4.2 Privacy/Amenity of Neighbours

The proposed extension has been carefully designed to not impinge on the neighbours' daylight, outlook, or privacy.

a) daylight - ground floor

The Rear Elevation drawings (p11) show there is no side window on the ground floor bay of 24aNG facing 24NG. Instead, the daylight sources come from the large, three-panelled French door (facing East) and a large multipaneled skylight (see floor plans on the right, sourced from 24aNG's Planning Application in 1995 to erect a first-floor balcony Ref 950390). The daylight received by these windows will not be affected in any way by the proposed.

The existing boundary is a combination of a solid fence and a trellis which is fully covered by substantial, mature evergreen plants (see image to the right). The height of the vertical walls of the extension will be in line with this trellis. As such there would be no loss of light to 24aNG at ground floor level.

b) daylight - first floor

As can be seen from the Rear Elevation drawings (p11), the roof to the extension has been carefully designed to avoid light impact on 24aNG's first-floor side window. The walls of the extension sit below the first-floor side window, and the roof has a lowered apex that slopes down to the height of the trellis. The combined effect results in no loss of daylight for the first-floor side window.

The floor plans of 24aNG (see drawings on the right) and the Rear Elevation drawings (p11) show that the first-floor room also benefits from a large, three-panelled French door (facing East) that opens onto the balcony and from another window (facing North East).

In summary, the light impact is de minimis - well below the 20% BRE guidance for NSL.

c) outlook

Outlook of the first-floor side window: The 1995 Planning Application for 24aNG was granted on condition that "The side windows of the bay window extension hereby approved shall be glazed with obscured glass, and permanently retained as such." (condition 02). This condition annuls any issues of outlook for this window.

Outlook from 24aNG at ground level. As mentioned above, there are no windows at 24aNG ground level that face 24NG. By carefully designing the extension with a shallow roof that slopes down on all sides and limiting the vertical walls to a height that is in line with the existing trellis, the extension aims to reduce all visual impact for 24aNG at ground level to a de minimis.

d) privacy

The proposed extension would have no impact on privacy as the owners of 24NG would not be able to look into any of 24aNG's windows from any angle, including from the proposed skylights. Moreover there is the condition of obscured glass as mentioned above which annuls any issues of privacy to the first-floor window.

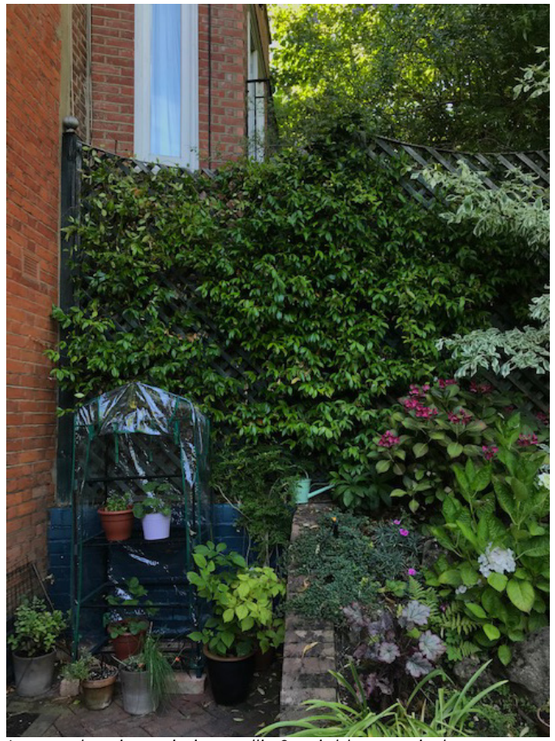
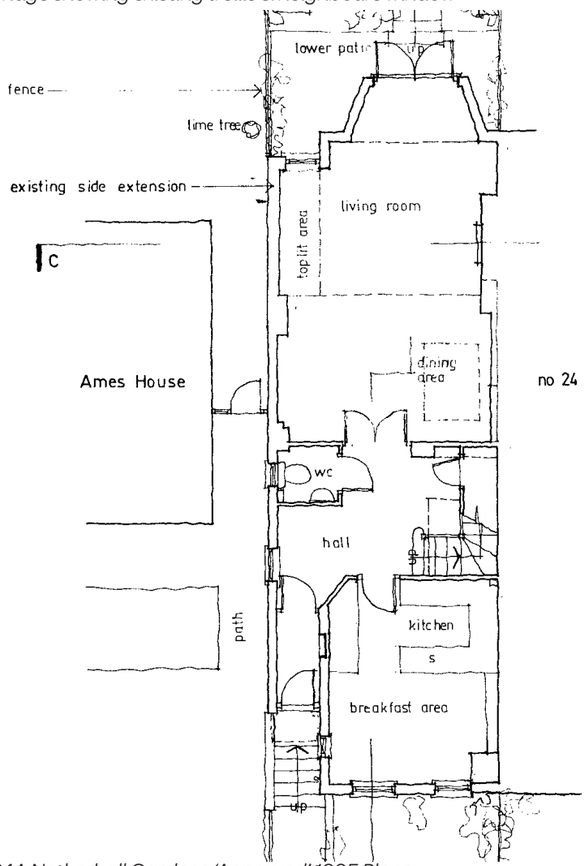
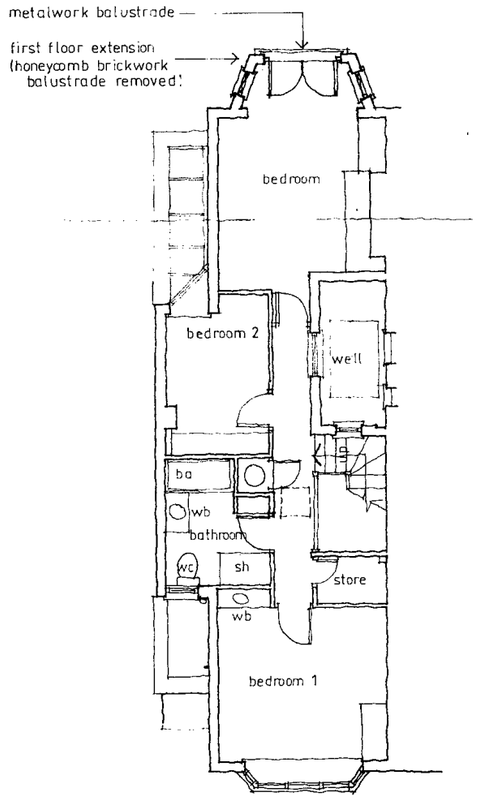


Image showing existing trellis & neighbours window

Image of proposed extension





24A Netherhall Gardens 'Approved' 1995 Plans

4.3 Materials

All walls, roof and windows to the new extension would match the existing. As timber is used for the existing windows, we would seek to create like for like as well as using slimline double glazing.

The roof would be traditionally detailed with flush rooflights.