HOUSEHOLDER PLANNING APPLICATION

Privacy screens on the flat roof of the rear extension

5 Sunnydene Avenue, Ruislip HA4 6AF: Planning Statement

Freestanding slatted timber privacy screens in timber planters on the flat roof of the single-storey rear extension, along the sides of the roof with a small return, the majority of the rear edge left open; replacing the existing screens (part retrospective).

Applicant	Zafar Juma
Date	27 October 2026
Related	78952/APP/2024/3082 (rear extension, Condition 4); 78952/APP/2024/2099 (loft and dormer, lawful development certificate); ENF/368/26

CONTENTS

	Summary	
1	Reducing overlooking	1A to 1G
2	Protecting privacy and residential amenity	2A, 2B
3	Protection of Condition 4	3A to 3C
4	Ensuring preservation of sunlight	4A to 4D
5	Considerations for visual bulk	5A, 5B
6	Design and conditions	
	Drawings ZJ-PS-00 to ZJ-PS-05, at the back	

Summary

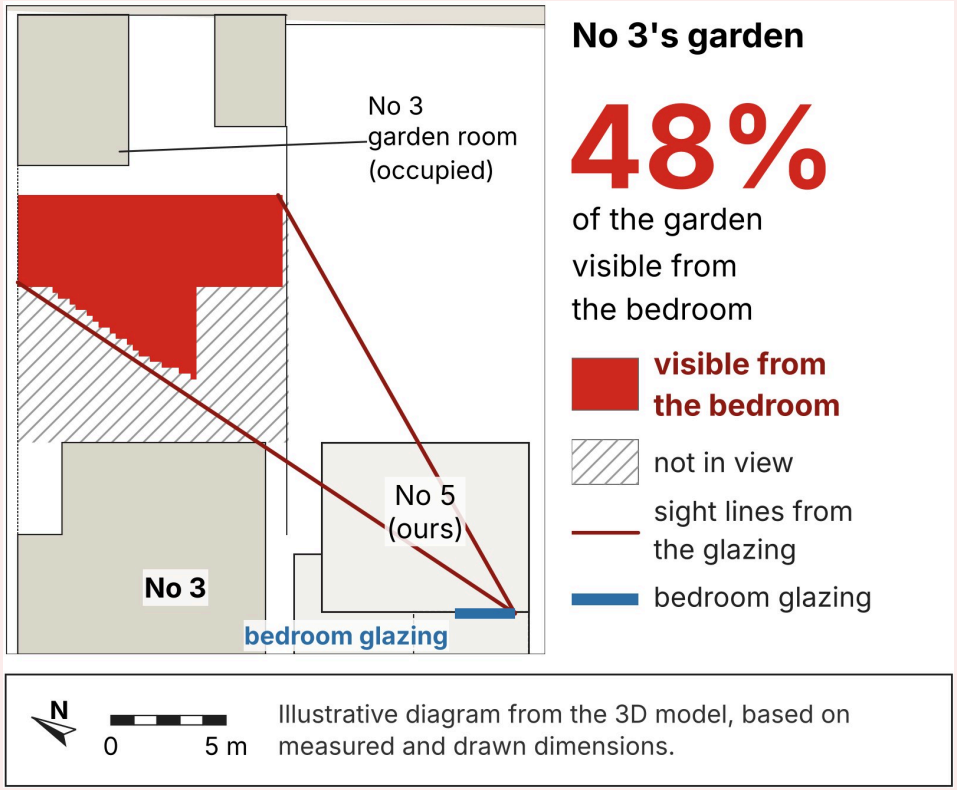
SECTION	PAGE	WITHOUT THE SCREENS	WITH THE SCREENS
1 Reducing overlooking	1A No 3's garden: overlooking map	48% of the garden directly overlooked	7%
	1B No 7's garden: overlooking map	83% of the garden directly overlooked	4%
	1C Photographs from the bedroom	Both gardens in open view	Dramatically reduced overlooking
	1D, 1E No 3's garden room: view from the bedroom	All four openings in direct view	Dramatically reduced overlooking
	1F, 1G No 7's garden: view from the bedroom	The garden in open view	Dramatically reduced overlooking
2 Protecting privacy and residential amenity	2A, 2B View from No 3's garden room into our bedroom	Direct line of sight into our bedroom	Improved privacy for both households, our own bedroom included
3 Protection of Condition 4	3A The Council's site visit	No evidence of amenity use, closure recommended (2 September 2026)	
	3B Bedroom glazing	Fixed steel guard, top 1.42m above the floor	
	3C Rear edge	6.0m left open: no screen, no barrier	
4 Ensuring preservation of sunlight	4A No 7's garden: BRE 209 test	82.1% with 2 hours of sun on 21 March	82.1% (no change)
	4B No 3's garden: BRE 209 test	68.7% with 2 hours of sun on 21 March	67.8%
	4C Shadow plan, 21 March, 13:00	Shadow of existing buildings and fences	2.2 m^2 more on No 3's garden
	4D Shadow plan, 21 June, 13:00	Shadow of existing buildings and fences	No change
5 Considerations for visual bulk	5A Panorama from No 3's garden	No 3's own dormer at 21.5°	Screen top 17.5°: below it
	5B Panorama from No 7's garden	No 9's existing dormer at 19.8°	Screen top 19.8°: level with it
6 Design and conditions	6 Construction and conditions	Freestanding and removable, no fixings; Condition 4 continues	

1A Reducing overlooking: overlooking map of No 3's garden, an 85% reduction

Condition 4 exists "to prevent overlooking to adjoining properties". That overlooking comes every day from our approved bedroom glazing, rather than from any use of the roof. We built a 3D model of the site and tested every line of sight from the bedroom into No 3's garden.

