

Date of Meeting	30 th March 2023
Application Number	PL/2023/00213
Site Address	3 OLD MILL CLOSE, EAST KNOYLE, SALISBURY, SP3 6EX
Proposal	Construction of single 2 bedroom cottage on part of garden
Applicant	Mrs V Garrett
Parish Council	East Knoyle
Ward	Nadder Valley
Type of application	Full Planning Permission
Case Officer	James Repper

Reason for the application being considered by Committee

Councillor Bridget Wayman has called the application to committee for the following reasons:

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission should be **APPROVED** subject to conditions.

2. Report Summary

The main issues which are considered to be material in the determination of this application are listed below:

- Principle of development
- Scale, design, impact on character and appearance of the area
- Impact on AONB
- Residential amenities/living conditions

The application has generated an objection from East Knoyle Parish Council and received 8 letters of representation from the general public.

3. Site Description

The application site relates to a parcel of land now separated from the southwest corner of 3 Old Mill Close, East Knoyle. The site itself is accessed off Shaftesbury Road and is located between the residential dwellings known as Ravenscroft (to the north) and Horseshoe Cottage (to the south). The site is located upon a primarily residential through road of mixed-form properties to the southern end of the small village of East Knoyle, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 17 (Spatial Strategy for the Mere Community Area). The site is surrounded by other residential properties, and their associated amenity and parking provisions, several of which have been subject to alterations and/or extensions over time. The site is located approximately 100m south of the designated East Knoyle Conservation Area.



4. Planning History

Application Ref	Proposal	Decision
S/1986/1254	APPLICATION SITE: ERECTION OF DWELLING HOUSE WITH INTEGRAL GARAGE AND ACCESS	Refused 24/09/1986
S/20032549	RAVENS CROFT: TWO-STOREY EXTENSION	Approved with Conditions 26/01/2009
S/1990/1313	HORSESHOE COTTAGE: EXTENSION TO PROVIDE BEDROOM ABOVE EXISTING DINING ROOM	Approved with Conditions 30/10/1990

5. The Proposal

This is a full planning permission application proposing the addition of a single residential dwelling to a primarily residential street via in-fill policies. The property is proposed to be a two-storey (chalet style) two-bedroom property with off-road parking and external amenity space plus all associated works.

6. Local Planning Policy

National Planning Policy Framework (NPPF)

Section 5 (Delivering a sufficient supply of homes)
Para 78 (Rural Housing)

National Planning Practice Guidance (NPPG)

Wiltshire Core Strategy:

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP17 (Spatial Strategy for the Mere Community Area)

CP57 (Ensuring High Quality Design & Space Shaping)

Supplementary Planning Guidance:

Creating Places Design Guide SPG (April 2006)

Achieving Sustainable Development SPG (April 2005)

Cranborne Chase Partnership Plan (2019-2024)

Wiltshire Local Transport Plan – Car Parking Strategy

East Knoyle Village Design Statement

7. Summary of consultation responses

Parish Council: Object

- The plot is too small for the proposed building
- Possible shadow over neighbouring properties
- Dormer/roof windows should be referred to current Dark Sky recommendations
- Concern over the distances between the new building and existing boundaries
- Building Line is questioned

- Design - the front of the building does not relate to existing houses either side
- The building would visually detract from that part of the village
- Existing Hedges will be removed

Highways: No Objection Subject to Conditions

- Adequate off-street parking is proposed to meet Wiltshire's current parking standards.

I wish to raise no highway objection providing the following conditions are imposed:

- The development hereby permitted shall not be occupied until the area between the nearside carriageway edge and a line drawn 2.4m parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside carriageway level, and maintained as such thereafter.

REASON: In the interests of highway safety.

- The development hereby permitted shall not be occupied until the whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

- The vehicle access and parking spaces shall remain un gated.

REASON: In the interests of highway safety.

- No part of the development hereby permitted shall be occupied until the access & parking spaces [2] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

- **Informatives**

- The applicant is advised to fully note the requirements for Electric Vehicle Charge Points as required in Approved Document S of the Building Regulations. The requirements in the document represent the minimum standard and the applicant is advised that additional provision may be provided at the applicant's cost.
- The application involves the creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence

will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

- The applicant is advised that, if it is proposed to drain this development directly into the river or carry out any work within 8 metres of the watercourse then a Land Drainage Consent is required from the Environment Agency. For further information see www.environment-agency.gov.uk

AONB (Cranborne Chase): Comment

- Subject to the views of your Conservation Architect, the AONB does not have an 'in principle' objection to the proposal. However, it seems clear that that architect/applicant do not appreciate that in this International Dark Sky Reserve the obligation is to reduce, year on year, light pollution, and not simply minimise the increase in light pollution. The proposed roof lights on the front and rear elevations have the capacity to add significantly to light pollution in the locality. In order for this AONB not to object either the roof lights are designed out or the applicant submits a modification showing all the roof lights fitted with integral blinds that are automatically operated at dusk by light sensitive switching. Any external lighting should be explicitly approved by the LPA and comply with the criteria for Environmental Lighting Zone E0, and no additional lighting should be permitted without the permission of the LPA.

