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Outlook & Daylight Impact Assessment

10 Pickett's Lock Lane,
Enfield, London,
N9 0AY

Summary

The outlook and daylight impact assessment has been prepared to support a Full Planning Application for the proposal of a new-build family dwelling-house adjacent to the host property and should be read in conjunction with the accompanying documents.

1. Introduction

1.1 Following the recommendations from the pre-application advice response, a daylight, and outlook assessment was conducted to evaluate the impact of the proposed development on neighboring properties.

2. Site location and context

2.1 The host property comprises a family home with generously sized front and rear gardens and side access.

2.2 The building has an external brickwork finish with a cat-slide roof and dormer loft extensions to the rear and front roofs.

2.3 The property also benefits from a single-story add-on with a lean-to roof.

2.4 The application site's rear garden is disproportionately larger than the building as is too large to maintain for a family of three.

2.5 The majority of developments in the wider area comprise detached and semi-detached houses.

Location Map

2.6 The proposal of a new-build dwelling house would follow a similar pattern of development and make practical sense both financially and for maintenance purposes when making efficient use of the plot.

2.7 Unfortunately, the rear has been left neglected for some time, leading to a state of disuse and dilapidation. This has made it particularly vulnerable to fly-tipping, with rubbish and debris being illegally dumped on the site.

2.8 The issue of fly-tipping has become a significant concern, not only from an environmental perspective but also from a health and safety standpoint. The presence of waste and refuse on the site can attract vermin, create unpleasant odors, and pose a hazard to anyone who may come into contact with it.

2.9 While there are opportunities to build more than two units on the site, certain inherent constraints make it challenging to do so. For instance, it could be argued that another development could be proposed towards the rear end of the garden.

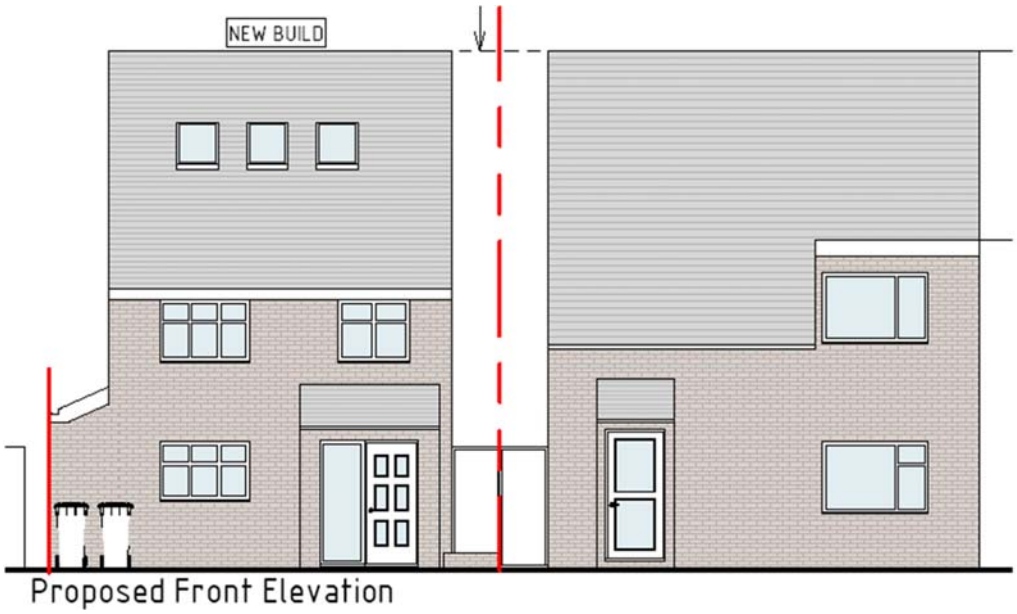
2.10 Furthermore, the surrounding area's typology and scale were crucial to consider, ensuring any new development aligned with the local character and didn't harm the environment.

2.11 After careful consideration of these factors, it was decided that constructing one detached dwelling house would be the most viable option. This pattern of development would align with neighboring properties and maintain the area's architectural consistency.

2.12 While it may be possible to build additional and larger units on the site, it was deemed more prudent to focus on creating a high-quality development that would be in keeping with the surrounding context and address the existing constraints on the site.

3. Proposal and Planning Considerations

3.1 The proposed development has been designed to respect and maintain reasonable separation distances between the site boundary and the new building. This approach ensures that there is adequate space between the development and neighboring properties, reducing the risk of overlooking and creating a sense of privacy for all parties.