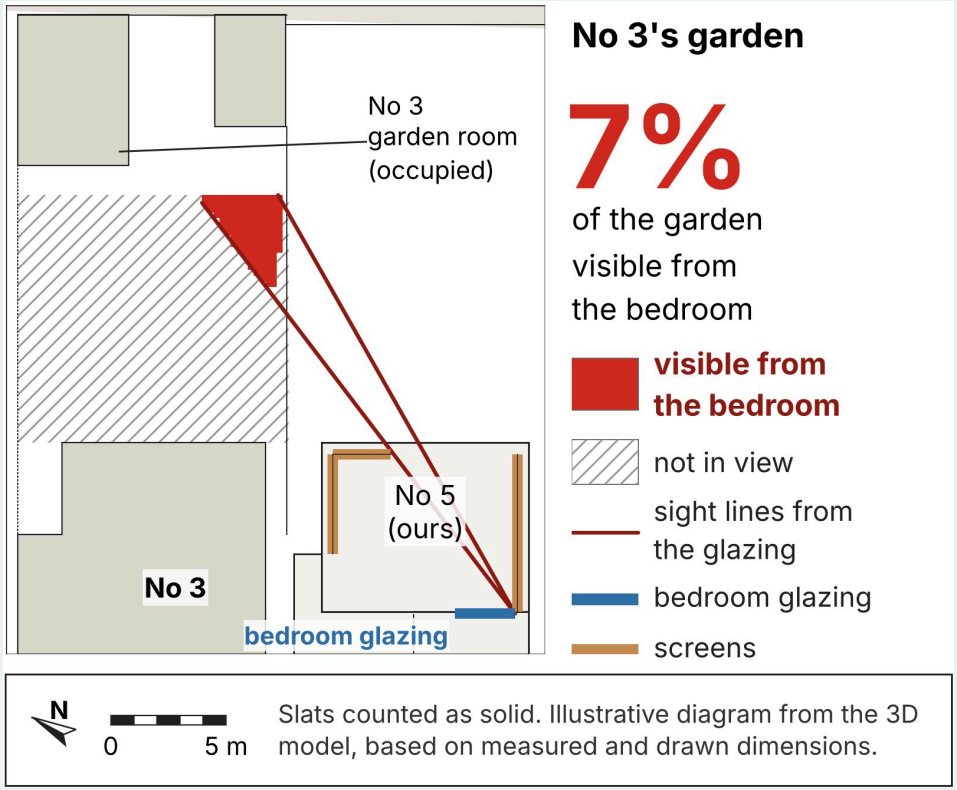
WITHOUT THE SCREENS

48% of No 3's garden directly overlooked



WITH THE SCREENS

7% directly overlooked



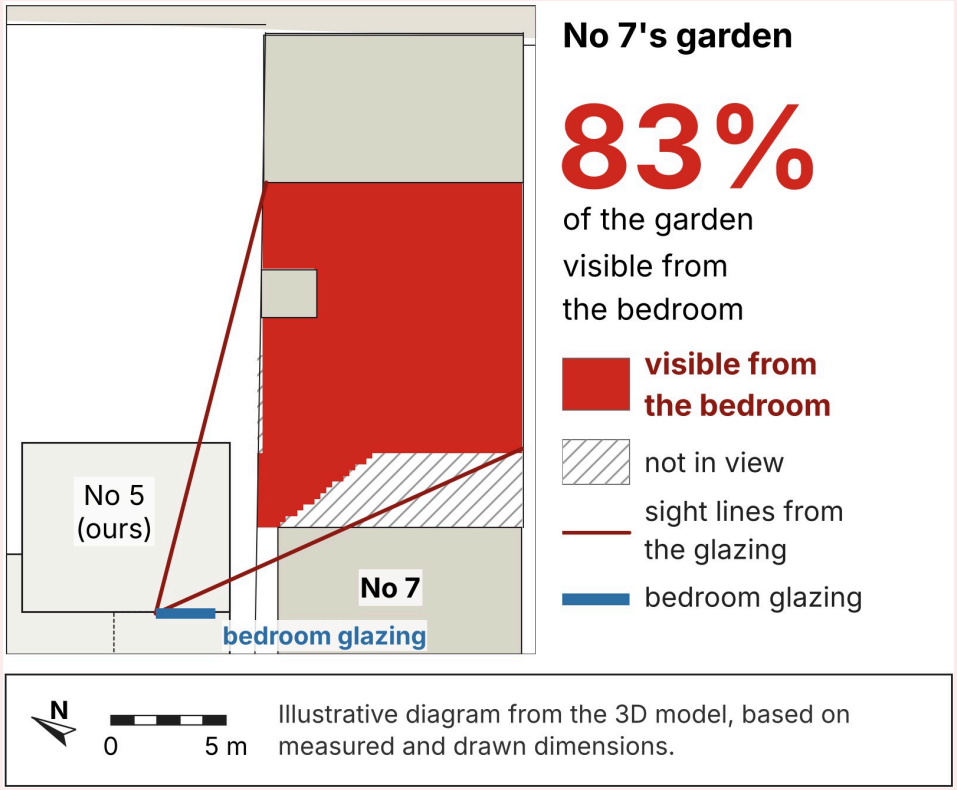
Illustrative diagram from the 3D model, based on measured and drawn dimensions; slats counted as solid.

1B Reducing overlooking: overlooking map of No 7's garden, a 95% reduction

We ran the same test for No 7, the neighbour most affected. From inside our bedroom we had an unrestricted view across most of their garden.

WITHOUT THE SCREENS

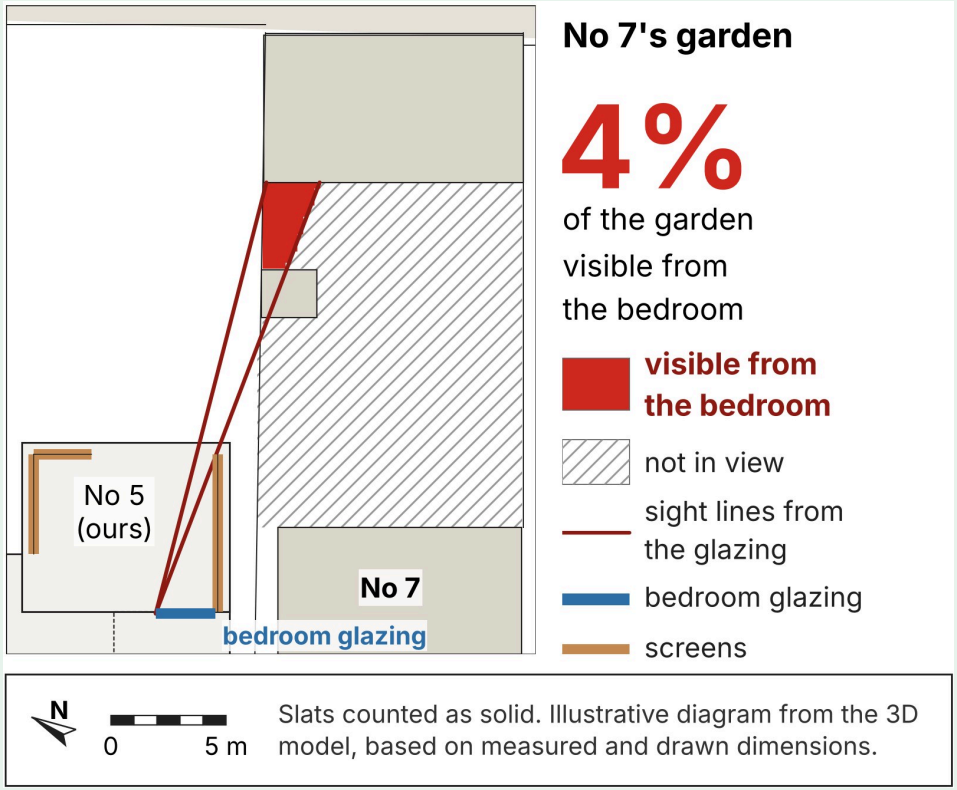
83% of No 7's garden directly overlooked



N 0 5 m — Illustrative diagram from the 3D model, based on measured and drawn dimensions.

WITH THE SCREENS

4% directly overlooked



N 0 5 m — Slats counted as solid. Illustrative diagram from the 3D model, based on measured and drawn dimensions.

Illustrative diagram from the 3D model, based on measured and drawn dimensions; slats counted as solid.

1C Reducing overlooking: photographs from inside the bedroom

Both photographs look out from inside our bedroom, the first without the screens and the second with them. The overlooking comes from inside the room rather than from the roof.

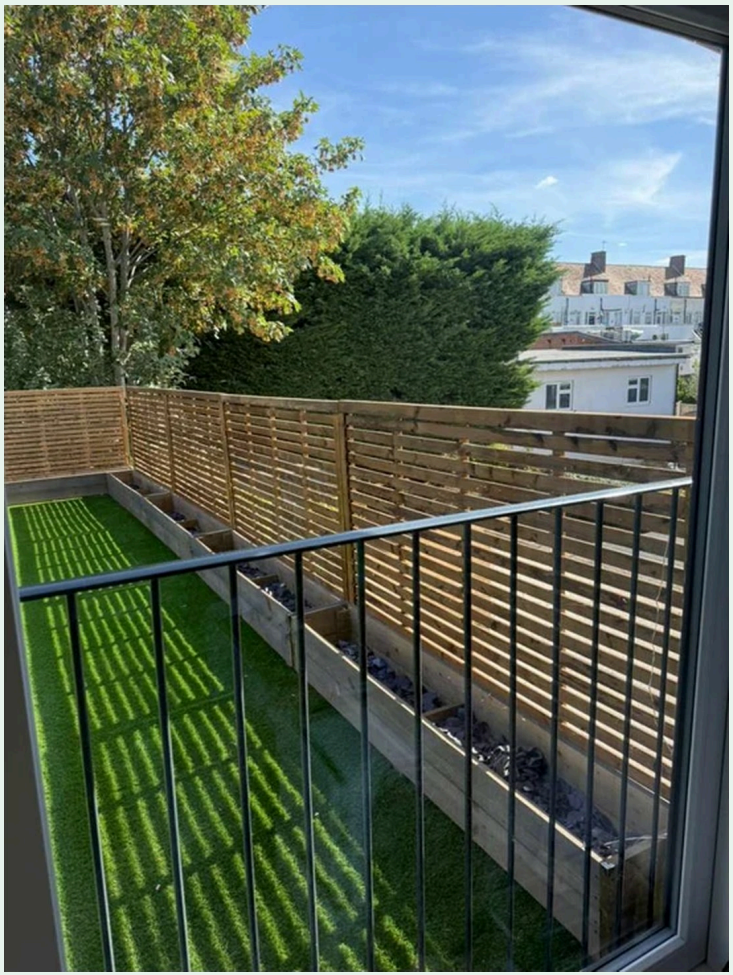
WITHOUT THE SCREENS

Both gardens in open view from the bedroom



WITH THE SCREENS

Dramatically reduced overlooking



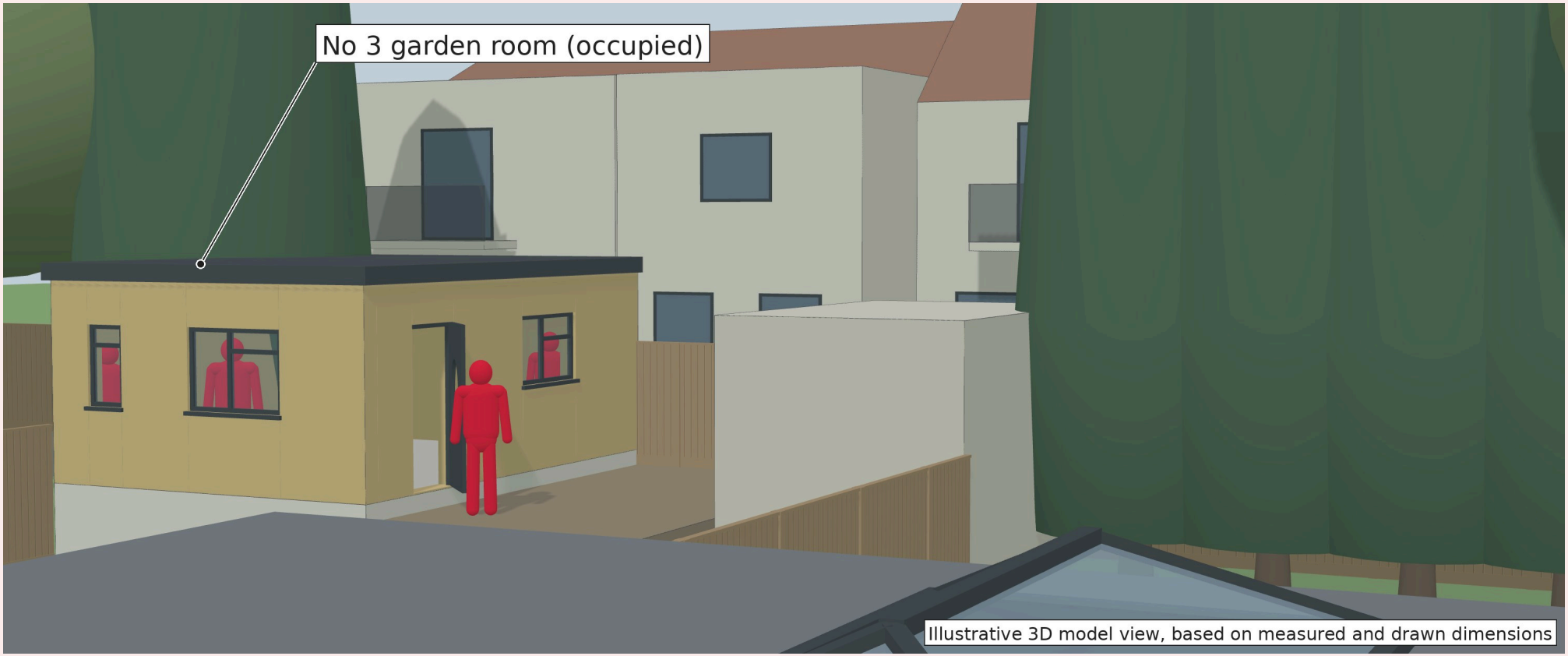
Composite image combining real photos.