Furthermore, the AONB is concerned about potential changes to the street scene. The visual provided only shows the proposed building, not the street scene. The proposal does not appear to incorporate any biodiversity enhancements and therefore fails to comply with this AONB Board's Position Statement on Biodiversity [May 2022]. There do not appear to be any technologies to capture and utilise solar energy so, again, the proposal is not supporting the aims of the adopted AONB Management Plan.

As things stand, the AONB strongly advises the submitted proposal is not good enough to approve.

8. Publicity

This application was advertised through the use of letters of consultation sent in several rounds due to an initial error by the admin team that failed to notify an immediate neighbour.

8 letters of representation were received from the residents of 3 properties. The following comments were made:

- Overshadowing
- Overlooking
- The discrepancy of the square footage on plan to reality
- Loss of Hedge
- Surface water drainage
- Highway concerns
- Noise and pollution during construction
- Overdevelopment

- Inappropriate use of land
- Breach of article 8 of the Human Rights act.
- Out of Character

9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

9.1 Principle:

The application site is located within the small village of East Knoyle, part of the Mere Community Area, which is defined as a small village by WCS core strategies 1 and 2. The housing policy boundaries have been removed from small villages effectively categorizing them as the countryside.

The WCS sets out Settlement and Delivery Strategies for the sustainable delivery of new development within the County. Applying the normal principle that applications for planning permission should be determined in accordance with the Development Plan unless material considerations indicate otherwise; proposed new development which does not comply with the Settlement and Delivery Strategies will be unsustainable, and so unacceptable as a matter of principle in this overarching context. The WCS for the area was adopted by Wiltshire Council in January 2015.

CP2 (Delivery Strategy) confirms that development in the County's smaller villages should be limited to infill development only within the existing built-up area of the village. This is because Small Villages, by their very nature, have even fewer facilities and services than Large Villages, Hamlets even less so. Infill development is defined in the supporting text of this policy as '...the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling'. This is however on the proviso that any such infill development:

- i) Respects the existing character and form of the settlement
- ii) Does not elongate the village or impose development in sensitive landscape areas
- iii) Does not consolidate an existing sporadic loose-knit area of development related to the settlement.'

This principle acceptability is however subject to the details, such as its implications for the character of the area; and neighbouring amenities. These will, therefore, be addressed in more detail below.

9.2 Character & Design

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions such as this are acceptable in principle subject to there being no adverse impacts.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites

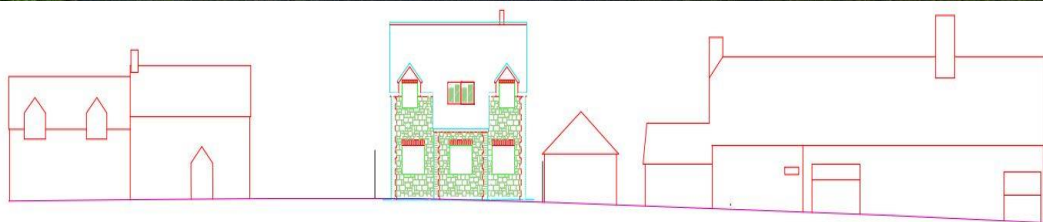
share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

The site is located in the southern section of the village and is located between existing residential properties on all sides and, therefore, would not elongate the built form of the village or consolidate any sporadic or loose form of development. The built form of the immediate area is considerably varied with Horseshoe Cottage to the immediate south being the end of a thatched terrace and Ravenscroft to the North a detached double-pitched, tiled roof, property that has undergone considerable extension and alteration over the years, to the rear of the site the properties of Old Mill close are relatively modern as are the bungalows located opposite the proposed site.

