

Our ref: JW/IS/CausewaySt
Your ref:

CONSIL LIMITED
UNIT 405
CLERKENWELL WORKSHOPS
27-31 CLERKENWELL CLOSE
LONDON
EC1R 0AT

Mr G McGill
Associate
Clyde Shanks

T: 020 3154 2691
WWW.CONSILUK.COM

By email only: [REDACTED]

29 April 2025

Dear Gavin

57-59 Causeway Street, Portrush ('the development')
Impact of Sunlight Amenity and Overshadowing to 53 Causeway Street BT56 8AD

Further to our Daylight and Sunlight Report dated 6 March 2025 and Anstey Horne's letter of objection dated 28 April 2025, I write in reference to the impact that the development will have on sunlight amenity and overshadowing to the neighbouring property at 53 Causeway Street.

As discussed, Anstey Horne's objection does not contain any justifiable reason for the impact of the development being considered unacceptable. I have reviewed several of their reports for other developments and in every example they apply the Building Research Establishment ('BRE') guidelines, including the Annual Probable Sunlight Hours ('APSH') test, when assessing the impact of new development on neighbouring properties.

Whilst there is some reduction in sunlight (APSH) to the kitchen at 53 Causeway Street, the proposal entirely meets the BRE guidance for sunlight amenity. In fact, the kitchen would retain 67% APSH, compared to the 25% recommendation, including 13% in the winter months, compared to the 5% recommendation. Accordingly, the kitchen retains more than double the amount of sunlight recommended by the BRE and Anstey Horne's objection carries very little weight.

Turning to overshadowing, an assessment was not undertaken as, based on the difference between the current building and the development, the orientation of the neighbouring garden and the results of the APSH assessment, it is immediately evident that the space would not be adversely affected.

However, in light of Anstey Horne's letter, we have assessed overshadowing to 53 Causeway Street and I have enclosed the results of the assessment. The BRE recommends that at least half an external amenity space (50%) should receive at least 2 hours of direct sunlight on 21 March, or retain at least 0.80 times the area in the existing conditions. For completeness, we have included the entire external space around 53 Causeway Street, although it is noted that the area closest to the site is a driveway and used for car parking rather than as amenity space.

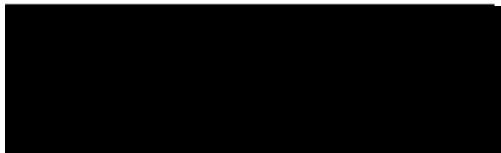
The area receiving at least 2 hours of direct sunlight on 21 March is outlined in red on the enclosed drawing and the areas hatched yellow would receive at least 2 hours of direct sunlight in the existing conditions, but less than 2 hours in the proposed conditions.

The attached drawing illustrates that 89% of the area tested would meet the BRE criteria, well in excess of the 50% recommendation. The drawing also illustrates that, if only the rear garden area was considered, it would also entirely comply with the BRE guidelines for overshadowing.

When interpreting the results, the drawing shows that a total area of 276.30 square metres has been assessed and that 93% of this area would receive at least 2 hours of direct sunlight on 21 March in the existing conditions. In the proposed conditions, 89% of the area would retain at least 2 hours of direct sunlight on 21 March. This represents a retained ratio of 0.95 times the existing value.

In summary, the results of the overshadowing assessment show full compliance with the BRE guidance for overshadowing and therefore demonstrate that the development would not cause unacceptable levels of overshadowing to 53 Causeway Street.