1D Reducing overlooking: No 3’s garden room, view from the bedroom

No 3’s garden room stands about 1.05m above its garden, with its windows and door facing our bedroom glazing directly.

WITHOUT THE SCREENS

All four openings of the garden room in direct view from our bedroom



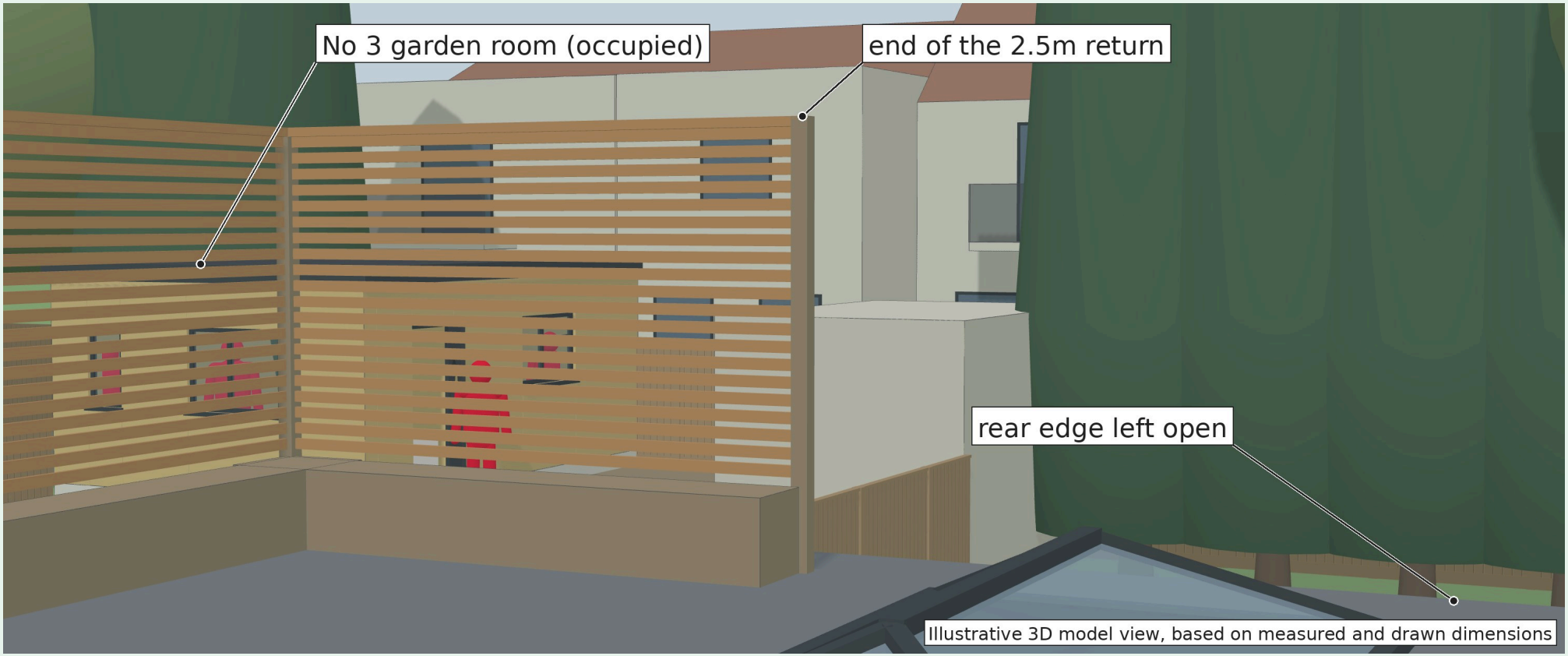
Illustrative 3D model view, based on measured and drawn dimensions.

1E Reducing overlooking: No 3’s garden room, view from the bedroom (cont.)

The No 3-side screen and its short return cut across the line of sight into the garden room. Beyond the return, the rear edge of the roof stays open.

WITH THE SCREENS

Dramatically reduced overlooking of No 3’s garden room and garden



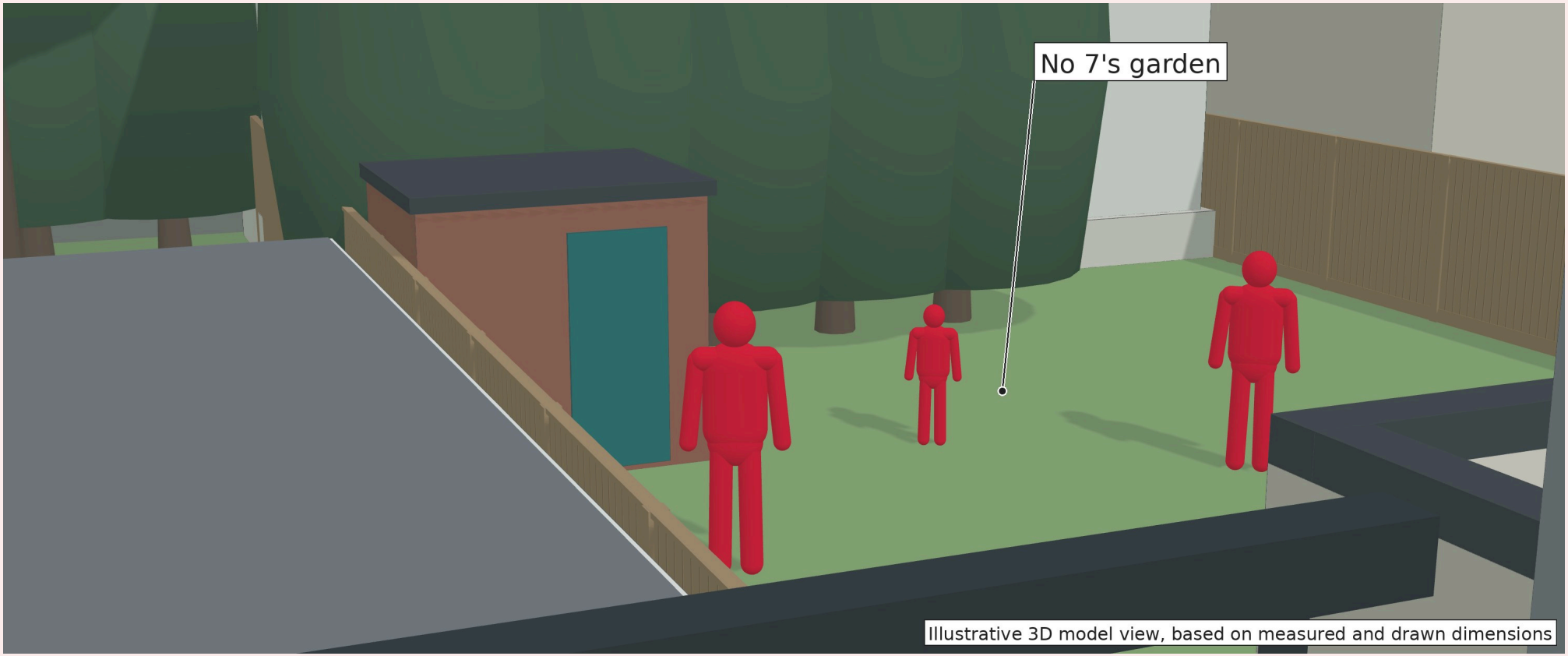
Illustrative 3D model view, based on measured and drawn dimensions.

1F Reducing overlooking: No 7’s garden, view from the bedroom

Our bedroom glazing looks straight along No 7’s garden, from the fence we share to the buildings at its far end.