The East Knoyle Village Design Statement states (VDS) *“Infill development and extensions to existing dwellings should follow the established line of existing roads and buildings”*. When discussing building materials the VDS states *“The building character of East Knoyle, as is typical of many villages across Britain, has evolved over many centuries and has been determined by various factors. These include the building materials available locally; developing techniques and fashions; land availability; fluctuating population; the wealth, status and pretensions of those who commission and live in the village houses; and the survival of buildings from different periods.”* The proposed building has detailed that the front façade will be made of natural stone with red brick quoin detailing, the windows and doors to the front will have red brick soldier courses and the roof is to use natural slate. The properties on either side of the application site, Horseshoe Cottage and Ravenscroft both have front elevations that appear to be made of natural stone with Horseshoe Cottage having a thatched roof and Ravenscroft having what appears to be a clay-tiled roof. The use of slate as a roofing material is both mentioned within the VDS and found on multiple properties within the village and as such is considered to be an appropriate material. The side and rear elevations of the proposal are detailed to be rendered which is again considered to be a relatively common design detail within the village and surrounding area, Ravenscroft to the north appears to have the rear half of the building rendered similarly. The location of the proposed building within the plot is considered to respect the existing build line of the properties on either side and is to be constructed of materials considered appropriate and in use within the immediate vicinity. Given the large variety of designs and forms of properties in the area, it is considered that the proposal pays sufficient attention to the materials that characterise the locality and whilst not a copy of the designs found on either side is considered to be sufficiently conservative to not appear incongruous in the street scene or be detrimental to the character of the surrounding area.

The proposed height of the application appears to be higher than Horseshoe Cottage to the south, however, this is not considered to be particularly unusual given Horseshoe Cottage forms the end of a terrace of thatched cottages that are squat in nature as evidenced by the ridge height of Prospect House immediately to the south of the terrace with its Slate roof considerably higher than those of the thatched cottages. Ravenscroft to the immediate north of the site is actually located in a plot set down in comparison to the application site which does then give the appearance that the application site will be taller, but then it is at the top of a slight rise. The roof design of the proposed uses front dormer windows which are considered to be akin to those used in the Ravenscroft extension from 2003 so again are not considered to be out of character for the location. Overall it is considered that the scale, height, mass and design of the proposals would

be appropriate for the location, would constitute infill as per CP2 of the WCS and would not be detrimental to either the street scene or to the character of the surrounding area.



9.3 Neighbouring Amenity:

WCS policy CP57 requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

In this instance, it is considered that the proposals whilst clearly a major change from the status quo of the site as residential garden land consideration however whether the changes are significantly detrimental shall be considered below

Privacy:

The proposed building will introduce glazing at both ground-floor and first-floor levels where currently there is none, however, the properties are arranged in linear form and as such a degree of inter-relationship is inherent between properties. It is considered that the proposed dwelling has given consideration to neighbouring privacy during the design phase. This is evidenced by the lack of glazing on the side elevations other than a single ground-floor window on the southern elevation that is detailed to be a "high-level" window allowing light entry but no real views out, it is also noted that this window is located next to the detached garage serving Horseshoe Cottage. The first-floor glazing to the rear has specifically been chosen as rooflights to protect the neighbouring property's rear gardens from being overlooked and whilst the front elevation has standard windows at the first floor in both front-facing dormers these windows both serve bedrooms and overlook the front aspects which are areas that can be viewed from the public realm, it is also considered that these windows are not oversized or arranged in such a way as to promote lingering more than any normal bedroom window so oblique views over designated amenity spaces that can be seen from the public realm would not

be considered significantly detrimental to the privacy or enjoyment of these amenity spaces available to the occupiers of neighbouring dwellings.

Outlook:

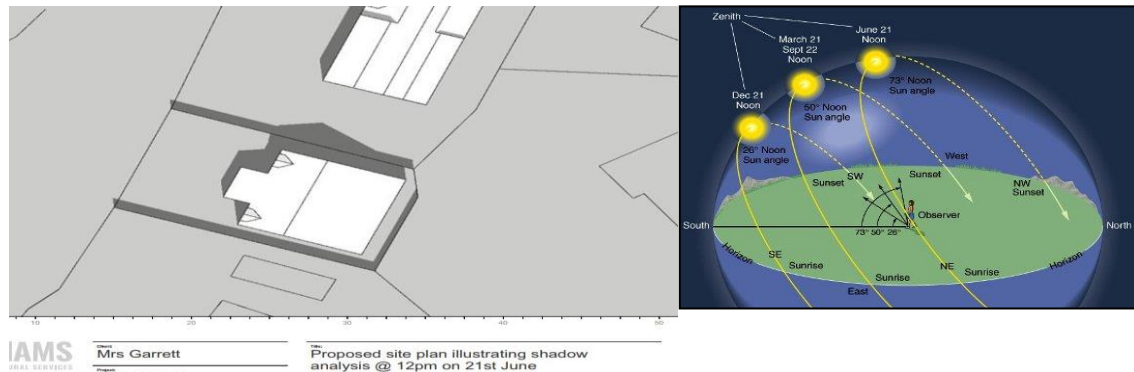
It is considered that whilst the proposed dwelling would appear in certain properties views it would not lead to a blockage of outlook.

