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122 High Street, Ruislip – views from windows

An application has been submitted for the change of use of the property at 122-124 High Street for:

“Change of use of part of the rear of the building and upper floors from Class E (Commercial, Business and Service) to Class C3 (Dwellinghouses) to create six residential dwellings, alongside associated works.”

This report assesses the potential for loss of privacy by analysing the extent to which future occupants of the proposed flats may overlook neighbouring properties.

Existing Overlooking Conditions

The introduction of new rear-facing windows has the potential to affect the privacy of neighbouring homes at 12 and 14 Poplar Close, and to a lesser extent 8 Poplar Close. Existing side-facing windows serving the dining/living areas and some bedrooms within Flats 1 and 4 may also give rise to potential overlooking.

It is important to note that a degree of overlooking is already present. The existing stairwell at 122 High Street includes a window that directly faces 12 and 14 Poplar Close, and the first and second-floor windows of 8 and 10 Poplar Close currently overlook 12 and 14 Poplar Close.

Assessment of Proposed Views

Potential privacy impacts have been evaluated by reviewing the likely views from the existing and proposed windows. This assessment follows the methodology set out in BS EN 17037:2018+A1:2021 – Daylight in Buildings, which includes guidance for assessing views out.

Using this methodology, computer-generated equidistant fish-eye projections were produced from positions 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 indication of the views an occupant would experience under normal conditions.

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 from Flat 1, bedroom 1, 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

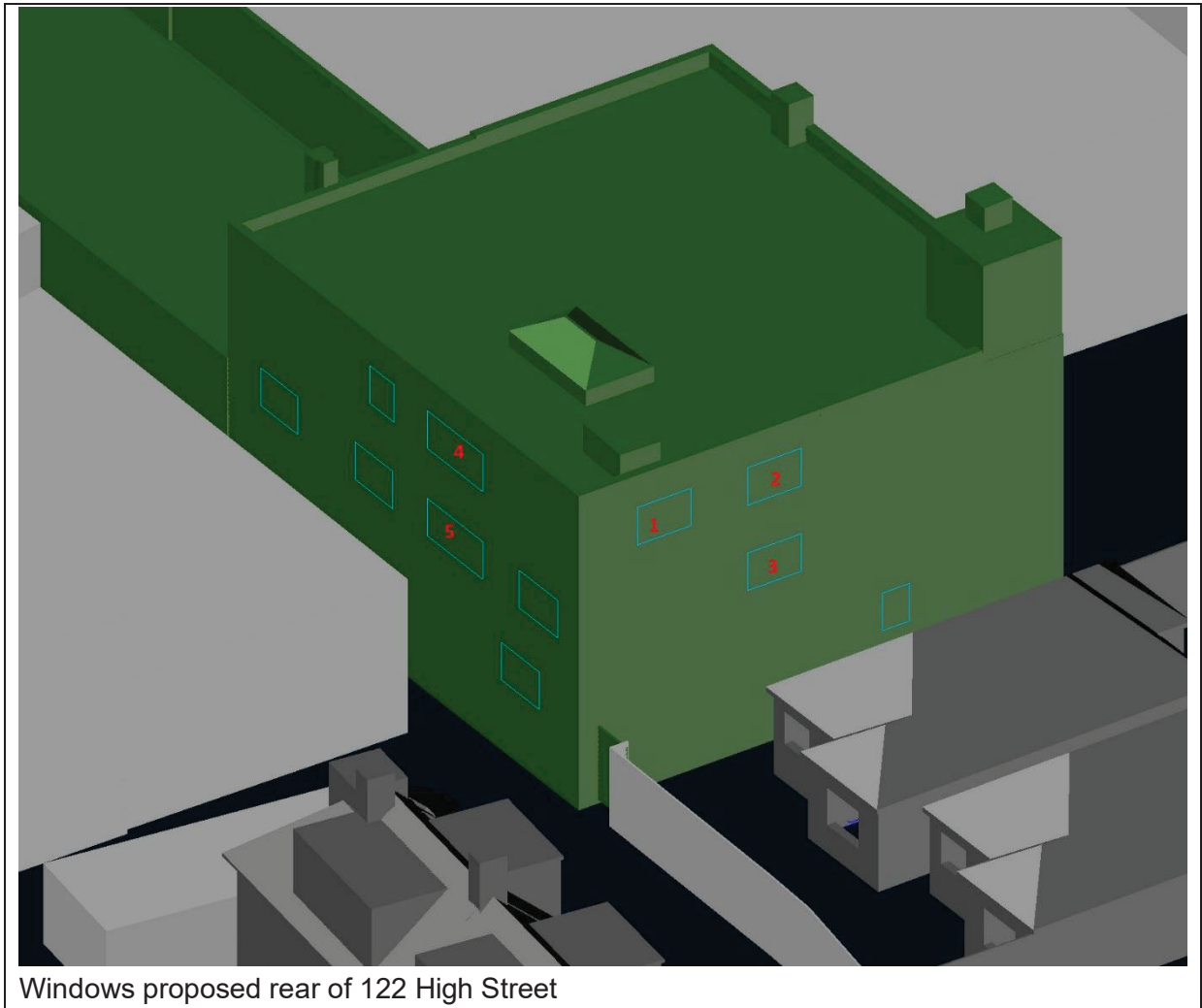
The assessment demonstrates that the new and existing upper-floor windows introduce only limited additional views beyond the current overlooking conditions. As such, the proposal does not result in a material loss of privacy for neighbouring properties.

