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122 High Street, Ruislip – views from windows

The application for the change of use for the property at 122 High Street was refused and the developer has registered an appeal to the refusal.

There were a number of reasons for the refusal and one of these reasons is addressed in this report.

“The proposed development would result in loss of privacy to adjoining neighbouring properties given the intensification of the building and the proximity of the private amenity space which would lead to overlooking of neighbouring residents habitable living spaces without adequate screening measures. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policy DMHB 11 of the Hillingdon Local Plan: Part 2 – Development Management Policies (2020) and the National Planning Policy Framework (2024).”

This report examines the concerns raised regarding the loss of privacy by analysing the degree to which future occupants of the proposed new flats would have a view of neighbouring properties, potentially resulting in a loss of privacy.

Existing Overlooking Conditions

Concerns have been raised regarding potential privacy impacts on properties at 12 and 14 Poplar Close, and to a lesser extent, 8 Poplar Close, due to the addition of new rear-facing windows. Further concerns relate to side-facing windows serving the dining/living areas and some bedrooms in Flats 1 and 4.

It is important to acknowledge that these properties are already subject to a degree of overlooking. The existing stairwell at 122 High Street includes a window facing these homes, and the first- and second-floor windows of 8 and 10 Poplar Close currently overlook 12 and 14 Poplar Close.

Assessment of Proposed Views

Partial obscure glazing was introduced in response to a previous refusal (Reason for Refusal 2), which related to an earlier proposal that included additional floors. That scheme was considered to create a harmful sense of enclosure and loss of privacy for residents of 8, 10, 12, and 14 Poplar Close. The current proposal no longer includes the additional floor, which significantly reduces the potential impact.

The loss of privacy to the neighbouring properties was considered here through a review of the view out from these windows. Views from the windows have been assessed using the methodology outlined in BS EN 17037:2018+A1:2021 – Daylight in Buildings, which includes provisions for assessing views out.

Following this methodology, computer-generated equidistant fish-eye projections were produced from a location within the rooms, close to the window, at a height of 90 cm to represent a typical seated eye level. These projections provide an accurate representation of what an occupant would see under normal circumstances.

The results are illustrated in Appendix C, where the black areas indicate the internal room, and the rectangles represent the view through the window. The key categorisation of surrounding buildings is as follows:

- Yellow: At least 50 metres from the window
- Light blue: Between 20 and 50 metres away
- Green: Between 6 and 20 metres away
- Red: Less than 6 metres away

Findings

- The second-floor windows provide views of buildings between 20 and 50 metres away, with only a small portion of the view including a building between 6 and 20 metres away.
- The properties at 12 and 14 Poplar Close fall within the red zone and are therefore not typically visible from any second-floor windows.
- A limited view of the side elevation of 8 Poplar Close is possible but only from positions very close to the window, not from the majority of the room.
- The first-floor rear-facing window includes a view of 12 and 14 Poplar Close, but this is limited to the roof of these properties and does not affect privacy.
- Views from the side-facing windows in Flats 1 and 4 are at a sharp angle to 8 Poplar Close. While the front window of No. 8 is visible, the angle prevents direct views into habitable rooms, preserving privacy.

Due to the elevated position of the proposed second-floor windows, their primary outlook is dominated by the sky and buildings at least 20 metres away. As demonstrated in the graphs in Appendix C, the potential for overlooking is minimal, and privacy impacts on 12 and 14 Poplar Close are considered negligible.

Conclusion

The assessment demonstrates that the new and existing upper-floor windows introduce only limited additional views beyond the current overlooking conditions. As such, the proposal does not result in a material loss of privacy for neighbouring properties.

