

Planning Addendum

Planning Application for works to roof and garden at
298A Alexandra Park Road, London N22 7BD



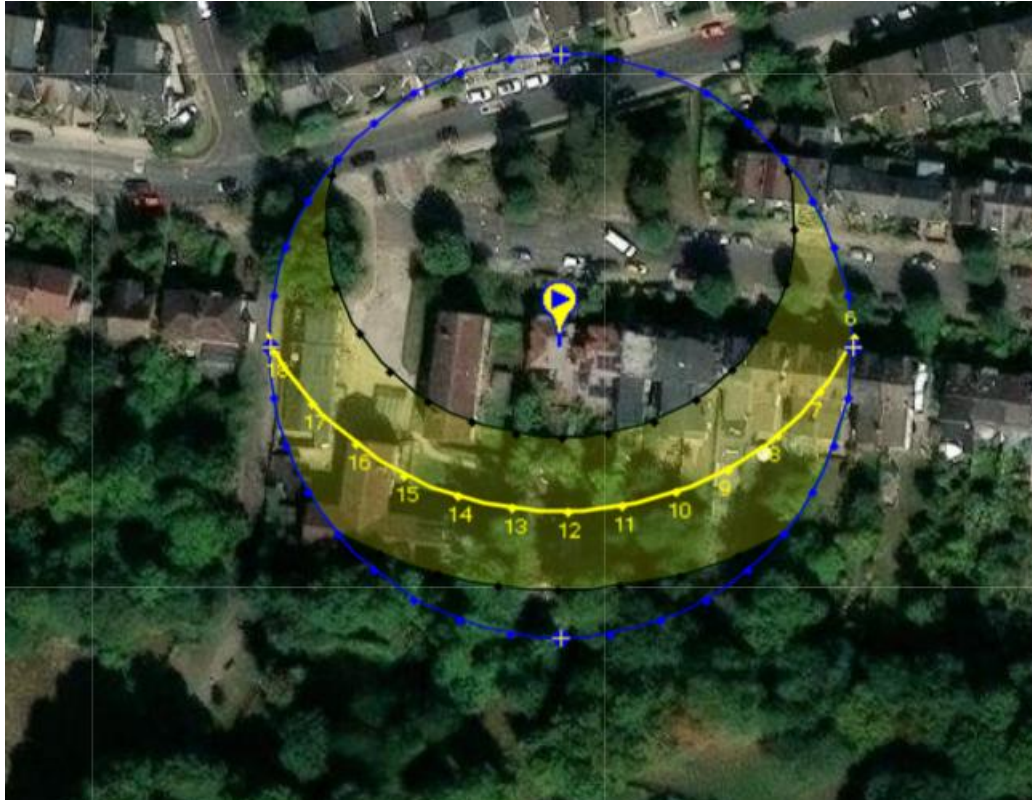
March 2026

Introduction

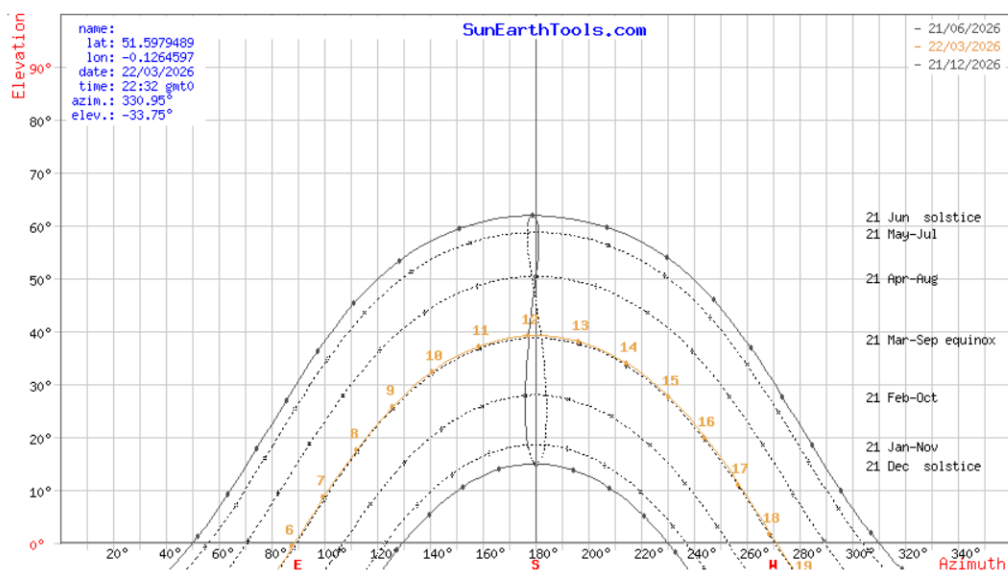
With reference to the proposed roof terrace at the rear of the property the applicant has been asked to provide a study of the impact onto the neighbouring property solar panels.