Proposed Front Elevation

Proposed Rear Elevation

3.2 Two side windows have been proposed for the new-build which are serving non-habitable spaces (hallway) and are proposed to be obscured glazed.

Proposed Side Elevation

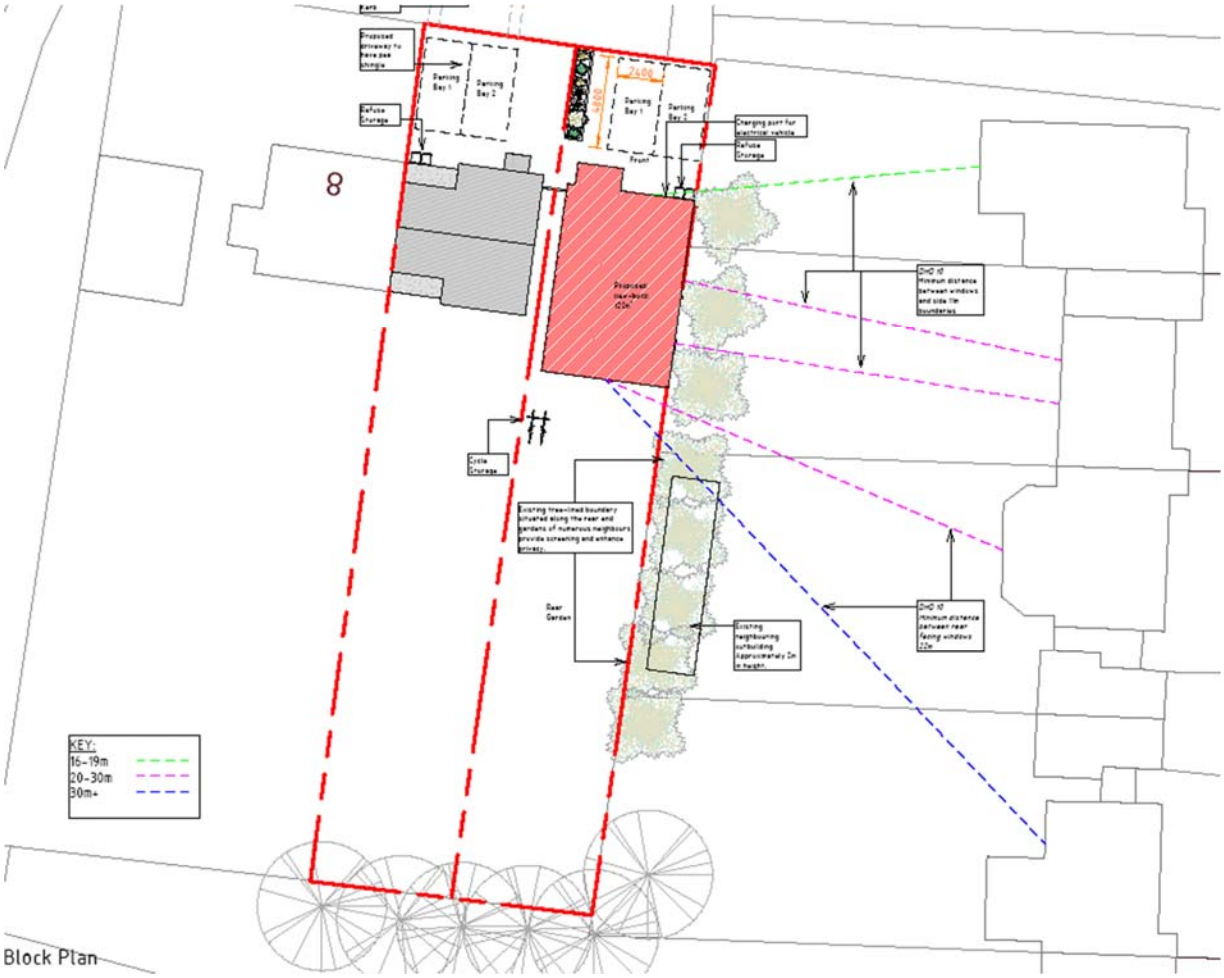
3.3 The development design respects the existing front and rear building lines, seamlessly fitting in with the surrounding area and maintaining its architectural character. This creates a sense of harmony and consistency.

3.4 Moreover, the scale and footprint of the proposed development have been carefully considered to ensure that they are comparable to the host and neighboring properties. This helps to maintain a sense of proportion and balance within the local area. The proposed roof line is also no higher than the existing structures, ensuring that the development does not impose on the roofline or detract from the surrounding landscape.

