

Assessment of Sense of Enclosure and Outlook

67 Horton Road, West Drayton, UB7 8ET
Demolition of existing two storey pub and
construction of a 5 storey block of flats

22nd April 2026

Report By Daylight Surveys



1. Introduction

1.1 Purpose of Report

This report has been prepared to assess the potential effects of the proposed development at **67 Horton Road, West Drayton, UB7 8ET** on the **sense of enclosure and outlook** experienced from the rear ground floor windows of the neighbouring properties at **1-3 Colham Avenue**.

The assessment considers the relationship between the proposed built form and the affected neighbouring windows, with particular regard to potential changes in visual amenity and perceived enclosure, having regard to relevant planning policy and accepted best practice.

1.2 Scope of Assessment

The scope of this report includes:

- Identification of neighbouring properties and windows potentially affected
- Analysis of the spatial relationship between the proposed development and the neighbouring ground floor windows
- Evaluation of potential changes to outlook and sense of enclosure
- Consideration of the acceptability of any impacts in planning terms

2. Assessment Methodology

2.1 Approach

The assessment is supported by a series of verified views generated from a three-dimensional (3D) model of the existing and proposed development.

Three ground floor windows serving habitable rooms at the rear of **1–3 Colham Avenue** have been assessed (referred to as **W1, W2, and W3**).

For each window, views have been generated from:

- A position directly at the window (representing a worst-case scenario)
 - A position 1 metre within the room (representing a typical internal viewpoint)
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2.2 Assessment Criteria

The assessment considers:

- The proportion of visible sky (sky dome)
- The extent to which the proposed development occupies the field of view
- The resulting perception of enclosure
- The nature of views (direct vs oblique)

The approach is informed by the principles set out in the **Building Research Establishment (BRE) guidance** “*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*”, particularly in relation to the assessment of outlook and the distribution of visible sky.

3. Assessment of Effects on Sense of Enclosure and Outlook

3.1 Overview

The application site currently comprises a two-storey public house. The proposed development would introduce a five-storey residential building. Given the proximity of the neighbouring properties, an assessment has been undertaken to understand the extent to which the proposed increase in scale and massing may affect visual amenity.

The assessment is supported by a series of verified views generated from a three-dimensional (3D) model of the existing and proposed development, including:

- **Figure 1:** Views from positions directly at the affected windows (representing a worst-case scenario)
- **Figure 2:** Views from positions 1 metre within the room (representing typical occupant conditions)

These visualisations illustrate both the existing and proposed scenarios and form the basis for assessing changes in outlook and perceived enclosure.

3.2 Assessment from Window Position (0m)

The verified views demonstrate that the proposed development would be visible within the field of view; however, it would be experienced primarily as a **glancing (oblique) view**, with a substantial proportion of sky remaining visible.

Visible sky analysis shows:

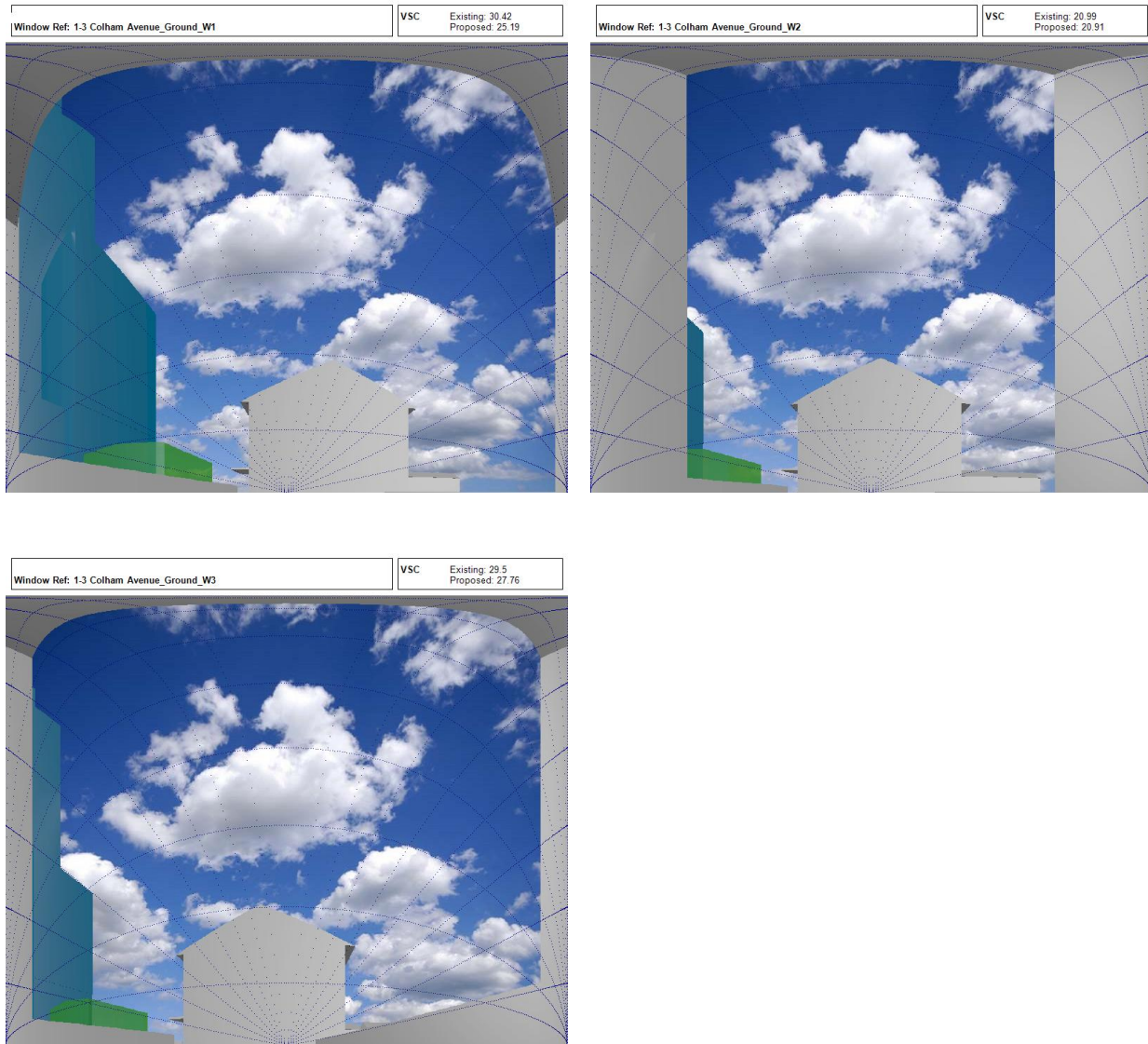
- **Window W1:**
 - Existing: 30.42%
 - Proposed: 25.19%
- **Window W2:**
 - Existing: 20.99%
 - Proposed: 20.91%
- **Window W3:**
 - Existing: 29.50%
 - Proposed: 27.76%



Window Map

The reductions in visible sky are **minor or negligible**, and all windows retain a meaningful level of openness.

Figure 1 – **Blue** – Represent Proposed Scheme, **Green** – Represents Existing Site



The above views are taken from the pane of the windows.