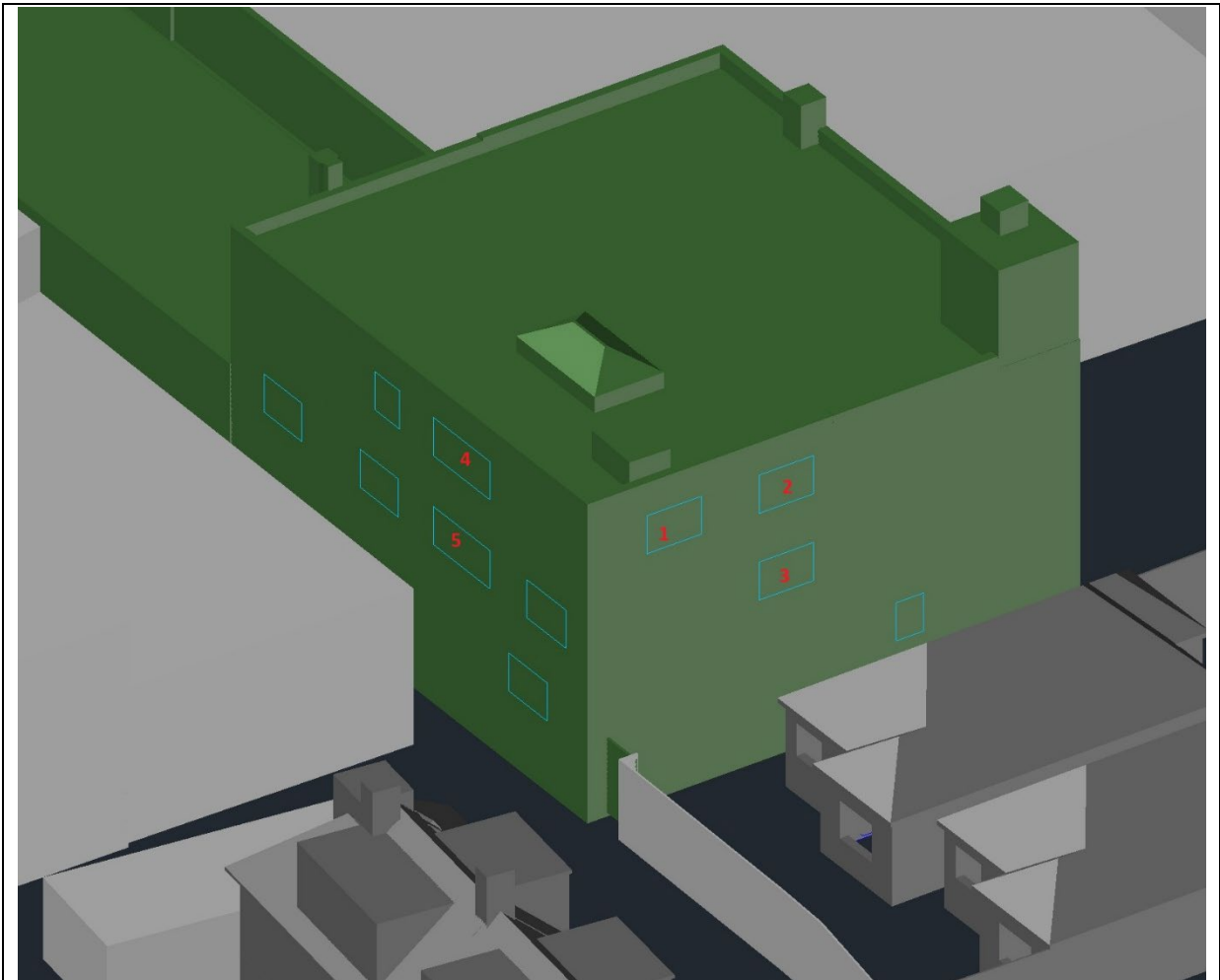
Accordingly, the concerns raised in the refusal notice regarding loss of privacy are not supported by the findings of this report.