3.5 The proposed rear projections are dictated by Enfield's local planning policy DMD 11, whereby trajectory lines at varying degrees (dependent on the floor level) are used in relation to the closest neighboring window - this ensures that the neighbor's amenity is protected.

3.6 The proposed development is suitably positioned and provides adequate separation distances between neighbors as per Enfield Planning Policy DMD 10. The proposed flank elevation achieves a

minimum distance of 16m from neighboring windows and from the rear elevation, over 25m.



3.7 It is observed that the neighboring rear gardens that are perpendicular to the site are mostly lined with trees and shrubs which provide screening and enhance privacy. With neighboring property no. 14 in particular, they benefit from additional sheltering from their outbuilding that spans almost the entire width of their property.

4. **Impact on host property 10 Picketts Lock Lane: Ground floor**

4.1 The existing ground floor of the host property has a traditional arrangement whereby upon entrance, you have direct access to a staircase. The hallway benefits from a small side window that is obscured-glazed.

4.2 The living room is enclosed and is accessed from the hallway and benefits from views and natural light from the front window

4.3 The kitchen is located from the rear and benefits from a side access and window, overlooking the rear garden.

4.4 The dining room is accessible from the kitchen and has direct access to the rear garden via sliding doors.

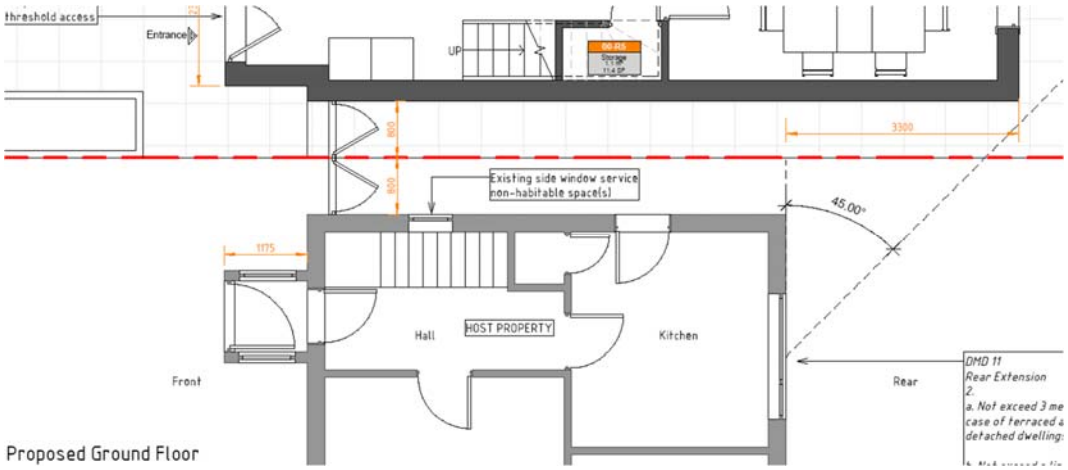
4.5 The separation distance between the host property and the new build is 800m. The compromise is considered minimal and would mean that the new build benefits from a slightly wider building.

4.6 A 1m separation distance is maintained on the first floor on the opposite boundary.

4.7 In assessing the impact of the new build on the host property, it can be argued that the impact would be minimal.

4.8 The kitchen and dining area of the host property are connected and can be arranged as an open-plan layout which would mean the space would collectively benefit from numerous openings and are not dependent on either of them. This means that the natural lighting conditions would remain reasonable, and the outlook/views from both areas would not be affected.

4.9 The proposed rear projection for the new-build on the ground floor would project 3.30m from the principal rear elevation wall and respects the 45-degree line, measured centrally from the close opening of the host property.



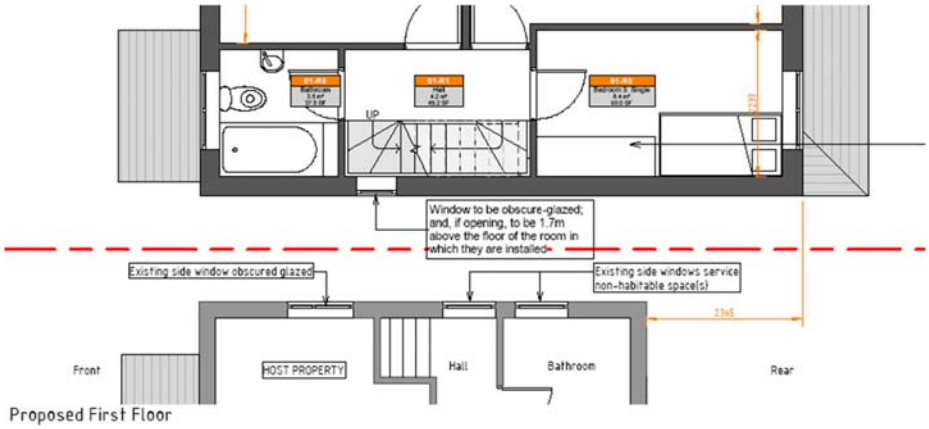
5. **Impact on host property 10 Picketts Lock Lane: First floor**

5.1 All three windows on the first floor of the host property are believed to be obscured glazed and serve non-habitable spaces or a room benefitting from one or more openings.