WITHOUT THE SCREENS

No 7’s garden in open view from our bedroom



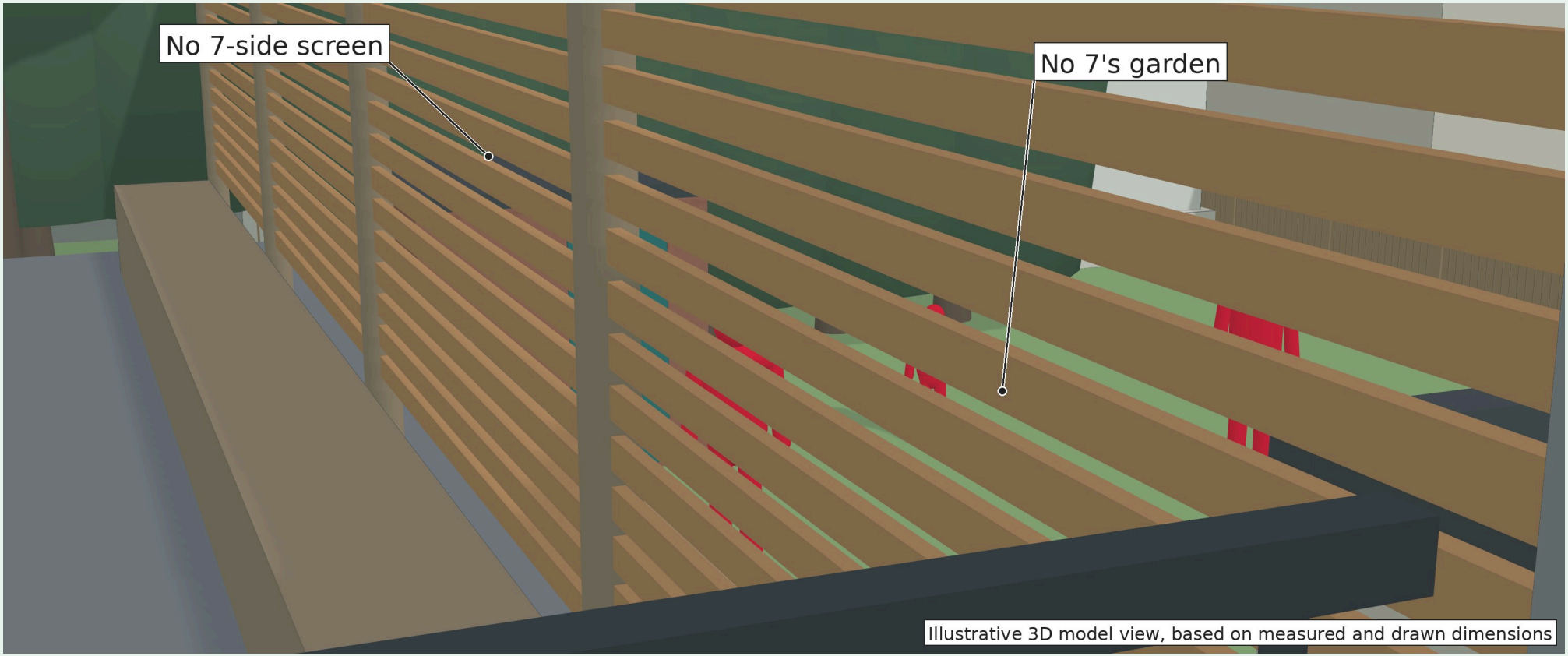
Illustrative 3D model view, based on measured and drawn dimensions.

1G Reducing overlooking: No 7’s garden, view from the bedroom (cont.)

The No 7-side screen runs the full length of the flank and starts right beside the end of our bedroom glazing, so there is no gap.

WITH THE SCREENS

Dramatically reduced overlooking of No 7’s garden



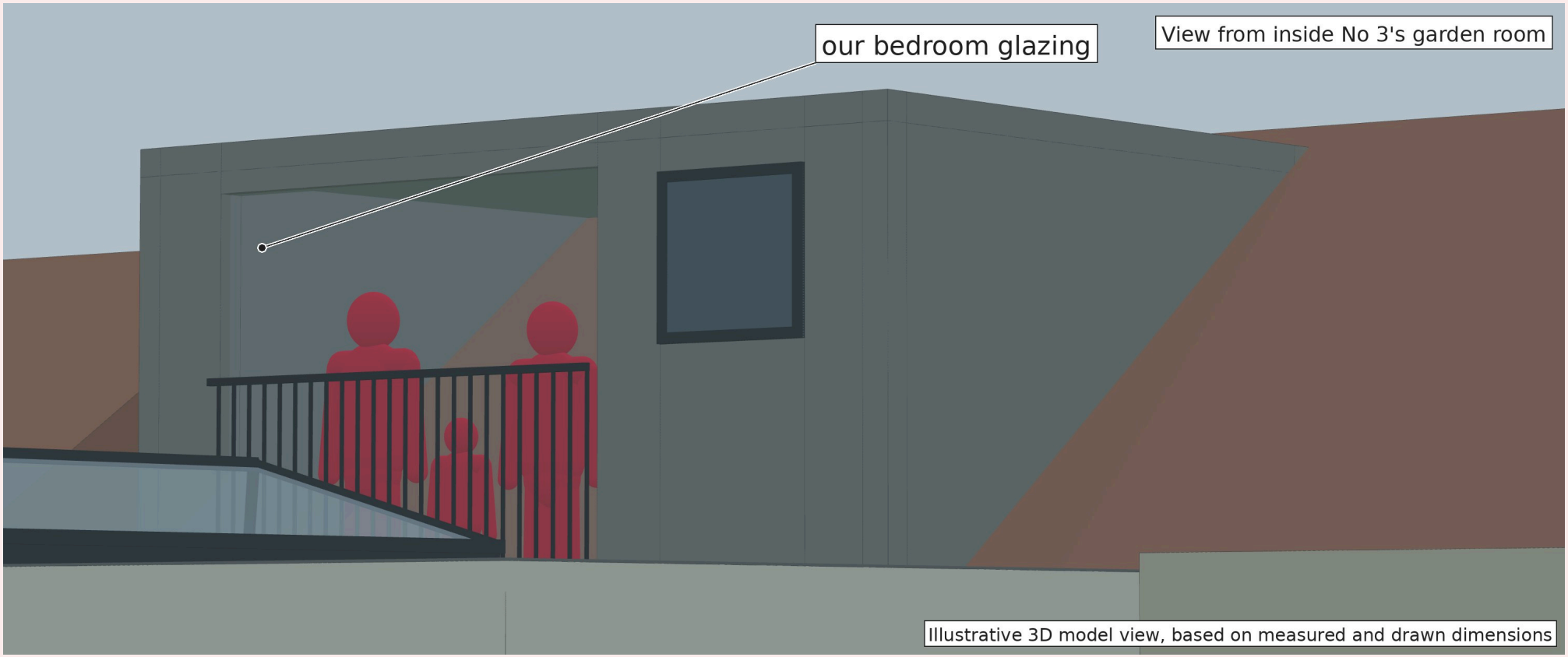
Illustrative 3D model view, based on measured and drawn dimensions.

2A Protecting privacy and residential amenity: our bedroom in view from No 3’s garden room

The Council gives the purpose of Condition 4 as “to protect the privacy and residential amenity of neighbouring occupiers”. The overlooking also runs the other way, with a direct line of sight from inside No 3’s garden room deep into our bedroom, including the area outside our bathroom.

WITHOUT THE SCREENS

Our family in full view from No 3’s garden room



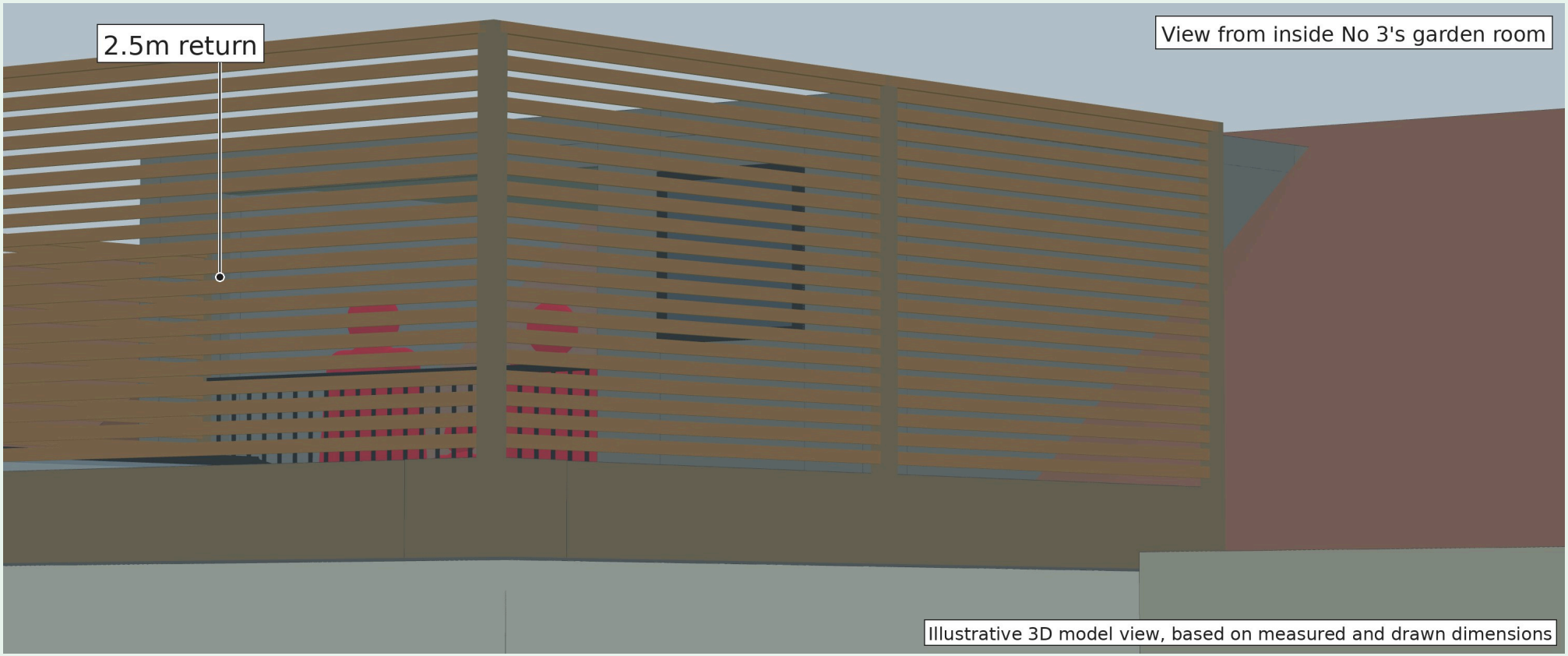
Illustrative 3D model view, based on measured and drawn dimensions.