Yours sincerely,

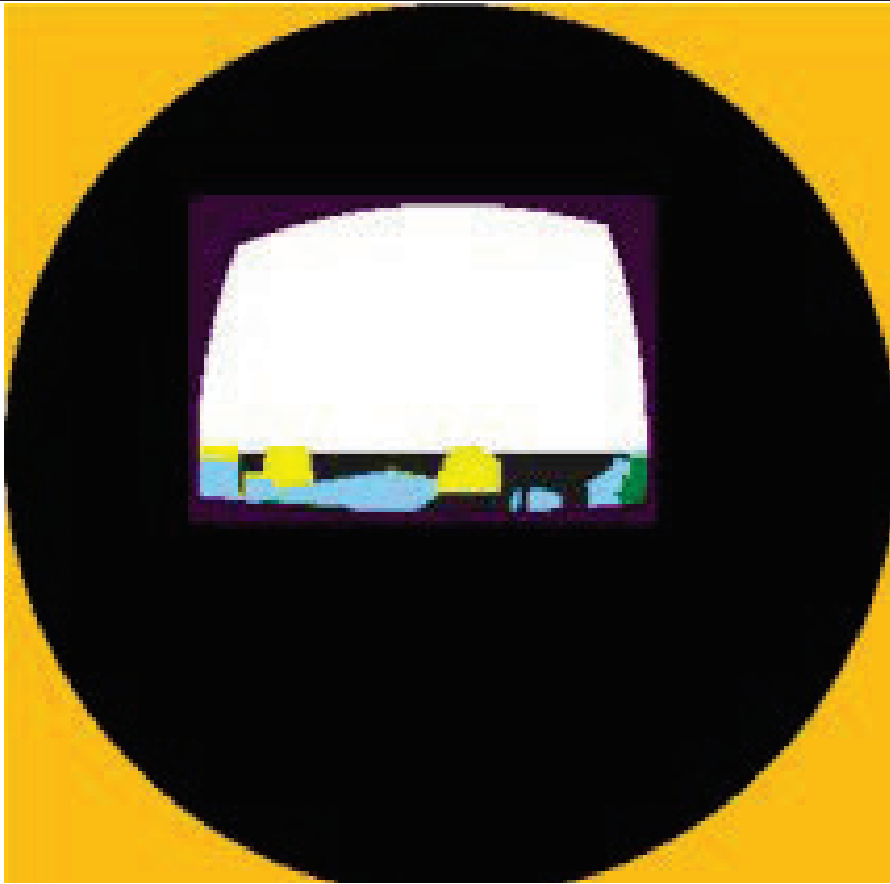
For Planning for Sustainability Ltd

Paul Giesberg CEnv CSci MIEEnvSci (Director)

