Shadow Study Report

Site: Rear of 68 Harold Street, Grimsby, DN32 7NQ

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1. Purpose of the Study

This shadow study assesses the potential overshadowing impact of the proposed development at the rear of 68 Harold Street on neighbouring properties. The assessment follows industry-standard best practice in line with the BRE Guide *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BR209)*.

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2. Methodology

Shadow simulations were conducted for the following key seasonal dates and times, as recommended by the BRE:

- **Spring Equinox**: March 21
- **Summer Solstice**: June 21
- **Winter Solstice**: December 21

For each of these dates, shadows were modelled at:

- **9:00 AM**
- **12:00 PM**
- **3:00 PM**

These simulations illustrate the sun path and potential overshadowing effects throughout the day and year, helping to evaluate any potential loss of amenity to nearby properties.

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3. Findings

Based on the simulations and proposed design:

- **March 21 (Equinox)**: The proposed extension casts moderate morning and afternoon shadows consistent with existing conditions. No material increase in overshadowing is observed.

- **June 21 (Summer Solstice)**: Shadows are minimal due to the sun's high angle. The development has negligible impact on neighbouring properties during all observed hours.

- **December 21 (Winter Solstice)**: As expected, shadows are longest during winter. However, the proposed flat roof structure does not result in significant new overshadowing to habitable rooms or garden areas of adjacent properties.

At all observed times, the shadows cast by the proposed development remain within the expected and acceptable thresholds set out in BRE guidance. No neighbouring windows or amenity spaces experience material or unacceptable loss of sunlight.

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4. Conclusion

The shadow study confirms that the proposed development:

- Will not cause undue overshadowing of nearby dwellings or private garden spaces.

- Complies with BRE guidance for transient overshadowing.

- Preserves amenity for neighbouring properties throughout the year.

This supports the view that the proposed flat roof extension can be approved without adverse impact on neighbouring access to daylight or sunlight.