the vertical plane from the cill. If a main window to a habitable room in the side elevation is affected, development will not normally be allowed to intrude over a line drawn at an angle of 45° in the vertical plane from the cill.

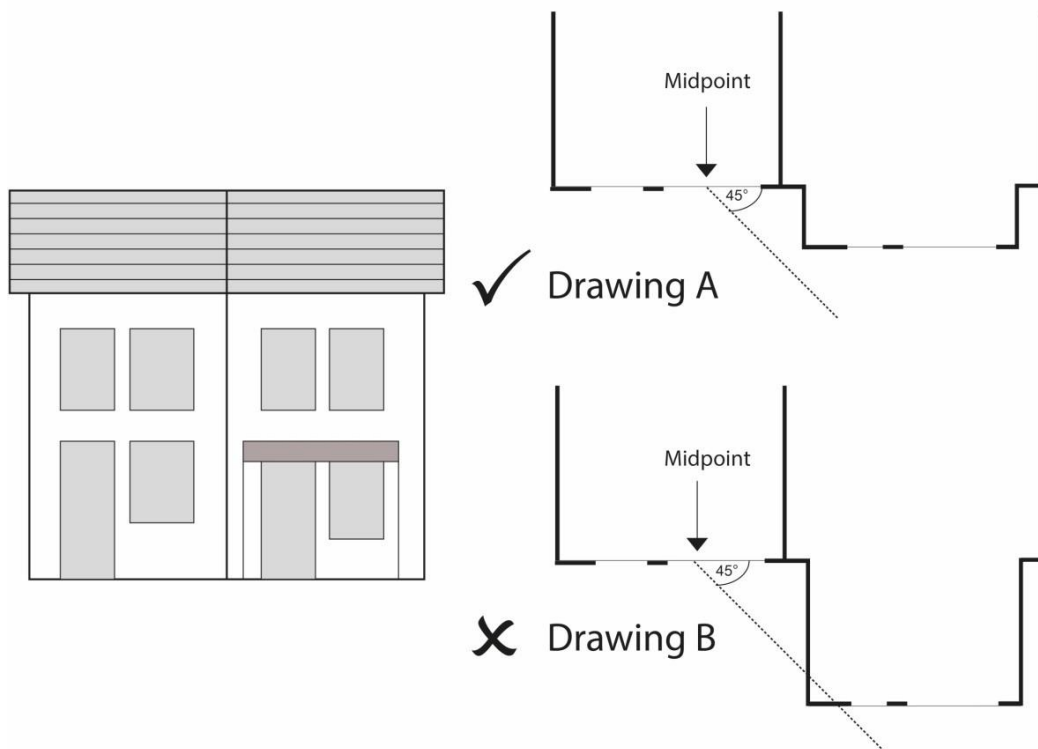
For the purpose of these guidelines, patio doors and glazed French doors will also be treated as windows.

Cill level will be judged in accordance with other principal windows in the same part

of the home, or in neighbouring homes. For the purpose of these guidelines, habitable rooms include kitchens as well as living rooms, dining rooms, studies, bedrooms and playrooms.

Example 1

A single storey extension as shown below is generally acceptable if the projection is limited as shown in Drawing A. It may not be acceptable if the projection intrudes beyond the 45° line as shown in Drawing B.