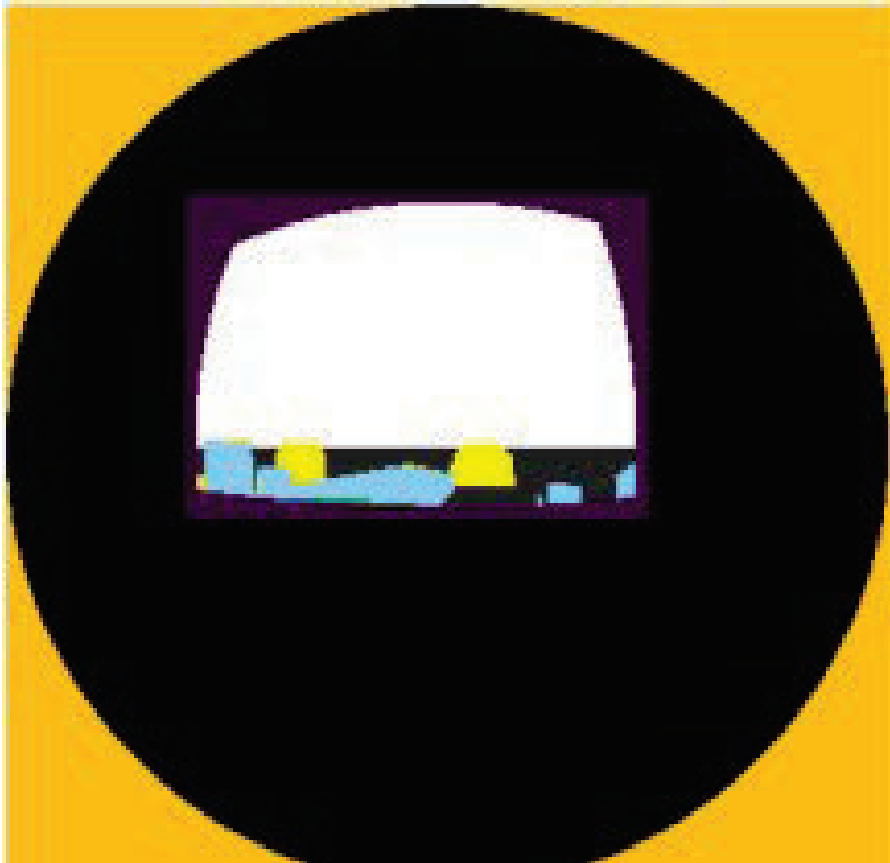
Appendix A – Overview of windows



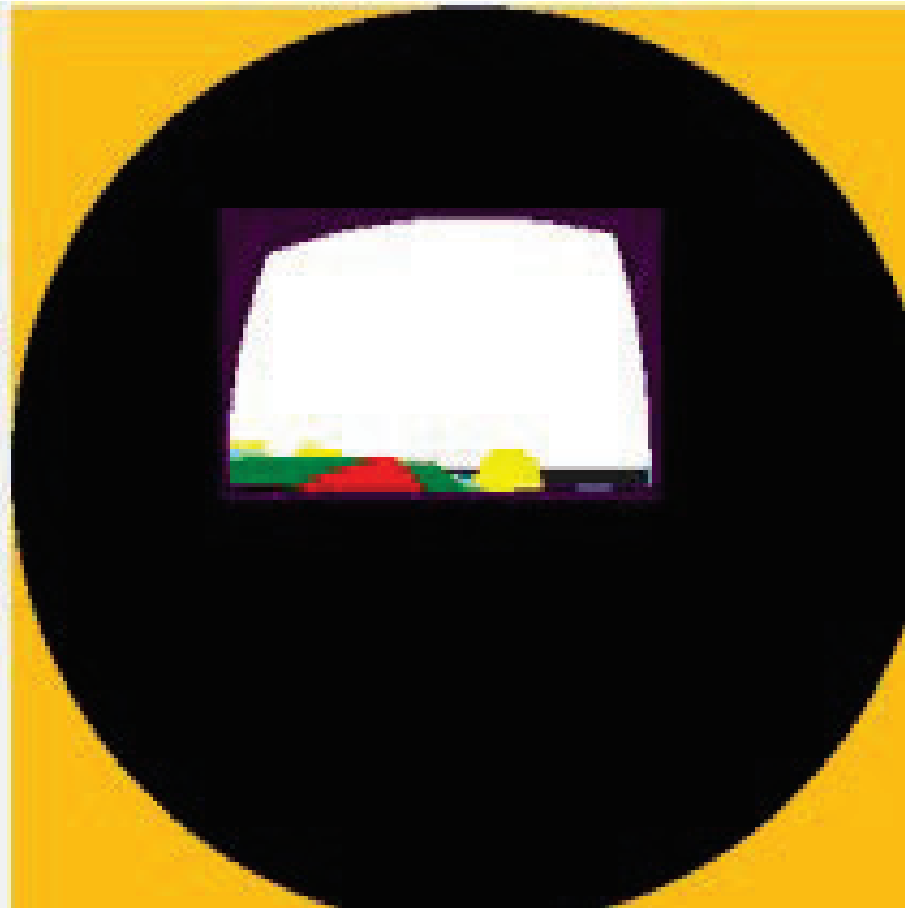
Appendix B View Out From Proposed Rooms