Yours sincerely,

For Planning for Sustainability Ltd

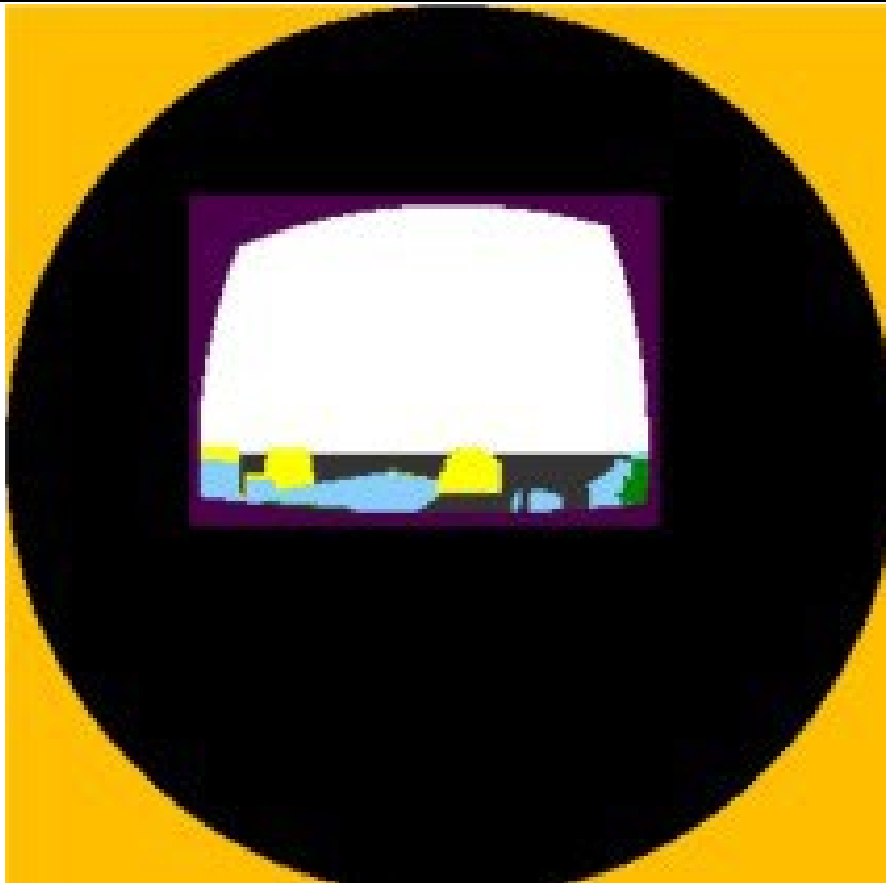
Paul Giesberg CEnv CSci MEnvSci (Director)