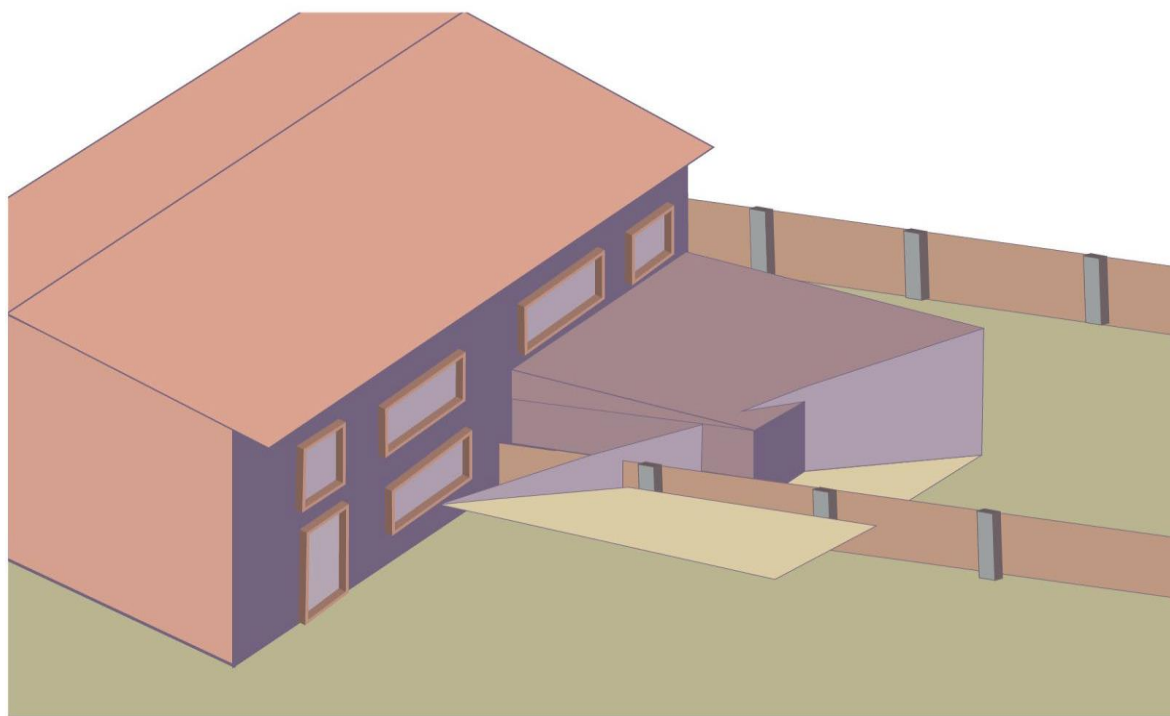
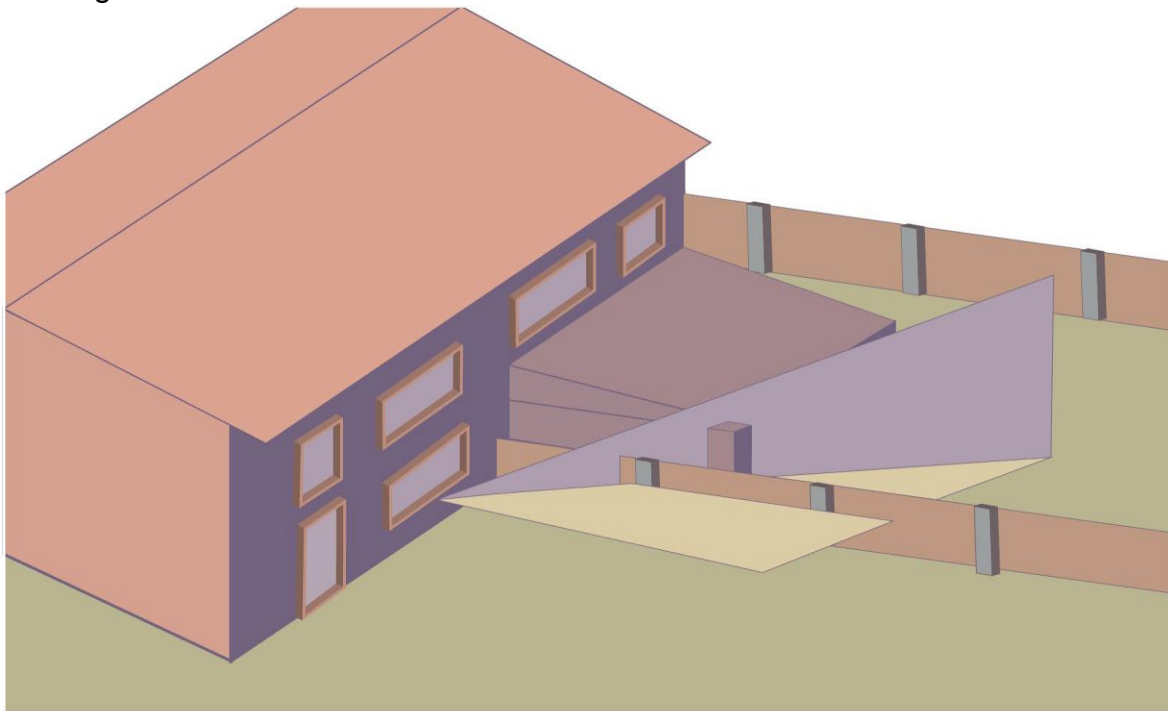


Example 2

If the 45° rule is broken, generally the proposal will still be acceptable if the line drawn outwards at 45° is tilted upwards at 25° from the cill level, and is unbroken by the highest part of the extension.

This is shown as Drawing C. The example shown as Drawing D is unlikely to be acceptable.

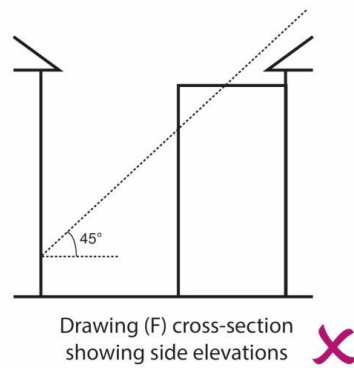
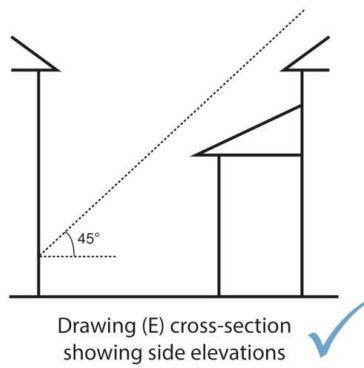
Drawing C



Drawing D

Example 3

In Drawing E below, the extension is likely to be acceptable in daylight and sunlight terms, whereas the example in Drawing F would not.



Hart District Council
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