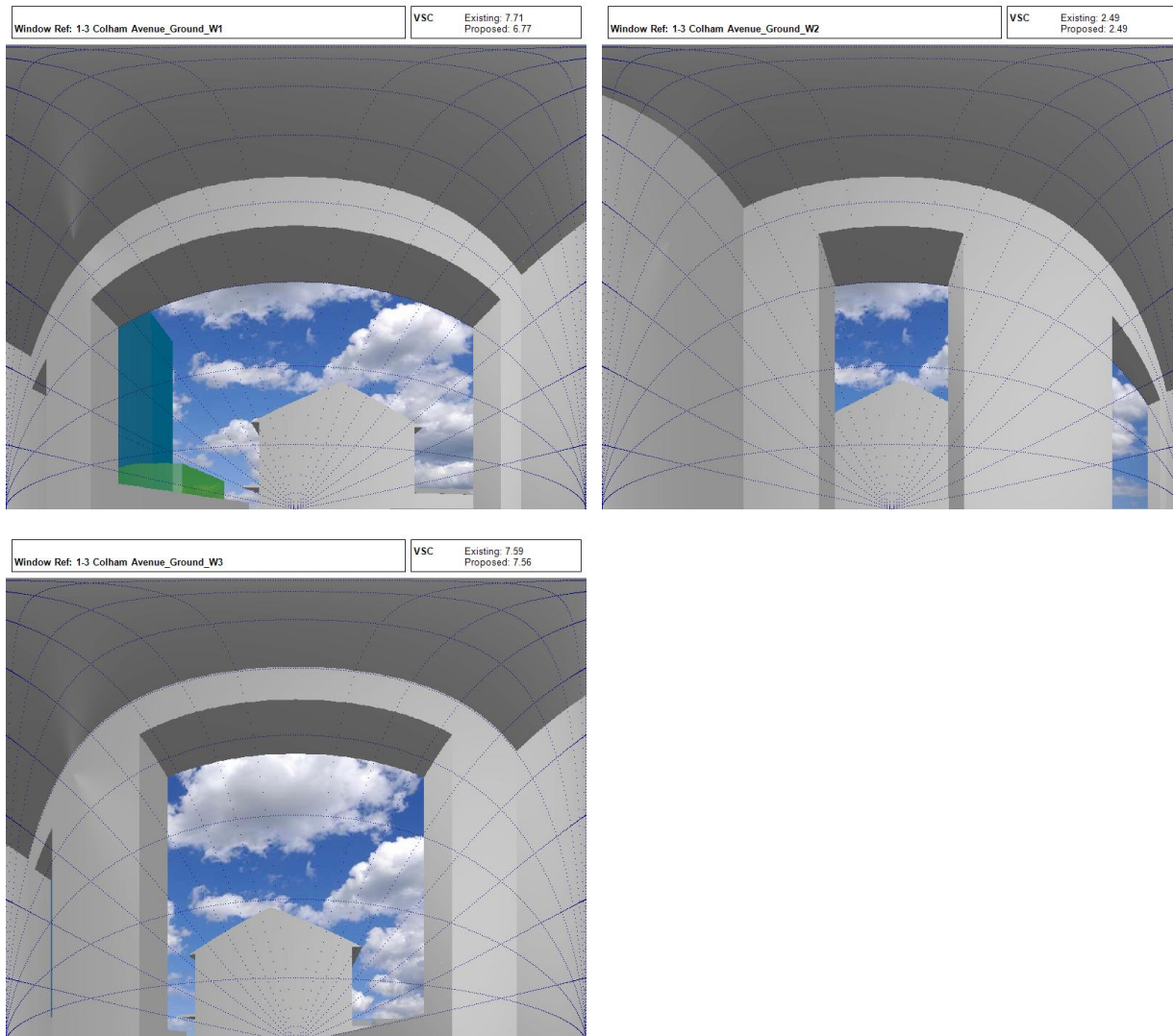
3.3 Assessment from 1m Within the Room

An occupant of the room is never likely to press his/her face against the window and so a more realistic reference point to re-measure the view is from a position 1 metre within the room:

- The perceived change is further reduced
- In some cases, there is **no noticeable change**, and in others only a **very minor reduction** in sky visibility

This reflects the typical experience of occupants and confirms that impacts would be limited in practice.

Figure 2 – **Blue** – Represent Proposed Scheme, **Green** – Represents Existing Site



3.4 Sense of Enclosure

The proposed development does not result in a harmful increase in enclosure:

- The retained visibility of sky ensures the outlook remains **open**
 - The development does not appear **overbearing or dominant**
 - Views of the building are largely **oblique**, reducing perceived impact
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3.5 Outlook

While there is some change to the outlook:

- A **good level of openness is maintained**
 - The development occupies only a **limited portion of the field of view**
 - The outlook remains **acceptable in planning terms**
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3.6 Summary of Effects

- Impacts are **minor or negligible**
- No unacceptable loss of outlook occurs
- No undue sense of enclosure is introduced

4. Conclusion

4.1 57–59 Horton Road

The proposed development at **67 Horton Road** has been assessed in terms of its impact on the rear ground floor windows of **1–3 Colham Avenue**.

The assessment demonstrates that:

- The reduction in visible sky is limited
- The outlook remains open and not unduly restricted
- The development does not appear overbearing
- The impacts are consistent with those expected in a suburban context

The assessment approach and findings are consistent with the principles set out in BRE guidance, and the level of impact identified falls within what would typically be regarded as acceptable in urban planning terms.

The proposal is consistent with Policy DMHB 11, which seeks to safeguard residential amenity, as it would not result in an unacceptable loss of outlook or undue sense of enclosure to neighbouring occupiers.

Overall, the proposal would not result in an unacceptable loss of outlook or harmful increase in sense of enclosure, and is therefore considered **acceptable in planning terms**