Site and Design Parameters

- Location (for sun path data)
298 Alexandra Park Road, London N22 7BD
Latitude and longitude 51.597681, -0.124061



Sun path



Sun height

- Panel orientation, tilt, and efficiency.
The photos below show the solar and photovoltaic panels on no 300 roof.





- Balustrade material, height (e.g., in accordance with Part K regulations), and transparency.

It is proposed to have a frosted glass balustrade on the perimeter of the terrace, of the height of 1.7m. The original proposal of 1.1m height has been revised to 1.7m upon request of the planning officer further overlooking concerns onto neighbours gardens.



Example photo

Methodology

Our study is based on an AutoCAD 3D model imported into a photorealistic rendering software.

Shading Analysis (Impact of Structure)

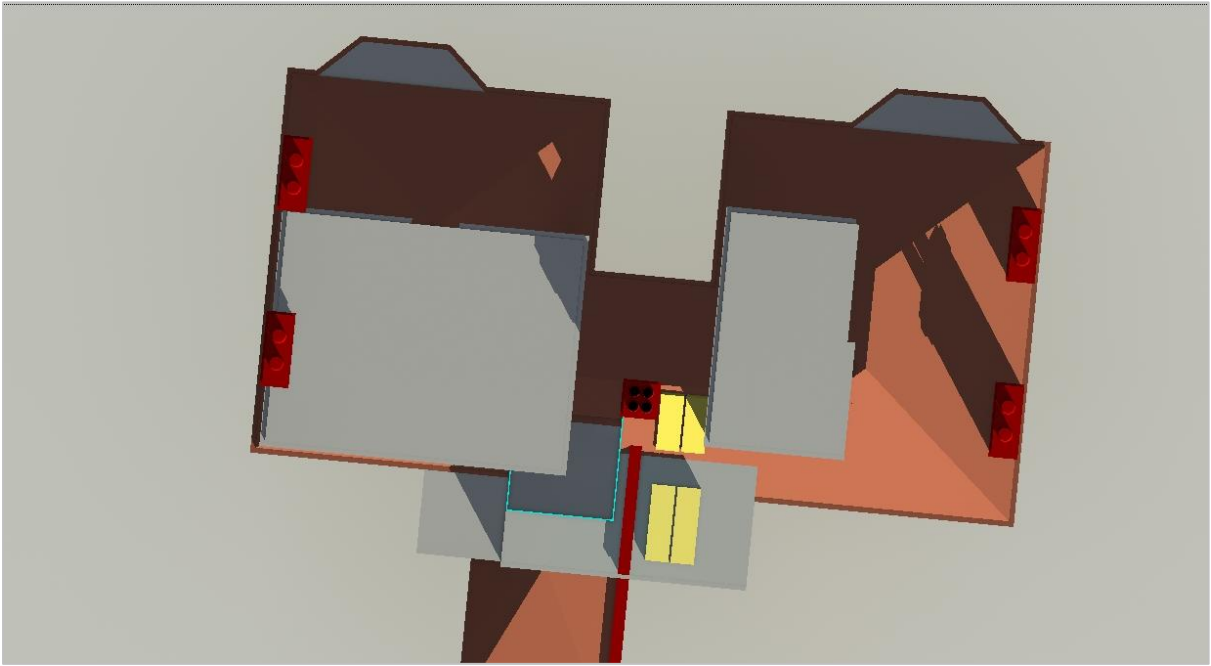
For a comprehensive study of shadows from the roof terrace onto solar panels, the analysis focusses on the days when the sun's path causes the longest shadows, as well as the equinoxes to understand average performance.