Sunlight & Daylight:

The occupants of Ravenscroft have raised concerns in relation to the impact of the dwelling upon their remaining area of amenity space where they have constructed a patio area to which the proposals are close. The applicants have provided a shadow plan analysis of the proposals at the behest of the planning department in response to these concerns.

The occupiers have stated that they installed their patio, and french doors to access said patio, in 2020 and that they have resided in the house since 1998. The right to light is governed by the prescription act of 1832 which does state "When the access and use of light to and for any dwelling house, workshop, or other building shall have been actually enjoyed therewith for the full period of twenty years without interruption, the right thereto shall be deemed absolute and indefeasible, any local usage or custom to the contrary notwithstanding, unless it shall appear that the same was enjoyed by some consent or agreement expressly made or given for that purpose by deed or writing." Paying particular attention to the french doors and patio which have only been in place for a short period of time, it could be argued that this area of amenity space has been the primary area of garden available to the occupants of Ravenscroft since the householder planning application of 2003 developed the amenity space to the north of the property and that it has been garden area for more than 20 years. Whilst the Prescription Act does grant an absolute and indefeasible right in this instance it is considered to not apply as the shadow produced would not interrupt light to the french doors and patio to a sufficient degree. The right to light is not a planning concern but a separate legal matter, once the right to act was established then occupiers of Ravenscroft are entitled to "sufficient light according to the ordinary notions of mankind" whilst this is a term open to legal wrangle in this instance it is considered that the prescription act would not be a reason to stop this proposal from proceeding.

The shadow path analysis clearly shows that whilst at certain times of the year the proposals would cast shadows towards and over Ravenscroft, in the summer months when the patio area would most benefit from direct sunlight the shadow cast is minimal and not sufficient to cause sufficient detriment to the enjoyment of the area in question and would not constitute sufficient grounds to warrant a refusal of planning.



Living Areas within Private Gardens:

Given the lack of windows overlooking the patio area of Ravenscroft and the considered position in relation to sunlight and shadowing it is considered that the proposals would

not significantly affect the enjoyment of this external living area to warrant a refusal of planning, it is also considered that the proposals would be most detrimental to the occupiers of Ravenscroft and as such would not be sufficiently detrimental to the occupiers of other nearby dwellings to warrant a refusal of planning permission.

9.4 Highways:

Concerns have been raised by several respondents in relation to the access of the site being safe and that the proposals could lead to issues during construction and into the future once the property is completed. I refer to the highways officer who has returned no objection to the proposals subject to conditions, it is also considered that the location offers reasonable visibility as the road is relatively clear of obstructions but is also not restricted so currently, parking is possible on the road to the front of the existing hedge. The proposals include off-street parking sufficient to accord with the local planning authority's parking standards and as such is considered to be acceptable

9.5 Human Rights Act:

The respondents from Ravenscroft have raised concerns that they feel the application would be in breach of the Human Rights Act notably article 8.

The Human Rights Act 1998 incorporated provisions of the European Convention on Human Rights (ECHR) into UK law. The general purpose of the ECHR is to protect human rights and fundamental freedoms and to maintain and promote the ideals and values of a democratic society. It sets out the basic rights of every person together with the limitations placed on these rights in order to protect the rights of others and of the wider community.

The specific Articles of the ECHR relevant to planning include Article 6 (Right to a fair and public hearing), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

The planning system by its very nature respects the rights of the individual whilst acting in the interest of the wider community. It is an inherent part of the decision-making process for the Department to assess the effects that a proposal will have on individuals and weigh these against the wider public interest in determining whether development should be allowed to proceed. The balance of the considerations is such that the development will provide an acceptable standard of amenities for existing and future occupants and will be appropriate to the character and appearance of the area for the reasons set out in the report.