Appendix A – Overview of windows

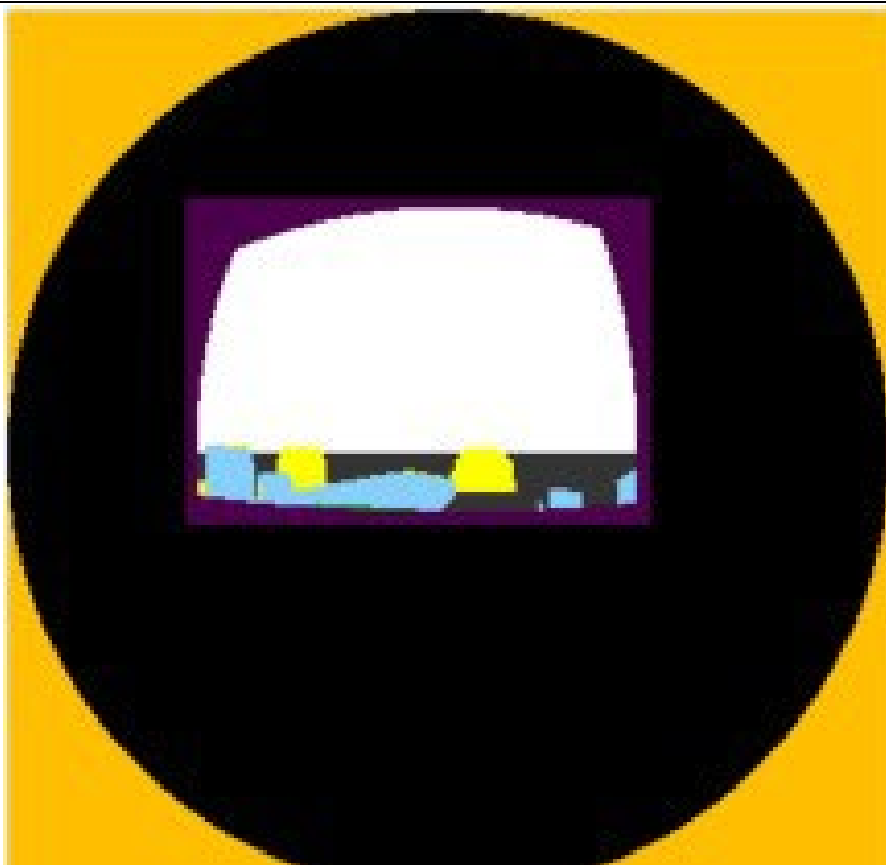


Windows proposed rear of 122 High Street

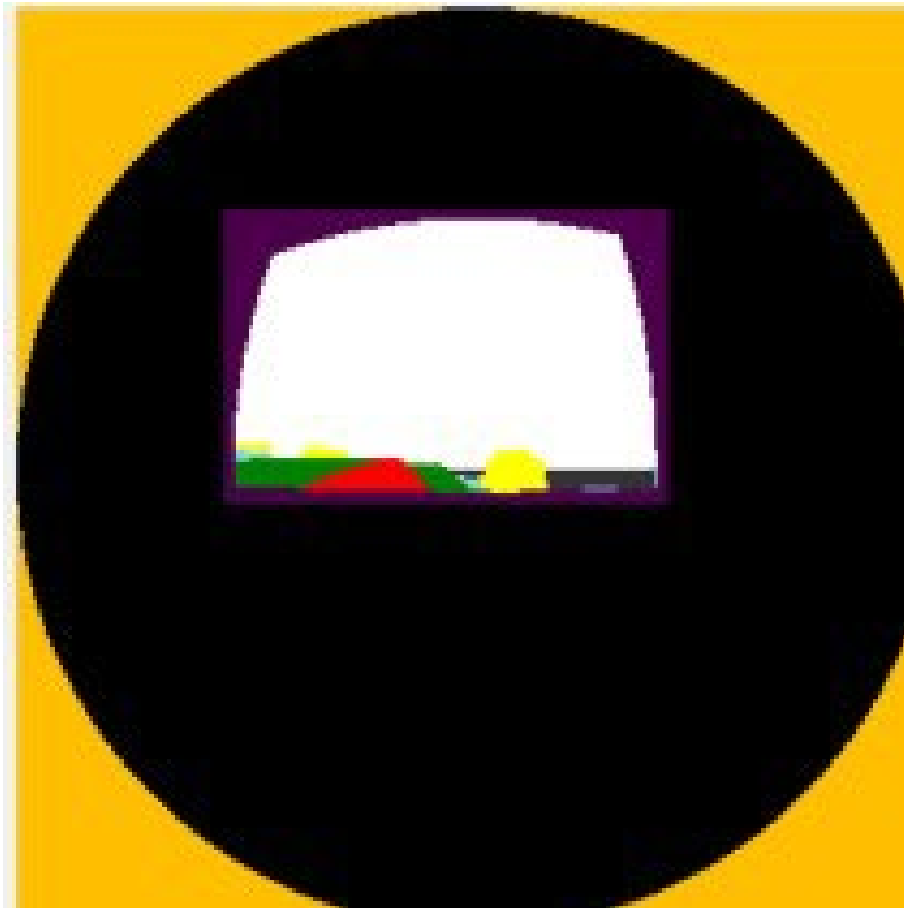