2B Protecting privacy and residential amenity: privacy for both households, our own included

With the screens, the line of sight between No 3’s garden room and our bedroom runs into the slats, in both directions. No 3’s garden room gains privacy, and our family regains the privacy and enjoyment of our own bedroom.

WITH THE SCREENS

Improved privacy for both households, our own bedroom included



Illustrative 3D model view, based on measured and drawn dimensions.

3A Protection of Condition 4: the Council's site visit found no evidence of amenity use

The Council's enforcement officer visited the site on 1 September 2026. On 2 September he wrote "...I have submitted a closure recommendation..." and recorded this finding on Condition 4:

> **... I did not identify any evidence that the flat roof of the rear extension is being used as a roof terrace, balcony or other amenity area contrary to Condition 4 of planning permission ref. 78952/APP/2024/3082.**

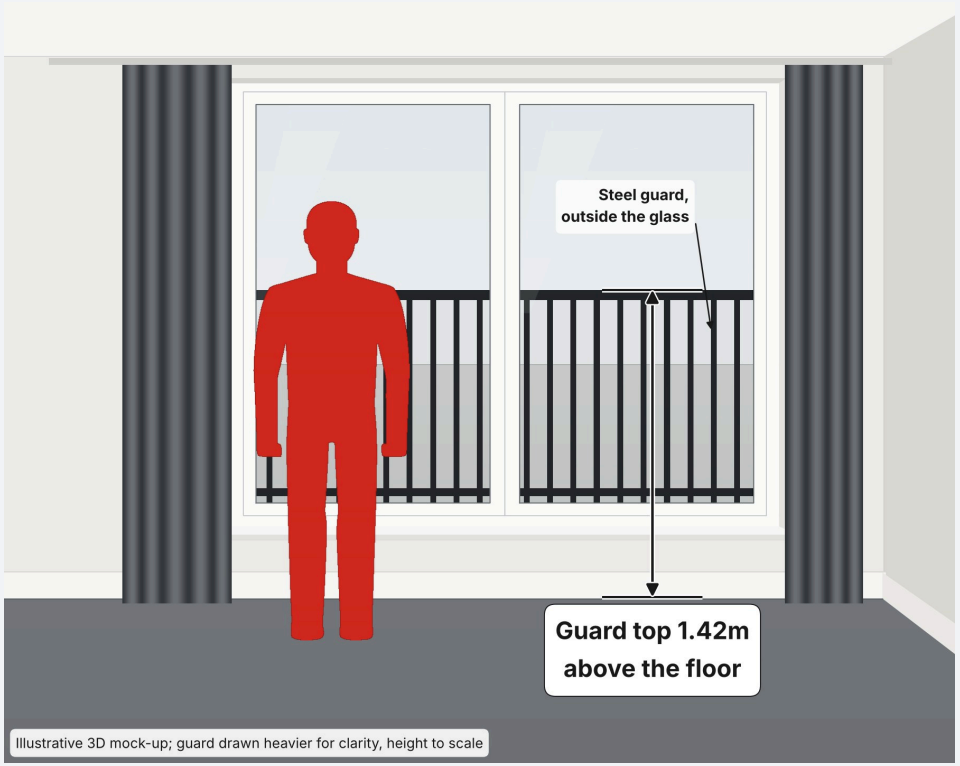
Planning Enforcement Officer, London Borough of Hillingdon, ENF/368/26, 2 September 2026

3B Protection of Condition 4: no access from the bedroom

Access to the roof from the bedroom is highly impractical, if not impossible. The steel guard across the glazing, installed as shown on the approved 2024 drawings, reaches 1.42m above the floor. That is significantly above the standard 1100mm (1.1m) height usually installed to comply with UK Building Regulations.

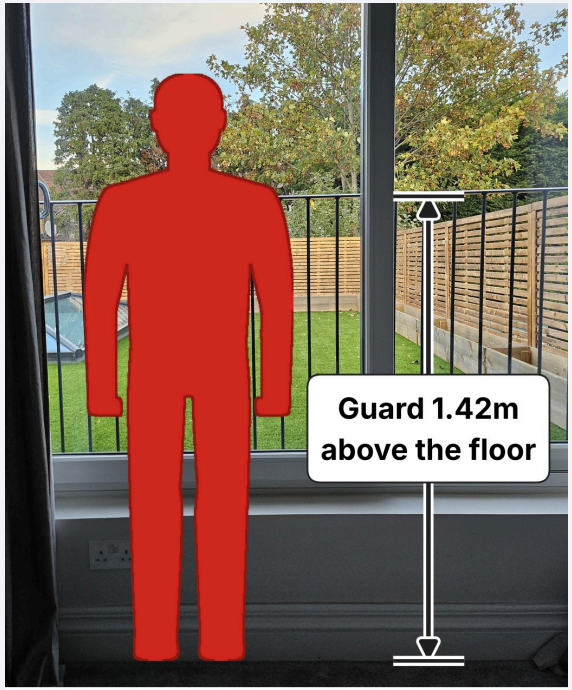
In agreement with the lack of access from the bedroom, the Building Control officer considered at his latest inspection that the flat roof is not suitable even as a means of escape in a fire, and advised that the escape route must be through the house itself. This advice, the Council officer's findings, the images in this statement and a site visit, which we would welcome, all underline that access to and use of the flat roof is not in question.

1.42m guard top above the bedroom floor



Illustrative 3D mock-up; guard drawn heavier for clarity, height to scale.

The guard as installed, from inside the bedroom



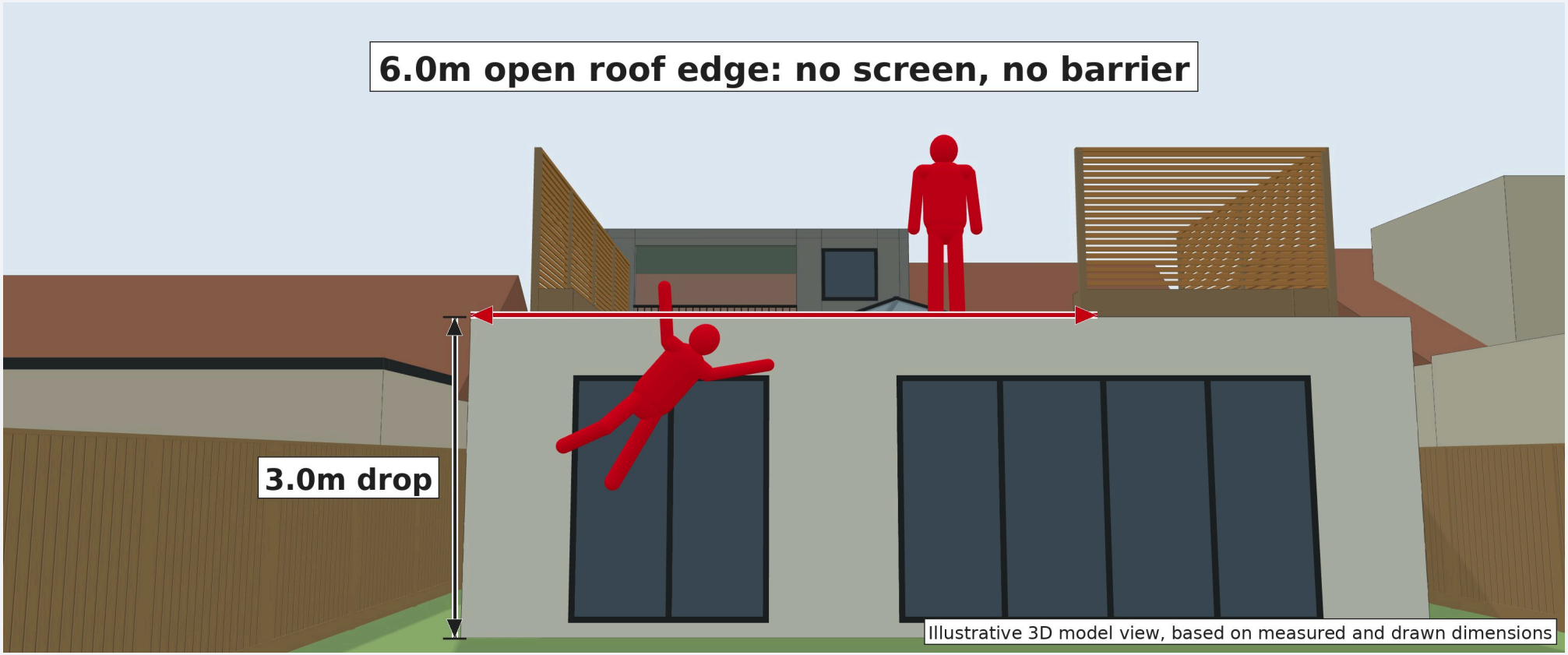
Composite image: real photo with a drawn figure to scale.