Key Days to Consider:

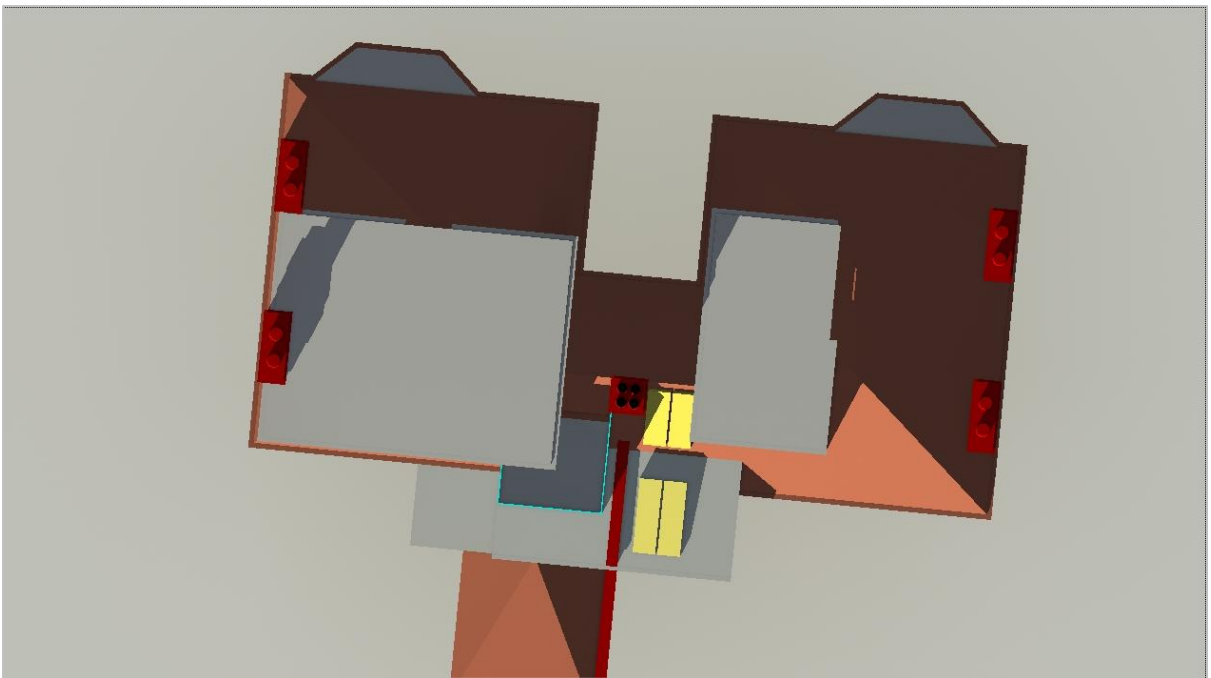
- **Winter Solstice (December 21):** This is the most critical date for shadow analysis. Because the sun is at its lowest point in the sky, this date produces the longest, most extensive shadows.
- **Equinoxes (March 21 and September 21):** Often used in building regulations (like BRE guidelines) to assess average sunlight exposure, these dates provide a balanced view of shading impact during spring and autumn.
- **Summer Solstice (June 21):** While shadows are shortest, this day represents the peak solar production period. Checking this day ensures that even in the best-case scenario, the roof terrace doesn't cause excessive shade

These four days provide the "solar window" boundaries needed to understand year-round performance.