Appendix B View Out From Proposed Rooms



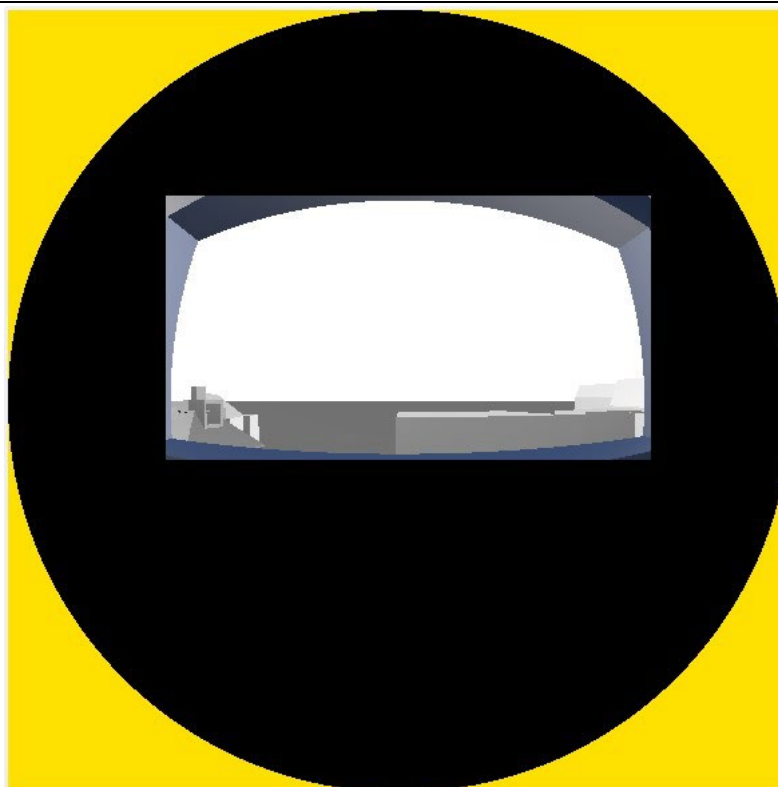
Window 1



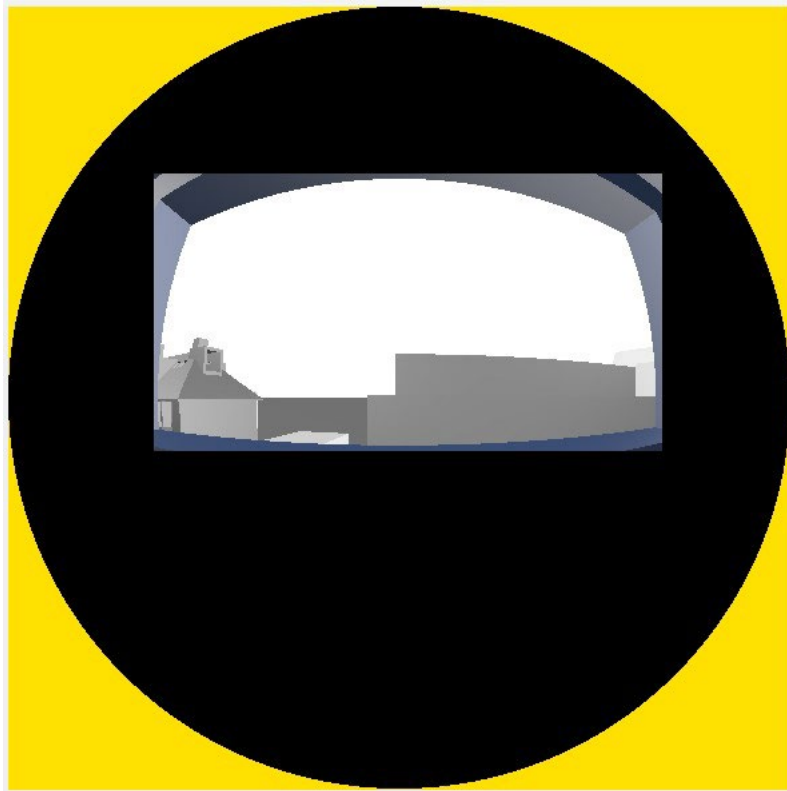
Window 2



Window 3



Window 4



Window 5