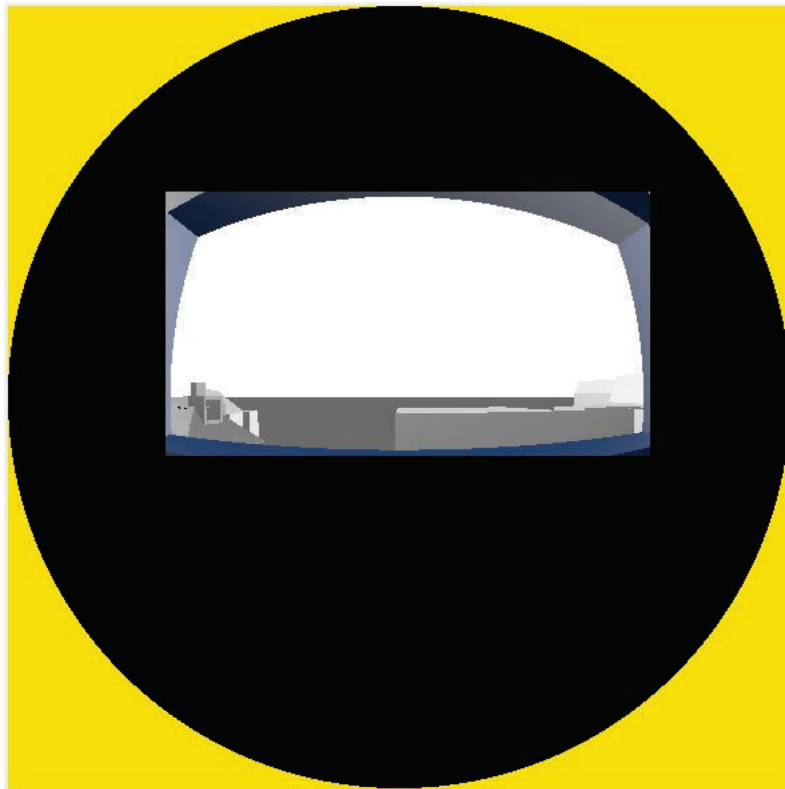
Window 1



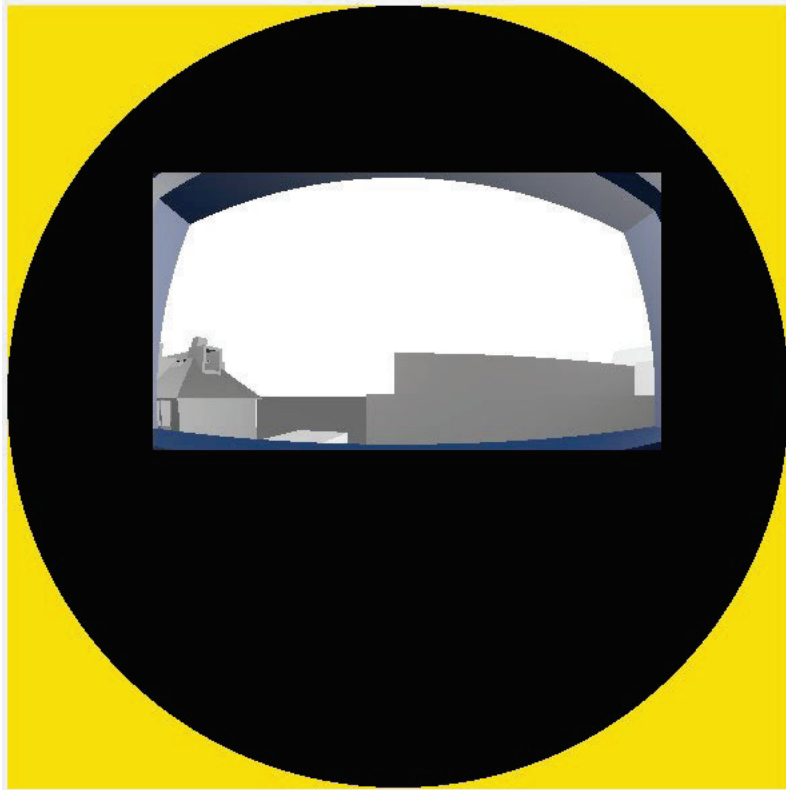
Window 2



Window 3



Window 4



Window 5