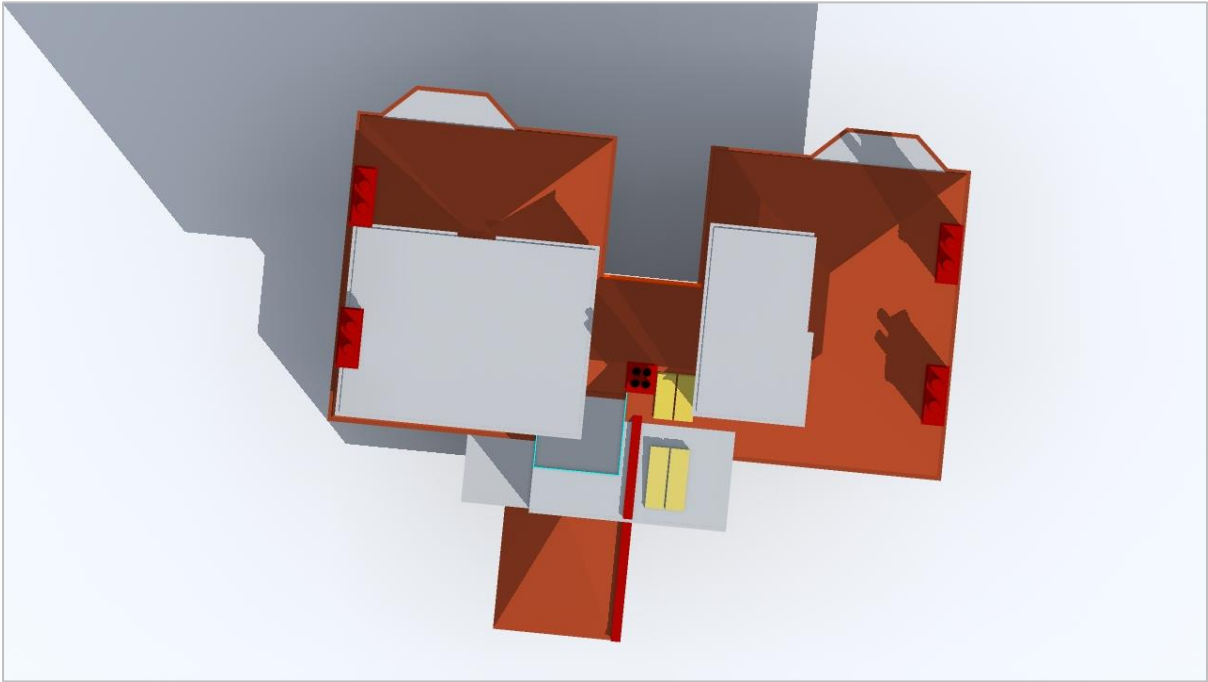
The following images show eight scenarios during the 'peak production' hours (10 AM – 2 PM), the four hours around solar noon when the sun's intensity is at its maximum.