5.2 The proposed rear projection of the new-build projections is less than 2.40m from the principal rear elevation wall of the host property.

5.3 It is noted that the 30-degree line should not be applicable as the closest window is towards the adjoining neighboring boundary on the opposite end.

5.4 A separation distance of 800mm is proposed between the host property and 1m from the opposite boundary.



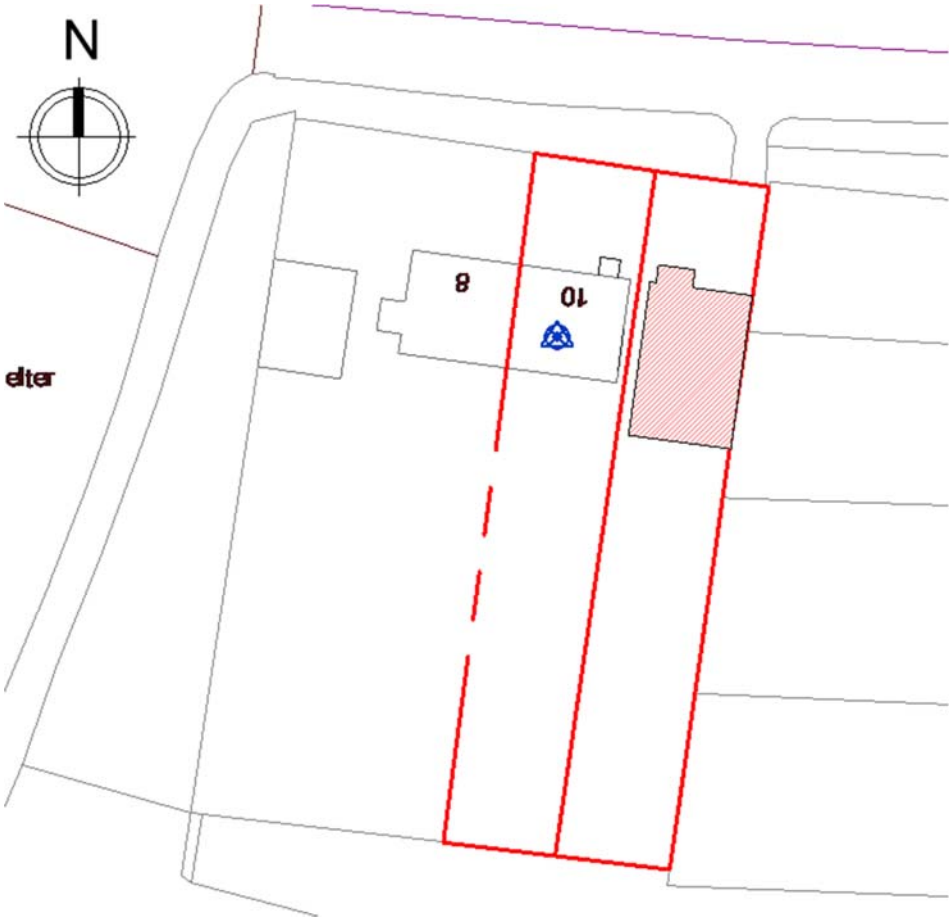
6. **Impact on host property 10 Picketts Lock Lane: Loft floor**

6.1 The proposed rear dormer has a reasonable setback distance of 600mm on all sides, including the dormer face and top from the ridgeline.

6.2 The proposed dormer has been designed as per Enfield Planning Policy DMD 13.

7. **Daylight assessment:**

7.1 The application site benefits from a south-facing garden.



7.2 Observations indicate that overshadowing occurs from the morning until the afternoon.

7.3 By 12 pm, there is only minimal overshadowing of the host property, mainly affecting the ground floor areas at the rear. It is worth noting, however, that the numerous openings in the host property benefiting the dining and kitchen areas lessen the impact.

7.4 On the first floor, as the windows are either serving a non-habitable space or obscured glazed, the impact could be viewed as minimal.