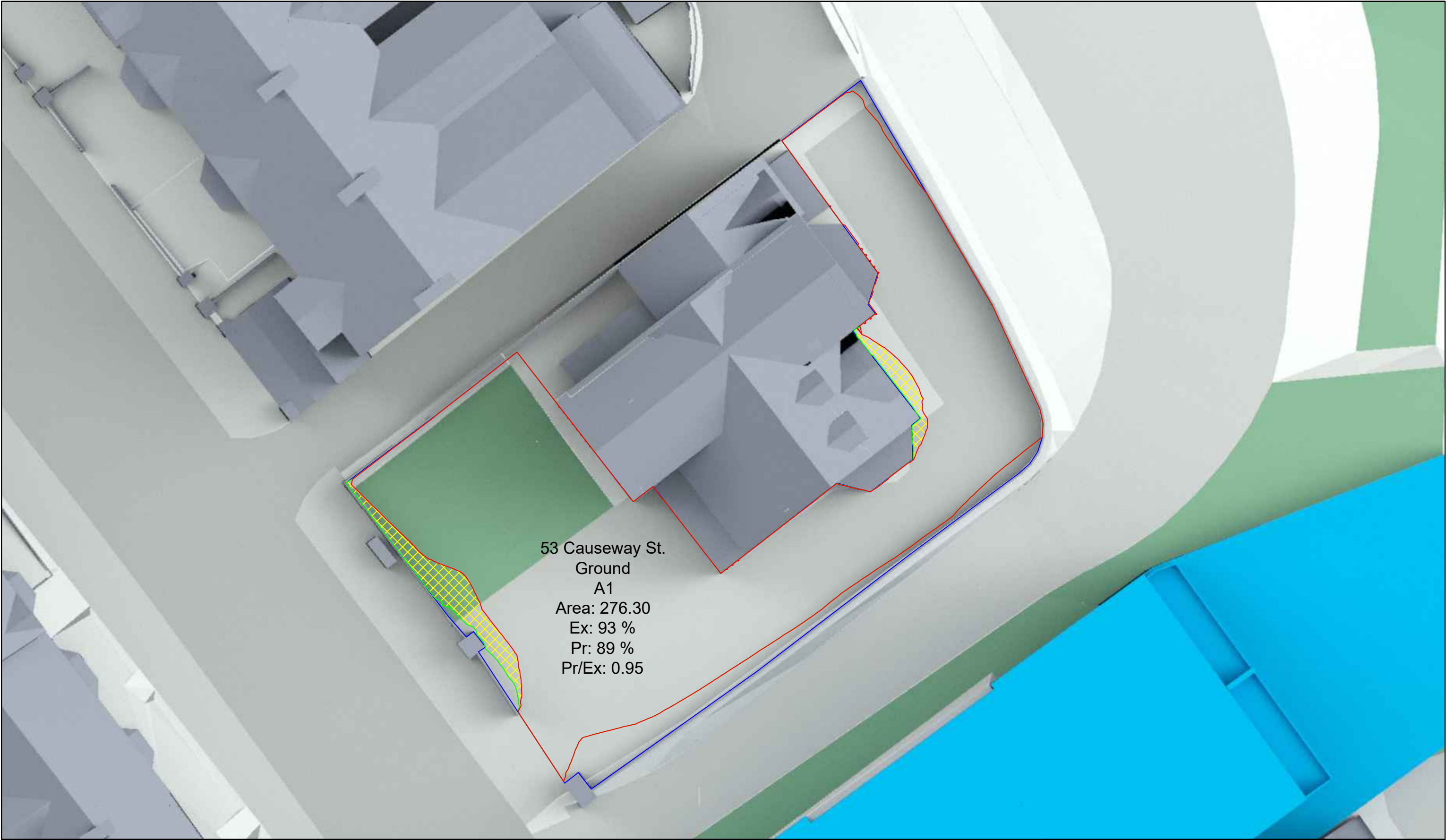
Yours sincerely



James Williamson
Associate Director



Enc. Overshadowing Results



53 Causeway St.
Ground
A1
Area: 276.30
Ex: 93 %
Pr: 89 %
Pr/Ex: 0.95

KEY

- Amenity area
- Existing area of direct sunlight
- Proposed area of direct sunlight
- Area of loss / gain

SOURCES OF INFORMATION:
Clyde Shanks proposed scheme received on 12/02/2025 -

Z Mapping 3D Survey model received on 19/02/2025
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-
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CLIENT
Ideal Seaview Developments LLP

PROJECT
Causeway Street, Portrush, North
Ireland. BT56

DRAWING TITLE
Permanent Overshadowing

SCALE 1:150 @A3	DATE Apr-25
DRAWN BY JH	CHECKED BY JW
DWG No. D+S/1/ 401	REV.