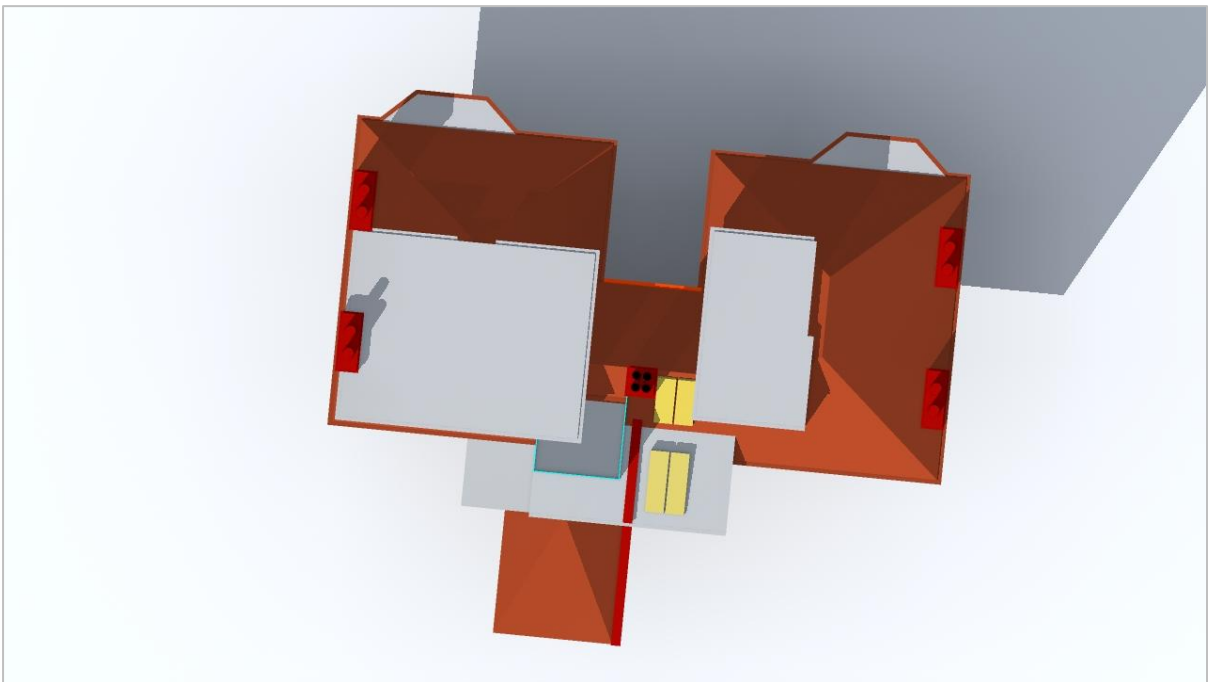
21 December at 10AM



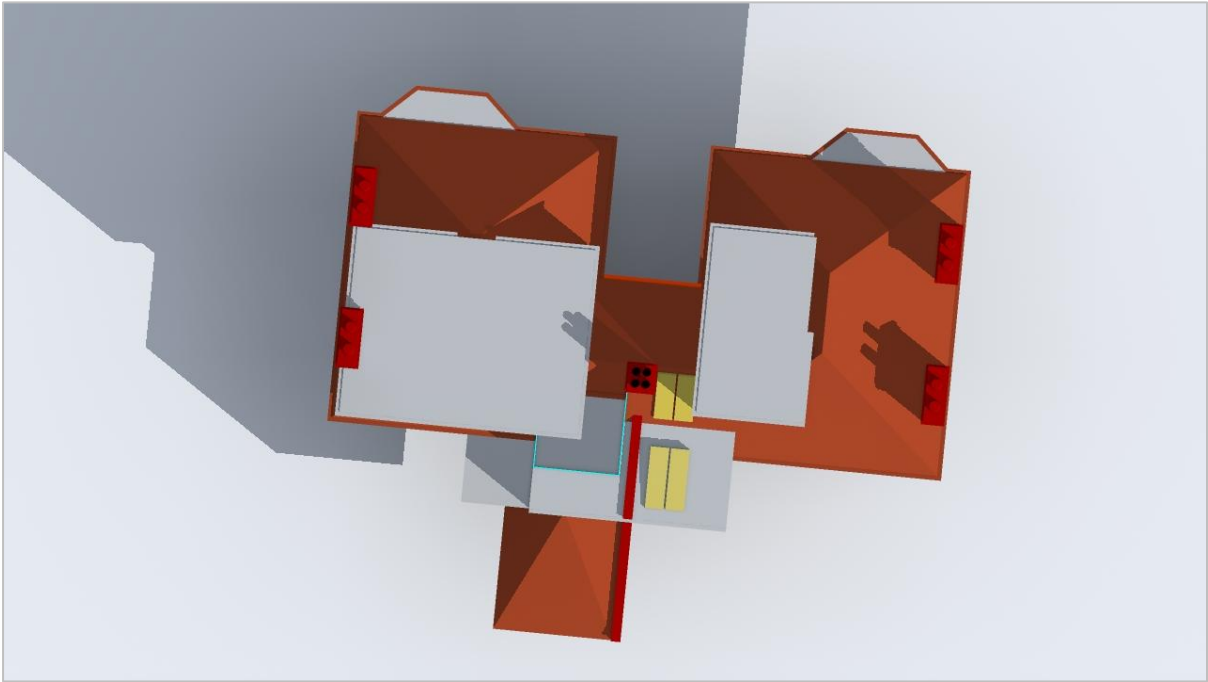
21 december at 2PM