Composite image: real photo with a drawn 1.78m figure to scale. Guard height measured on site, 22 October 2026.

3C Protection of Condition 4: the open rear edge

Most of the rear edge is left open, with a fall of about 3m to the garden. With that large open edge, the roof does not give the appearance of an enclosed space such as a terrace or balcony. The open edge also makes the roof unsafe for amenity or recreation, and we go onto it only for maintenance and emergencies, as Condition 4 requires.

6.0m open roof edge: no screen, no barrier



Illustrative 3D model view, based on measured and drawn dimensions.

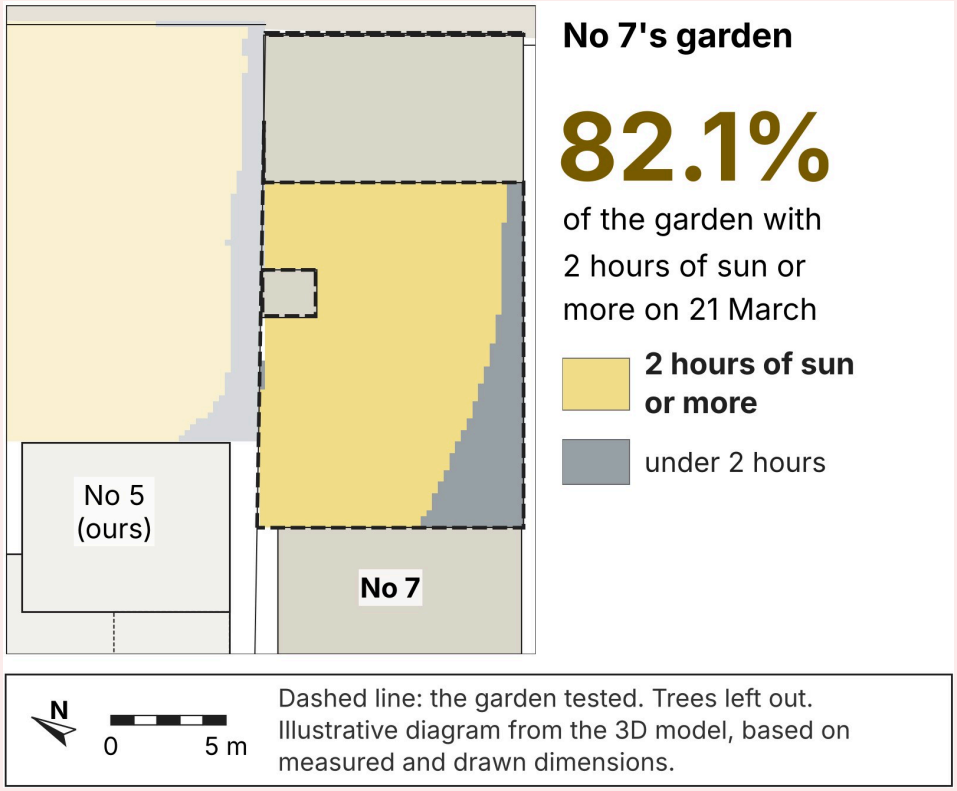
4A Ensuring preservation of sunlight: BRE 209 test for No 7's garden, no change

We tested the sunlight to each garden by the BRE 209 method, which measures the share of a garden with at least 2 hours of sun on 21 March.

BRE 209 guideline: at least 50% of a garden with 2 hours of sun on 21 March. Both gardens pass.

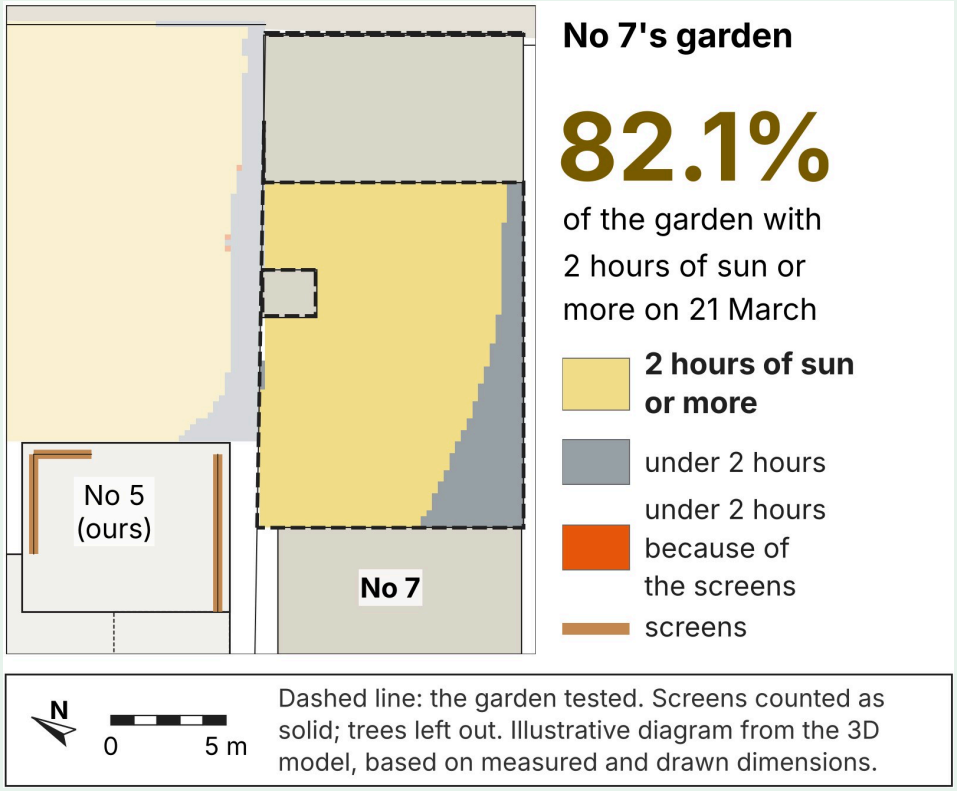
WITHOUT THE SCREENS

82.1% of No 7's garden with 2 hours of sun



WITH THE SCREENS

82.1% no change



Illustrative diagram from the 3D model, based on measured and drawn dimensions; screens counted as solid.

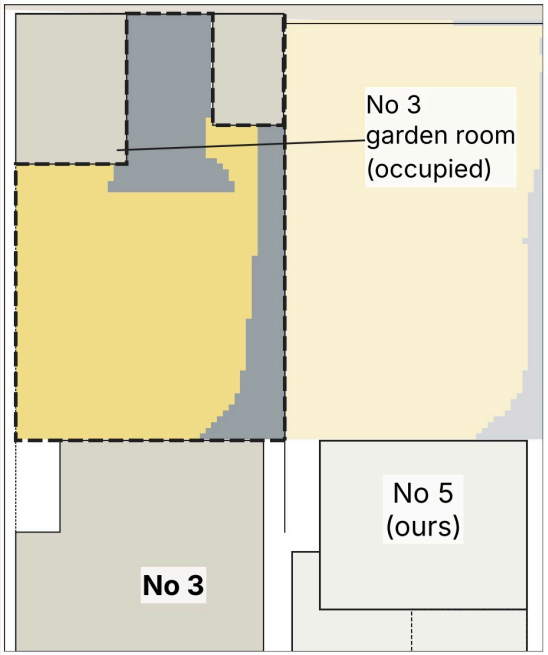
4B Ensuring preservation of sunlight: BRE 209 test for No 3’s garden

The same test for No 3’s garden gives a change of under 1 percentage point.

BRE 209 guideline: at least 50% of a garden with 2 hours of sun on 21 March. Both gardens pass.

WITHOUT THE SCREENS

68.7% of No 3’s garden with 2 hours of sun



No 3's garden

68.7%

of the garden with 2 hours of sun or more on 21 March

2 hours of sun or more

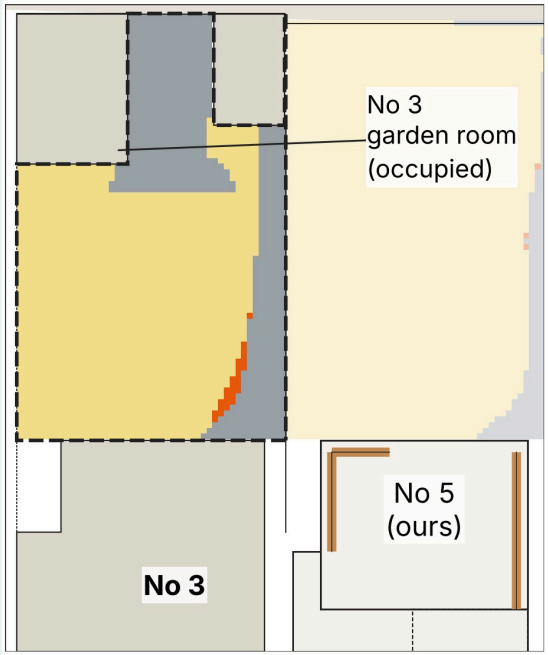
under 2 hours

N 0 5 m

Dashed line: the garden tested. Trees left out. Illustrative diagram from the 3D model, based on measured and drawn dimensions.

