

**GREAT LINFORD PARISH COUNCIL
PLANNING POLICY GUIDE
DESIGN - THE 45 DEGREE TEST**

WHAT IS THE 45 DEGREE TEST?

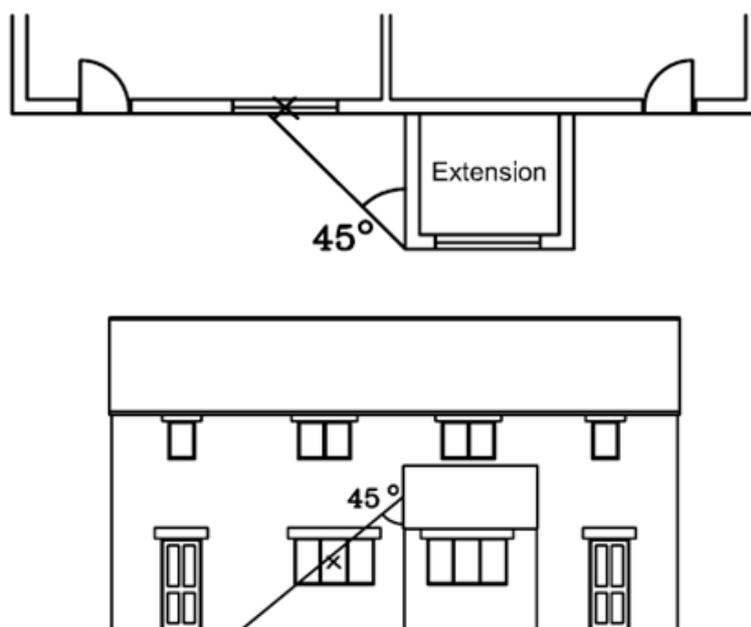
Local authorities will usually only approve a planning application if it does not have an adverse effect on daylight and sunlight to neighbouring properties.

The daylight and sunlight tests normally used by local authorities when considering planning applications are set out in the Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011)'. The BRE guide gives two helpful rule of thumb tests which determine whether or not further detailed daylight and sunlight tests are required.

The 45 Degree Test is used to check extensions that are perpendicular to a window, which must be the main source of light to a 'habitable room'.

If the centre of the neighbour's window lies on the extension side of both of the 45° lines (on plan and elevation), then the more detailed BRE tests are required.

Otherwise, daylight and sunlight levels are unlikely to be adversely affected because light will continue to be received either over the roof or beyond the end of the extension.



CURRENT MKC POLICY

The 45 degree test is only common practice that Officers use when considering the impact of development proposals on the amenity of neighbouring properties, including any potential loss of light.

The 45 degree test is not contained in any adopted MKC planning policy or Supplementary Planning Guide, or other documents. The New Residential Design Guide SPD makes no reference to the 45 degree test.

The rule-of-thumb 45 degree test is used when considering extensions that are perpendicular to a window. If the proposed extension would result in loss of light or outlook to a main window serving a habitable room, it is likely to be considered unacceptable.

It can be used as a measure from windows on neighbouring properties where a front extension is proposed, in the same way that it is used for rear extensions, to give a guide as to whether the proposal is likely to result in any harmful impact to neighbouring amenity.

If an extension is not perpendicular to the side window, the 45 degree test would not be used as a measure.

SUPERSEDED MKC POLICY

MK Council policy in the superseded 'Householder Design Leaflet' said:

SIDE EXTENSIONS

If a neighbouring property has windows in its side elevation that provides the main source of light to a habitable room, e.g. living room, kitchen or bedroom, a side extension that obscures that light is likely to be unacceptable.

REAR EXTENSIONS

Two storey rear extensions can seriously affect the outlook and light of adjoining properties. Generally a 2 storey extension which infringes a line drawn at 45 degrees from the nearest edge of any window of either neighbour's properties will be refused.

Councillor David Stabler April 2016