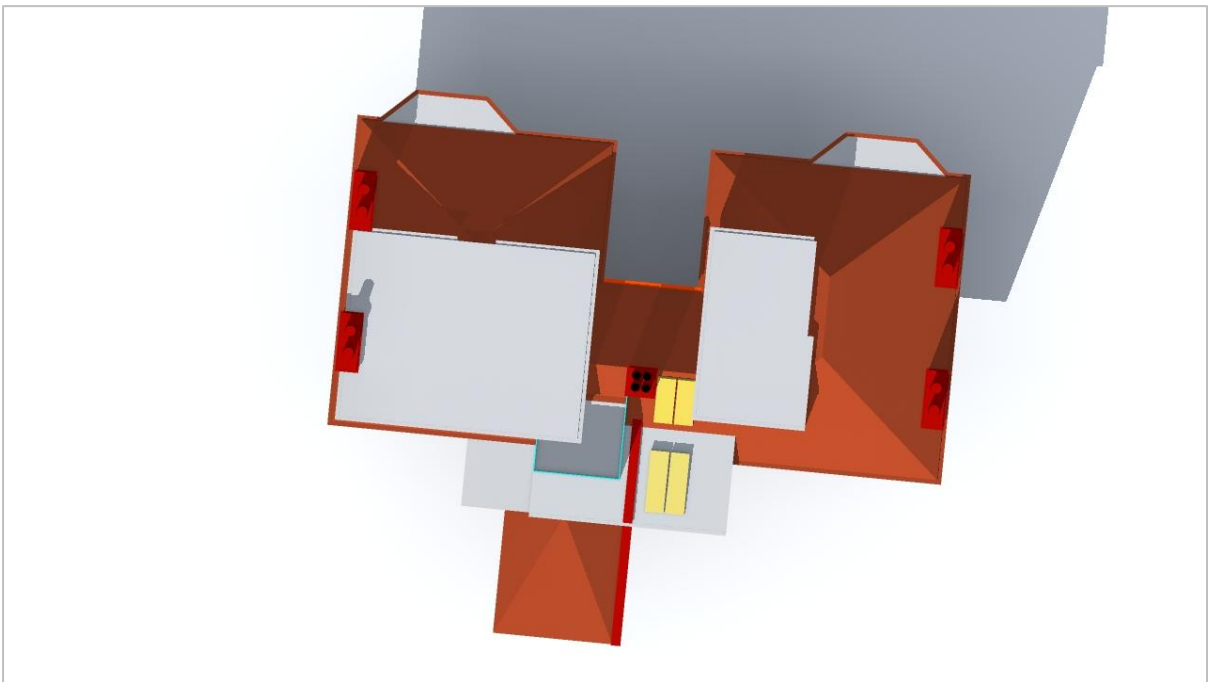
21 March at 10AM



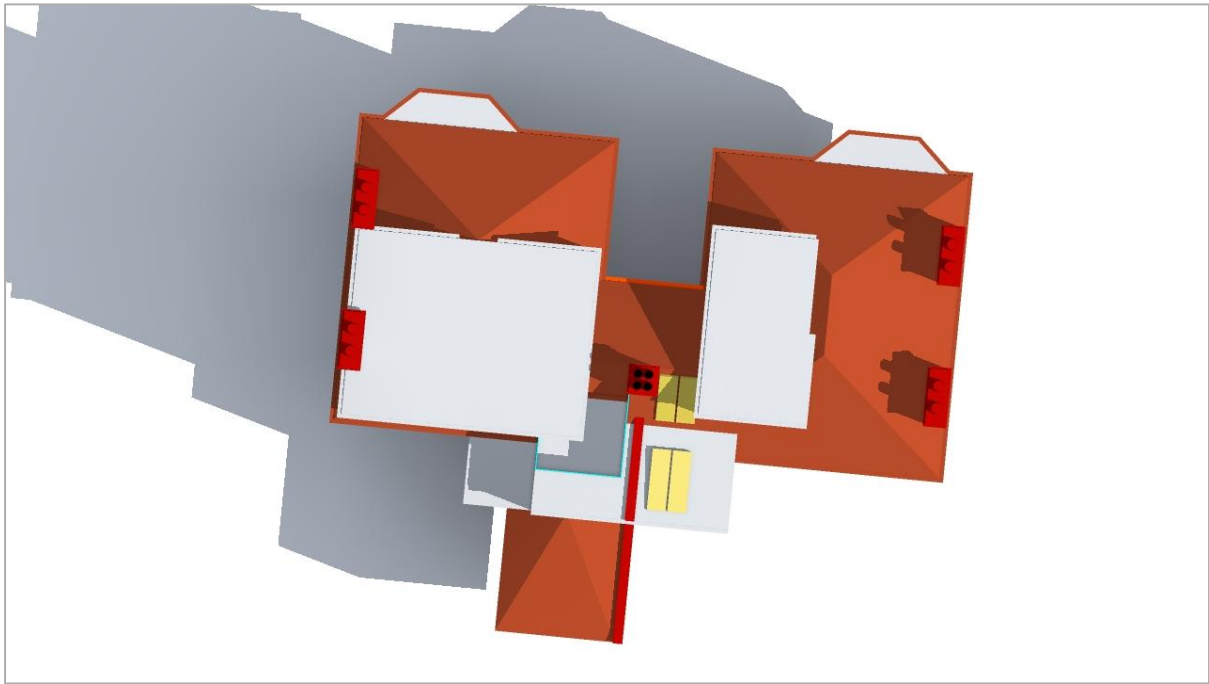