WITH THE SCREENS

67.8% with 2 hours of sun



No 3's garden

67.8%

of the garden with 2 hours of sun or more on 21 March

2 hours of sun or more

under 2 hours

under 2 hours because of the screens

screens

N 0 5 m

Dashed line: the garden tested. Screens counted as solid; trees left out. Illustrative diagram from the 3D model, based on measured and drawn dimensions.

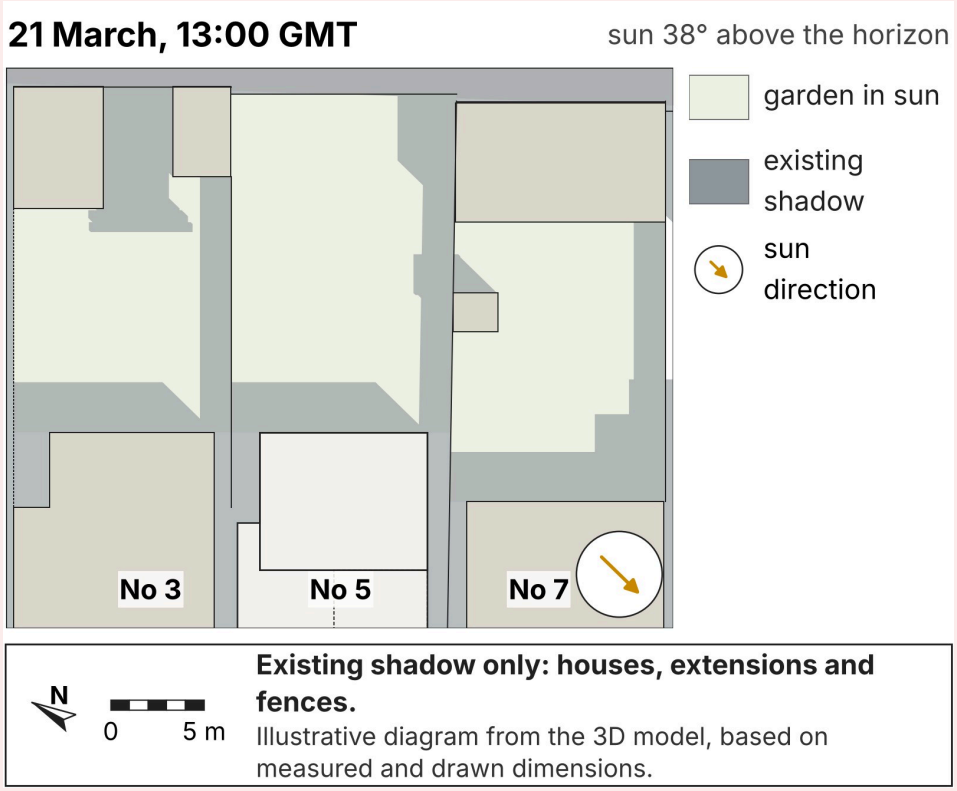
Illustrative diagram from the 3D model, based on measured and drawn dimensions; screens counted as solid.

4C Ensuring preservation of sunlight: shadow plan, 21 March, 13:00

We modelled the shadows every 5 minutes through the day on the 21st of every month. This page and the next show two of them, both at 13:00, at the spring equinox and at midsummer.

WITHOUT THE SCREENS

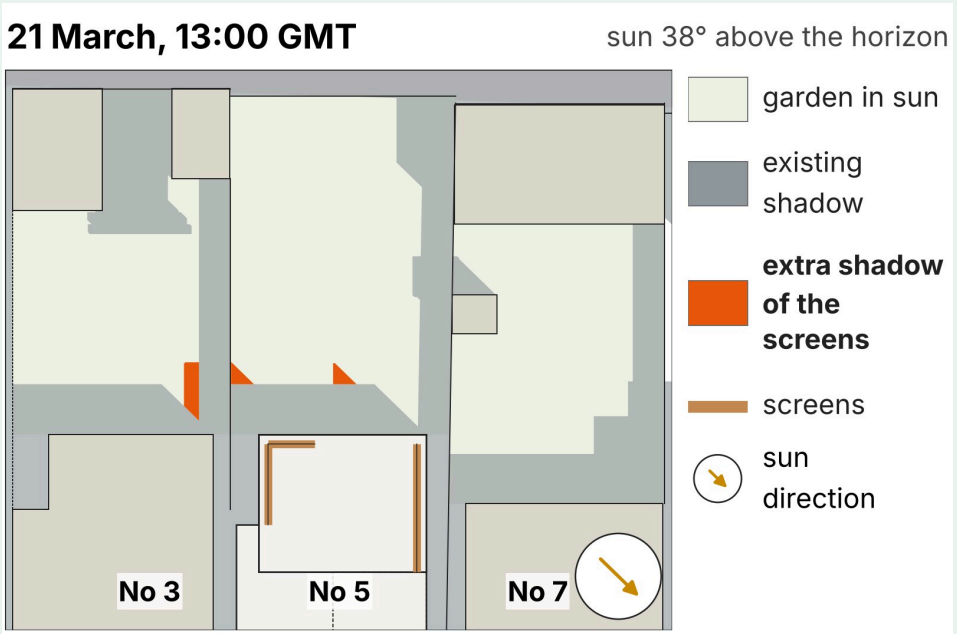
Shadow of the existing buildings and fences



Existing shadow only: houses, extensions and fences.
Illustrative diagram from the 3D model, based on measured and drawn dimensions.

WITH THE SCREENS

2.2 m² more on No 3's garden; none on No 7's



Extra shadow from the screens: No 3 2.2 m², No 7 none.
Slats counted as solid. Illustrative diagram from the 3D model, based on measured and drawn dimensions.

Illustrative diagram from the 3D model, based on measured and drawn dimensions; screens counted as solid.

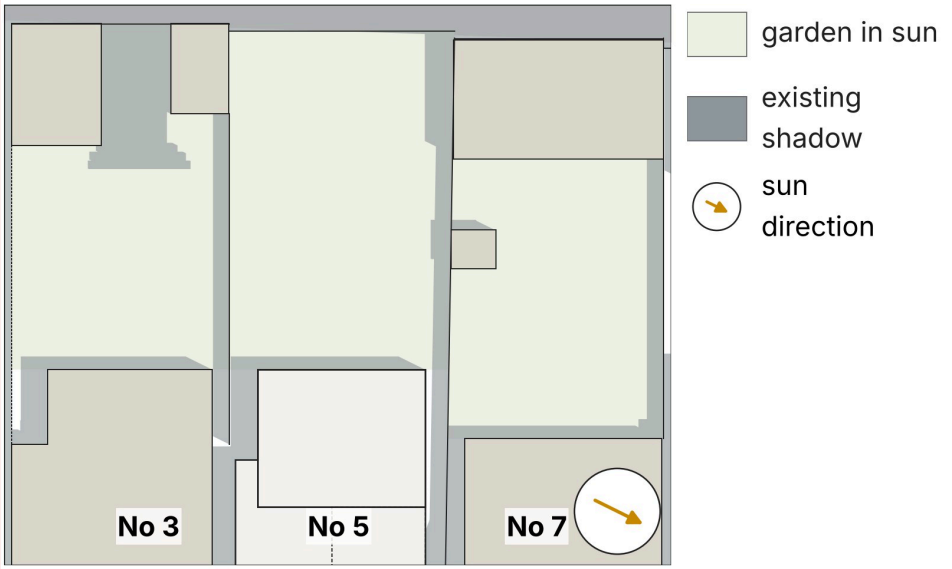
4D Ensuring preservation of sunlight: shadow plan (cont.), 21 June, 13:00

At midsummer midday the screens add no shadow to either garden. Across the year they add only a small strip of shadow, on No 7's garden on summer evenings and on No 3's around winter middays, when most of each garden is already in shade.

WITHOUT THE SCREENS

Shadow of the existing buildings and fences

21 June, 13:00 BST — sun 62° above the horizon



N
0 5 m

Existing shadow only: houses, extensions and fences.
Illustrative diagram from the 3D model, based on measured and drawn dimensions.

WITH THE SCREENS

No change to either garden

21 June, 13:00 BST — sun 62° above the horizon



N
0 5 m

Extra shadow from the screens: none on No 3 or No 7.
Slats counted as solid. Illustrative diagram from the 3D model, based on measured and drawn dimensions.