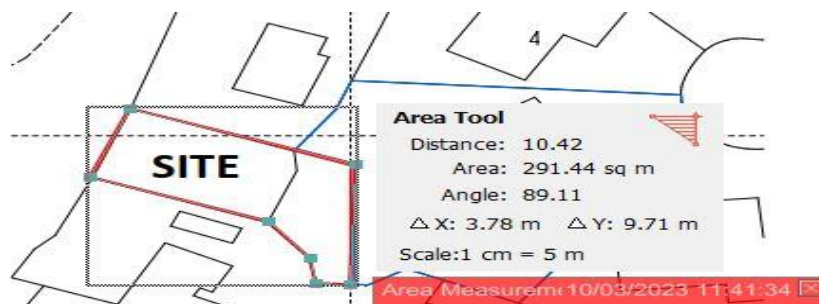
9.6 AONB:

The AONB Officer has raised concerns relating to the use of roof lights on the property given the Dark Skies Status of the area. However, there are no policies preventing the installation of roof lights in the area and surrounding properties have permitted development rights to install them outside of the planning application process both Ravenscroft and 3 Old Mill Close themselves have rooflights on their rear roof slopes, given the harm dormer windows would cause on private amenity spaces and the ability for neighbouring properties to add rooflights at will it is considered unreasonable to refuse the use of rooflights on the proposals. The officer has suggested a condition imposing the use of automatic blinds, however, this is not something that can be enforced and would fail the six tests of a condition. An informative can be added to any permission that makes future occupants aware of the AONB's dark skies status and encourages the use of blinds.

9.7 Other Matters:

Neighbours have commented on the loss of the hedge to the front of the site and that it was not mentioned on the application form. It should be noted that hedges are not in fact protected from removal other than by separate legislation protecting bird nesting seasons and as such the removal of the hedge cannot be prevented by the planning system.

The size of the proposed site has also been called into question which states the site is 285m². The plans provided by the applicants form part of the conditions of any granted permission and as such if incorrect any permission would be invalid. Having reviewed the submitted site plans which are to a specific scale the area has been calculated as 291.44m². Whilst scaling off plans is not considered to be an exact science it is considered that this measurement and the expressed size of the site are acceptable for the purposes of a planning application.



10. Conclusion:

Throughout the application process, the concerns raised by the immediate neighbours and by those from other parts of the village, have been considered and it is concluded that the proposals would be of an acceptable overall scale and design for the character of the application site and surrounding area. Similarly, due to the mass, scale and design, it is considered that the proposals would be unlikely to have a significantly detrimental effect on the amenities enjoyed by the occupiers of adjacent dwellings.

RECOMMENDATION:

Approve subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form & Certificate Received 10th January 2023

Plans Ref:

Site Location Plan DWG: 1470-23-03 Received 10th January 2023

Existing and Proposed Block Plan DWG: 1470-23-04. Received 10th January 2023

Proposed Elevations DWG: 1470-23-01 SK Received 10th January 2023

Proposed Floorplans & Section DWG: 1470-23-02 Received 10th January 2023

REASON: For the avoidance of doubt and in the interests of proper planning

3. No development shall continue beyond slab level on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted

to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4. No walls shall be constructed on-site, until a sample wall panel of the proposed greensand, not less than 1 metre square, has been constructed on-site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: in the interests of visual amenities and the character and appearance of the area.

5. No development shall continue beyond slab level on site until the exact details of the boundary treatments to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

6. The development hereby permitted shall not be occupied until the area between the nearside carriageway edge and a line drawn 2.4m parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside carriageway level, and maintained as such thereafter.

REASON: In the interests of highway safety.

7. The development hereby permitted shall not be occupied until the whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

8. Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

9. The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety.

10. No part of the development hereby permitted shall be occupied until the access & parking spaces [2] have been completed in accordance with the details shown on the

approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

11. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2021)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed. (<https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021>)

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site aiding in the preservation of the Dark Skies Status of the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty.

Informatives:

1. The applicant is advised to fully note the requirements for Electric Vehicle Charge Points as required in Approved Document S of the Building Regulations. The requirements in the document represent the minimum standard and the applicant is advised that additional provision may be provided at the applicant's cost.
2. The application involves the creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.
3. The applicant is advised that, if it is proposed to drain this development directly into the river or carry out any work within 8 metres of the watercourse then a Land Drainage Consent is required from the Environment Agency. For further information see www.environment-agency.gov.uk
4. The site is located within the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and is a designated "European Dark Skies Reserve" as such there is an obligation to reduce, year on year, light pollution, and not simply minimise the increase in light pollution to maintain this Dark Skies Status. As such it is requested that future occupiers take steps to limit their light pollution as much as possible and it is recommended that any roof lights have automatic blinds installed that close at dusk and open at dawn.