



behan partnership ltd  
chartered surveyors

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# Rights of Light



UK property developers are shying away from new projects until more clarity is brought to laws surrounding secretive 'rights to light' deals, exacerbating a shortage in prime London offices and potentially stunting economic growth.

Rights of Light, Daylight, Sunlight and Overshadowing impacts are caused by a reduction in light either entering a building or amenity area due to a neighbouring development. As you would expect, this area is extremely complicated and as such, actionable Rights of Light 'injury' or the refusal of planning permission on the grounds of daylight and sunlight being adversely affected is a highly technical and legally complex matter to the point where a project can be significantly delayed, or even prevented from implementation.

Behan Partnership Ltd has extensive expertise and experience in advising on changes within natural light practice for both developers and neighbouring owners affected by developments. We also advise on the implementation of the BRE BR209 2nd Edition on daylight, sunlight and overshadowing practice and how to deal with a tree or hedge dispute under the BR209 2nd Edition and Anti-social Behaviour Act.

Whether you are a developer or neighbouring owner we strongly recommend that expert advice be taken from the outset. By doing so Behan Partnership Ltd will ensure your project will be efficiently managed through to completion with every Rights of Light, Daylight, Sunlight and Overshadowing issue handled head on.

## We do this by:

- Providing you with clear, practical and unambiguous solutions to enable your project to run as smoothly as possible.
- Eliminating non-compliance with adherence to planning policies and resolving disputes with developers and adjoining neighbours.
- Keeping you updated on relevant Rights of Light, Daylight and Sunlight Overshadowing issues.
- Identifying and seeking to resolve problems, whilst taking into consideration your objectives.
- Ensuring delays and costs are minimised.

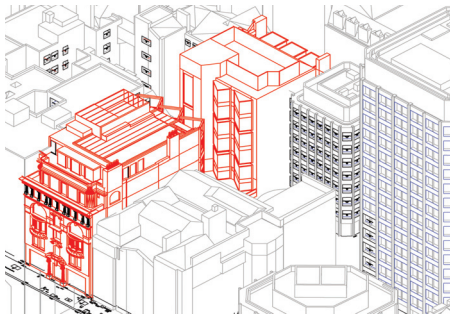
01727 800075

First Floor Annexe, New Barnes Mill, Cottonmill Lane, St Albans, Hertfordshire AL1 2HA

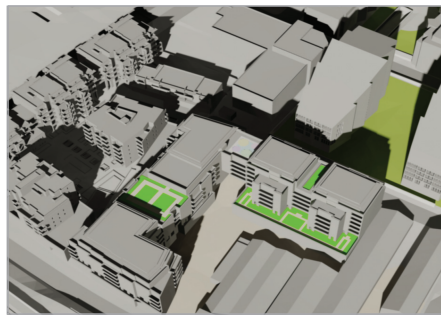
Whether you are located near a proposed development or you are a commercial developer planning a large project, Behan Partnership Ltd ensures that clarity and a high quality advice is delivered at all times.

There are a variety of professional services that we provide in relation to Rights of Light, Daylight, Sunlight and Overshadowing and these are summarised to the right:

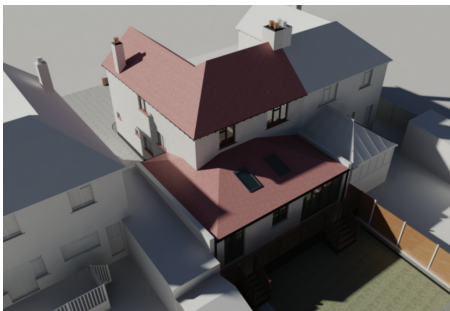
Digital 3D Modelling



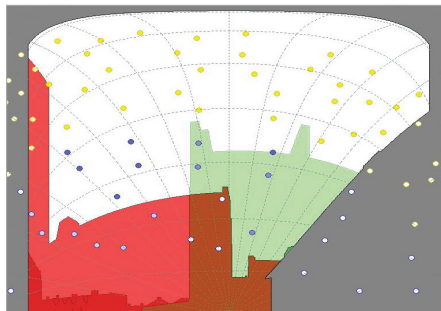
Transient Shadow Image



Transient Shadow Image



Sunlight Waldram Diagram Measuring annual probable Sunlight & winter hours



- Right to light detailed studies
- Envelope modelling
- Contextual Models
- Expert Reports
- Preliminary feasibility assessments
- Planning Representation
- Daylight, Sunlight and Overshadowing advice for developers - all our studies are carried out in accordance with the recommendations of the Building Research Establishment Report 209 "Site Layout Planning for Daylight & Sunlight, a guide to good , practice" 2011 second edition and British Standard 8206:2 Part 2.
- EIA analysis and Environmental Statements and chapters
- Daylight and sunlight studies
- Overshadowing studies (permanent and transient)
- Solar glare studies
- Deed drawings

**Mark Behan MRICS is a member of the RICS Working Group for Daylight and Sunlight and is one of the authors of the new Guidance Note. Should you wish to discuss any matters in relation to the above or the services that we provide then please contact [mark@behanltd.co.uk](mailto:mark@behanltd.co.uk) who would be happy to assist.**