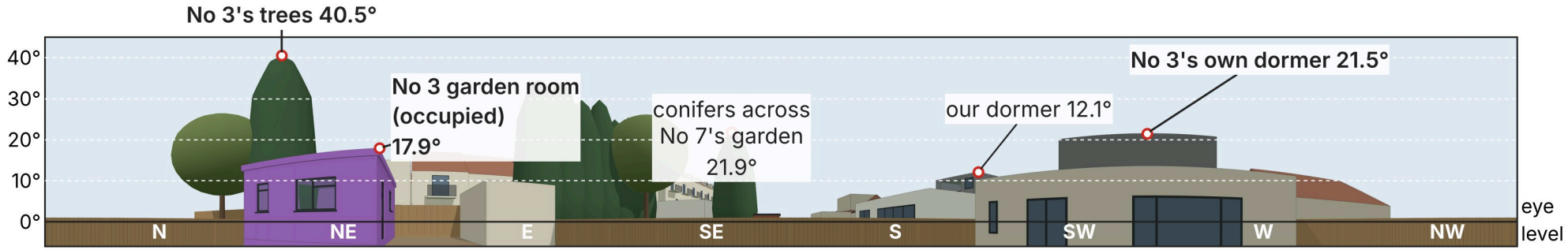
Illustrative diagram from the 3D model, based on measured and drawn dimensions; screens counted as solid.

5A Considerations for visual bulk: panorama from No 3’s garden, below No 3’s own dormer

We also took care to consider the visual impact of the screens. From the middle of No 3’s garden, No 3’s own dormer and its garden room both rise above our screen top on the skyline, with mature trees behind. In the 2020 appeal on that garden room, the Inspector found that the separation “compensates for the height” (appeal APP/R5510/D/19/3239757, paragraph 6).

WITHOUT THE SCREENS

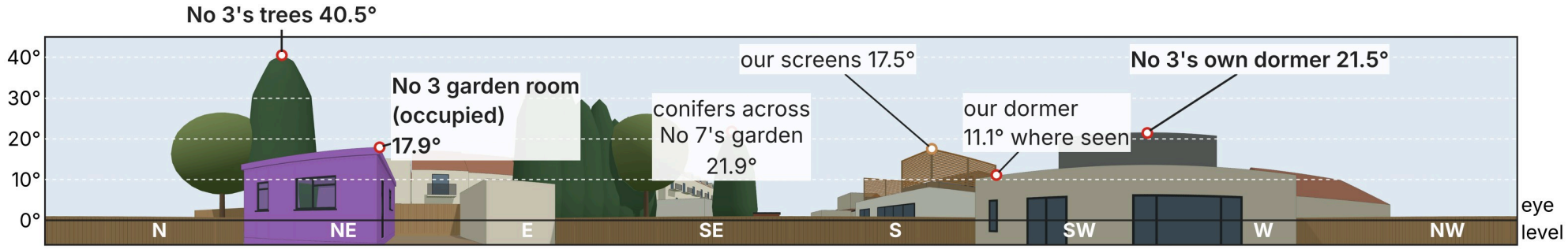
No 3’s own dormer on the skyline at **21.5°**



View from the middle of No 3's garden. Illustrative 3D model view, based on measured and drawn dimensions (angles to scale).

WITH THE SCREENS

Screen top at **17.5°** , below No 3’s dormer



View from the middle of No 3's garden. Illustrative 3D model view, based on measured and drawn dimensions (angles to scale).

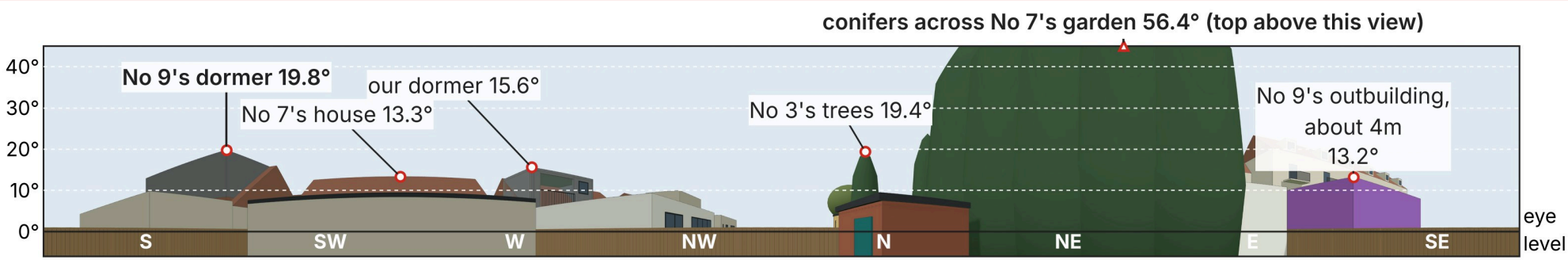
Illustrative 3D model view, 360 degrees from the middle of No 3’s garden at eye level, based on measured and drawn dimensions.

5B Considerations for visual bulk: panorama from No 7’s garden, level with No 9’s dormer

Conifers about 9 to 10m high stand across the far end of No 7’s garden, with No 9’s 4m outbuilding and buildings on higher ground beyond. From the middle of the garden, our screen top sits level with No 9’s existing dormer. The design is attractive and well thought out, with natural timber slats that add warmth and sit well with the surrounding views.

WITHOUT THE SCREENS

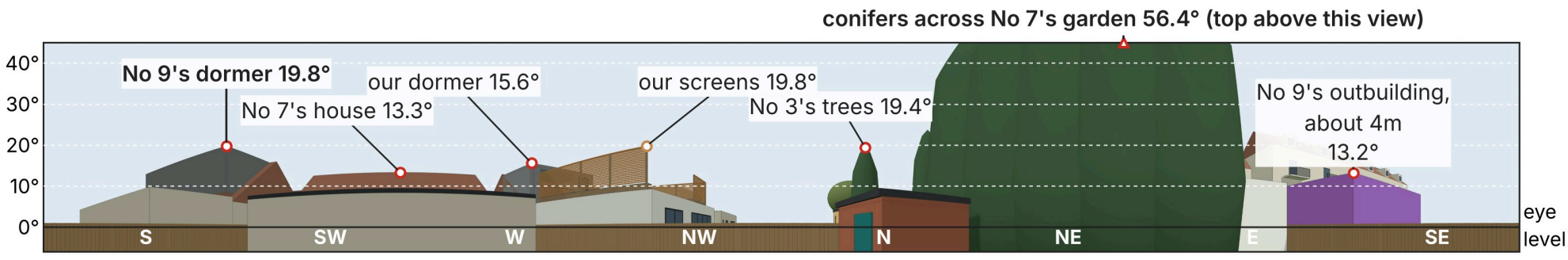
No 9’s existing dormer on the skyline at **19.8°**



View from the middle of No 7's garden. Illustrative 3D model view, based on measured and drawn dimensions (angles to scale).

WITH THE SCREENS

Screen top at **19.8°** , level with No 9’s dormer



View from the middle of No 7's garden. Illustrative 3D model view, based on measured and drawn dimensions (angles to scale).

Illustrative 3D model view, 360 degrees from the middle of No 7’s garden at eye level, based on measured and drawn dimensions.

6 Design and conditions: freestanding and removable

Freestanding. Horizontal slatted timber panels, each fixed to the back of a ballasted timber planter that rests on the roof.

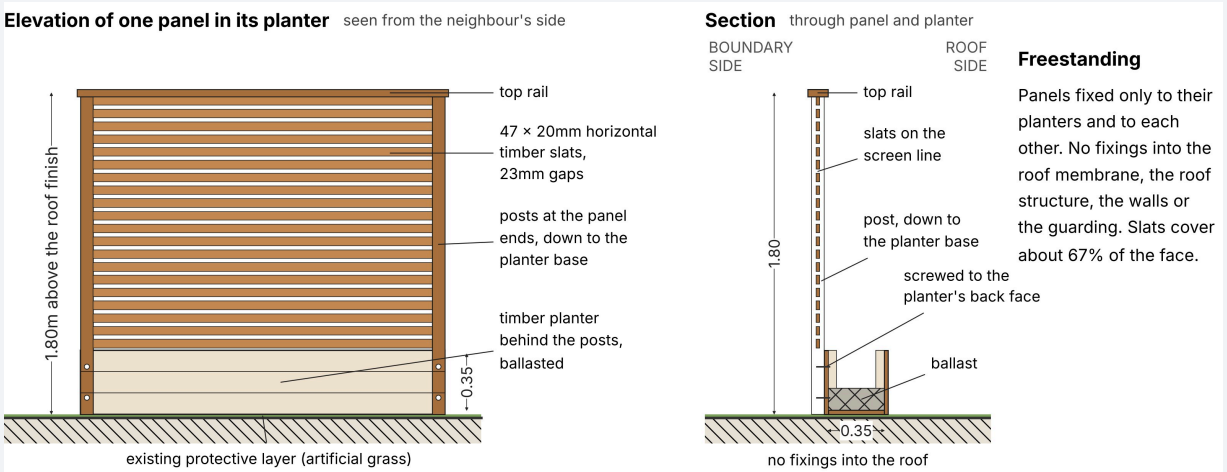
No fixings into the roof membrane, the structure or the building.

Removable. The screens and planters can be lifted off the roof at any time.

Position. Set in from every roof edge, along the sides of the roof with a small return, with most of the rear edge left open. Sizes and positions are as drawn on ZJ-PS-02, ZJ-PS-04 and ZJ-PS-05.

Conditions. We would accept conditions on height, materials and position.

Condition 4 continues to apply, and we comply with it: access to the roof is for maintenance or emergency purposes only.



Typical detail, drawn to scale (about 1:25 on this page). Dimensions in metres. Slat sizes from photos of the screens as built; other sizes assumed, to be confirmed against what is built.

Screen and planter detail, from drawing ZJ-PS-05.