

## **Impact of Building Works on 17 Ariel Road**

### **Introduction**

Camden's Local Plan policy A1 seeks to ensure that standards of amenity are protected, including for occupiers and neighbours. Among other things, the factors considered by the council include visual privacy and outlook, and sunlight, daylight and overshadowing.<sup>1</sup>

6.4 of the Local Plan states that the Council expects the developments' impact on visual privacy and outlook is considered at design stage, with further detail found within the supplementary planning document "Camden Planning Guidance on Amenity"<sup>2</sup>.

6.5 of the Local Plan states that the Council will be guided by the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011 (BRE 209) and supplementary planning document "Camden Planning Guidance on Amenity".

We have carefully considered this policy and guidance in our design process. In considering the development at 19 Ariel Road it is important to look at the existing situation and the extent to which the proposed works will have any additional impact to the amenity of the neighbouring property at number 17.

It is our understanding that no neighbour objections were received during the consultation phase of this application.

### **Daylight and Sunlight**

Camden's Planning Guidance on Amenity describes daylight and sunlight requirements at part 3. In particular, the guidance notes that levels of daylight and sunlight will be considered flexibly, taking into account site specific circumstances and context.

We have considered this guidance against the existing and proposed buildings, and have undertaken a sun study (**attached**) which visually depicts the existing and proposed situations in both winter and summer / morning and afternoon<sup>3</sup>.

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<sup>1</sup> <https://www.camden.gov.uk/documents/20142/4820180/Local+Plan.pdf/ce6e992a-91f9-3a60-720c-70290fab78a6>

<sup>2</sup> <https://www.camden.gov.uk/documents/20142/4823269/Amenity+CPG+Jan+2021.pdf/91e9fd97-7b26-f98e-539f-954d092e45b6?t=1611580504893>

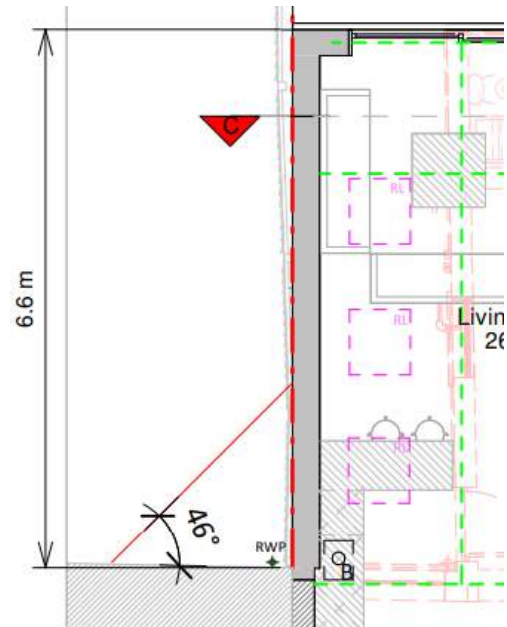
<sup>3</sup> Attached four drawings - *Sun Study winter (existing)*; *Sun Study summer (existing)*; *Sun Study winter*; *Sun Study summer*.

*45 degree test - elevation and plan.* BRE 209 states that if the the centre of the neighbouring ground floor window lies within the 45 degree angle to a proposed extension on **both** plan and elevation, a significant amount of light is likely to be blocked. However, where “*the centre of the window lies outside the 45 degree angle on elevation..the impact of the extension will be small*”.

The proposed height of our extension has taken into account this guidance, and results in the centre of number 17’s ground floor window lying well outside 45 degrees:



*Proposed elevation*



*Proposed plan*

Regardless of the design satisfying the 45 degree test, to provide further reassurance we have undertaken the **attached** sun study showing both the existing situation and the proposed development. Drawings are included for summer (21 June) and winter (21 December) morning (10am) and afternoon (1pm).

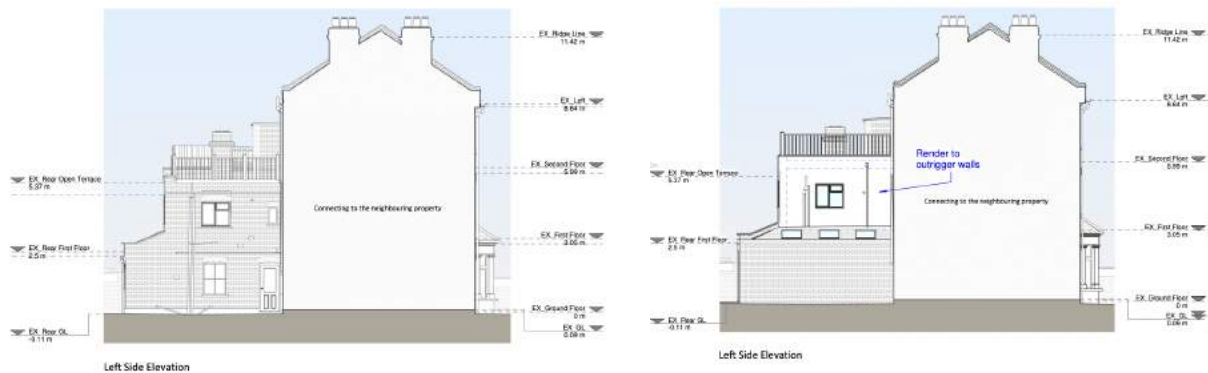
A comparison of the existing situation and proposed development, makes it clear that there is no additional detrimental effect of sunlight to number 17, whether that be to the windows or to any part of the garden.

### **Overlooking**

Part 2 of Camden’s Supplementary Planning Guidance describes overlooking, privacy and outlook.

In putting together our design, we have been careful to ensure that we protect the privacy of the neighbouring property.

In terms of overlooking from windows, the building works will improve the situation, giving more privacy to both our property at number 19 and the neighbouring property at number 17. Currently, there are 3 windows and 1 door on the side elevation directly facing 17 Ariel Road - A glass door and a window on the ground floor, and two on the first floor. Our plans see the removal of the door and removal of two of these windows (ground floor and small window on the first floor), with the third window (first floor) being installed with obscured glazing due to it becoming the family bathroom. In this sense, the proposed building works lessen overlooking and improve privacy for the occupants of both buildings.



As the proposed side extension is only one storey, it will not have an overbearing and/or dominating effect.

In terms of the roof terrace, there will be no additional impact on number 17. The roof terrace has been in existence for some 30 years and is simply being raised up by less than 1m. Please see the below photograph showing the current outlook from our terrace, towards number 17.



### **Outlook**

The visual amenity enjoyed by the occupants of 17 Ariel Road when looking out of their windows or from their garden, will be improved as a result of the proposed building works.

The side of our property which faces 17 Ariel Road has fallen into disrepair. The brick is visibly crumbling with patch repairs having been carried out poorly with the wrong materials used (i.e. grey cement used to repoint rather than lime mortar) - Please see the photographs below. The proposed building works see the whole side aspect transformed with a new wall at ground floor level, and the remainder properly remediated.

The fence separating our property from the neighbouring property at number 17 is also in a state of disrepair and due a full replacement - Please see the photograph below. The proposed building works would see the removal of this fence as we are building on the boundary and the erection of a new fence (at our cost) from the end of our proposed extension to the rear boundary line.



