

07 – Neighbour Impact Statement

PME-17613

Proposal: Retrospective application for a single-storey garden outbuilding used as a garden room and storage space

Property: 132 Hallowell Road, Northwood, HA6 1DU

Applicant: Alexandra Yokoi

Prepared by: Plans Made Easy

Neighbour Impact Statement – PME-17613

1. Purpose of This Statement

This Neighbour Impact Statement has been prepared to demonstrate that the retrospective outbuilding at **132 Hallowell Road** has been designed and constructed in a way that protects the amenity of neighbouring occupiers. The statement addresses daylight, sunlight, privacy, outlook, scale, and general residential amenity.

The surrounding properties include:

- **132A** – first-floor maisonette above the applicant
- **134** – adjoining ground-floor maisonette
- **134A** – first-floor maisonette above No.134

2. Daylight & Sunlight

The outbuilding has been assessed using established BRE guidance, and the following conclusions apply:

- The structure is **only 2.5 m in height**, ensuring it remains well below thresholds likely to cause daylight obstruction.
- Neighbouring windows do **not breach** the BRE 25-degree vertical sky test.
- The garden orientation is **south-west facing**, allowing ample sunlight to reach neighbouring gardens above and beyond the outbuilding.
- No loss of sunlight to habitable rooms has been identified.

The outbuilding therefore **does not materially impact daylight or sunlight** for neighbouring homes.

3. Privacy & Overlooking

Privacy has been carefully safeguarded through the building's orientation and design:

- There are **no side-facing windows**, eliminating potential direct overlooking.
- The doors face internally toward the applicant's own garden.
- Boundary fencing provides complete screening between plots.

As a result, no reduction in privacy is experienced by residents of **132A, 134, or 134A**.

4. Outlook & Overbearing Impact

The outbuilding has been kept intentionally modest:

- **2.5 m maximum height**
- **Approx. 3 m × 5 m footprint**
- Low-profile flat roof design
- Set within an already enclosed garden context

Given this restrained scale, the outbuilding **does not appear overbearing** or visually dominant from neighbouring gardens or windows. It replaces a former shed in a similar location and therefore maintains the long-established massing of the garden.

5. Noise & Residential Use

The structure is used solely for **domestic** purposes (garden room and storage). As such:

- Noise levels do not exceed those expected within a typical residential garden.
- No mechanical plant, external lighting, or equipment capable of causing disturbance is present.
- Activity levels remain consistent with ordinary garden usage.

The development does not introduce any harmful noise or disturbance to neighbouring occupiers.

6. Neighbour Relations & Local Feedback

The neighbour at **No.134** (ground-floor maisonette) has expressed **support** for the project, particularly during the raising of the concrete base where it meets his boundary.

No complaints or objections from any neighbours have been reported.

This further reinforces that the structure is not perceived as intrusive or harmful.

7. Conclusion

The retrospective garden outbuilding at 132 Hallowell Road has **no adverse impact** on the amenity of neighbouring residents. Specifically, it:

- Does not reduce daylight or sunlight
- Does not cause overshadowing
- Does not introduce overlooking or loss of privacy
- Does not appear overbearing
- Produces no undue noise or disturbance
- Reflects a modest, domestic-scale structure typical of the area

The development is therefore considered **fully acceptable** in neighbour amenity terms.