

Regarding: Application Ref: 2017/5176/P

26 West hill park, Highgate, London, N6 6ND
Erection of 2 storey brick built side extension above existing swimming pool
of single family dwelling (Use Class C3).
General refurbishment and associated works

Outlook and Overbearing

At first appearance it may seem that the proposed side extension to the 26 West Hill Park may increase a sense of enclosure to the properties at 23 and 25 Merton Lane and can harm the outlook. However, the volumetric modelling and the sectional analysis of the site demonstrate that the proposed extension would not create much impact on the existing characteristics of the surrounding site.

From the map analysis it is apparent that the adjacent land to the south western boundary of the application site quite densely infilled by the extended properties of No. 23 and No. 25 at Merton Lane.

No. 23 Merton lane dwelling is formed by several volumes of various shapes and heights. Two of them are one storey blocks (Block 1 and Block 2 on the diagrams) abuts the existing retaining wall, which raises above their front walls. These volumes do not have windows facing to the extension and receive the natural light through the roof lights. As demonstrated by the shadow diagram (submitted earlier) south western position of the extension would not cast shadows on the surrounding properties, therefore, the amount of the light coming through the roof would not be compromised by the proposal. The two storey volume (Block 3) has windows facing to the extension, however two of them are already partially obstructed by the sloped roof of Block 1, which belongs to the same dwelling. This possibly was initially planned due to the ancillary purposes of the rooms facing north. The proposed extension would be set 5.5 m away from the northern elevation of No.23 thus leaving sufficient distance to these windows.

The northern elevation of No.25 Merton Lane is set 8.6 m away from the proposed extension. It has several windows facing to the proposed development, but similar to No.23 windows on the ground floor and first floor are already facing to the existing height retaining wall and partially the wall of the existing swimming pool of 26 West hill park, thus the new extension above the swimming pool would not change this condition. Regarding the windows of the 3rd floor of 25 Merton Lane, they are at sufficient distance from the boundary with 26 West hill park and currently facing to its blank brick side wall. Construction of the side extension would bring the side wall 2.4 m closer, still allowing significant gap of 8.6 m between the extension and the windows of No. 25 on the third floor. The new sloping roof of the extension and additional window elements on the side wall would only improve the existing outlook. Similarly to 23 Merton Lane the northern façade of No. 25 accommodates windows of only secondary and ancillary rooms of the dwelling, whilst principal rooms are all facing to the South West.

Additionally, the analysis of the sectional site diagram demonstrates the existing cascading character of the site. The proposed extension is inserted into cascading group of dwellings as an element which would only reinforce this effect. It does not change the existing gapping between the properties and due to its small scale in compare with the scale of the neighbouring houses it does not create an overbearing effect either.

During the consultations with neighbours, both neighbours (No. 23 and No.25 Merton Lane) were informed about the proposed construction of the side extension and they did not express objections against this development.