21 March at 2PM



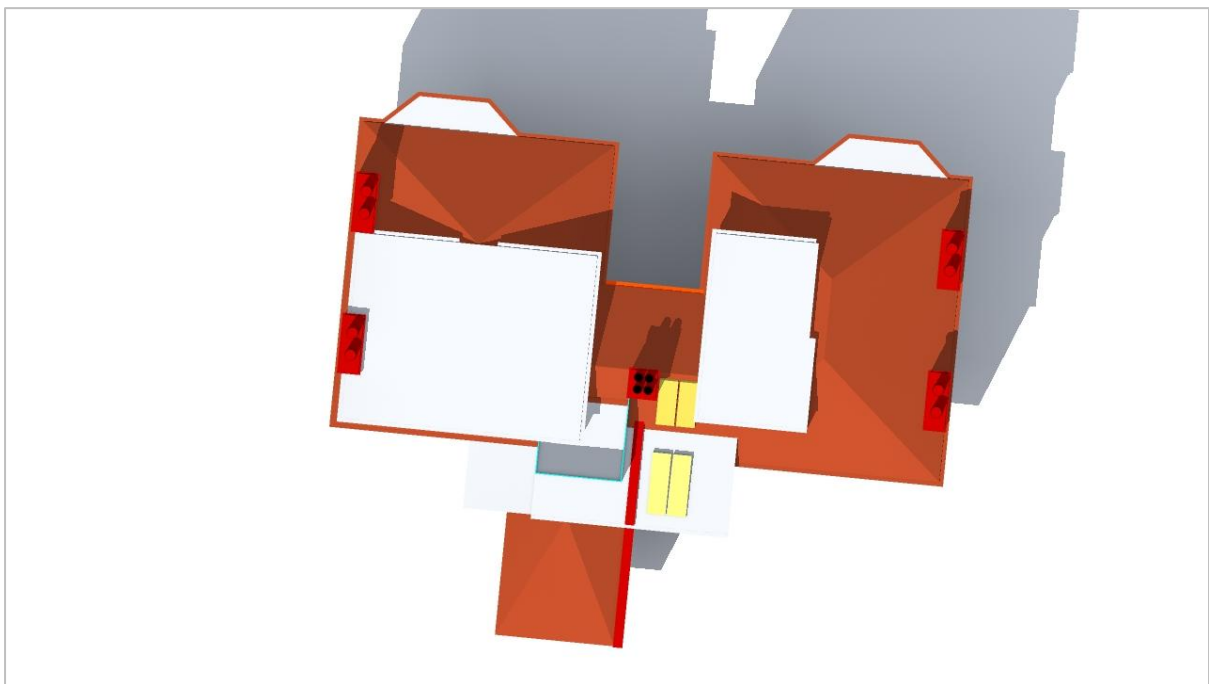
21 September at 10AM



21 September at 2PM



21 June at 10AM



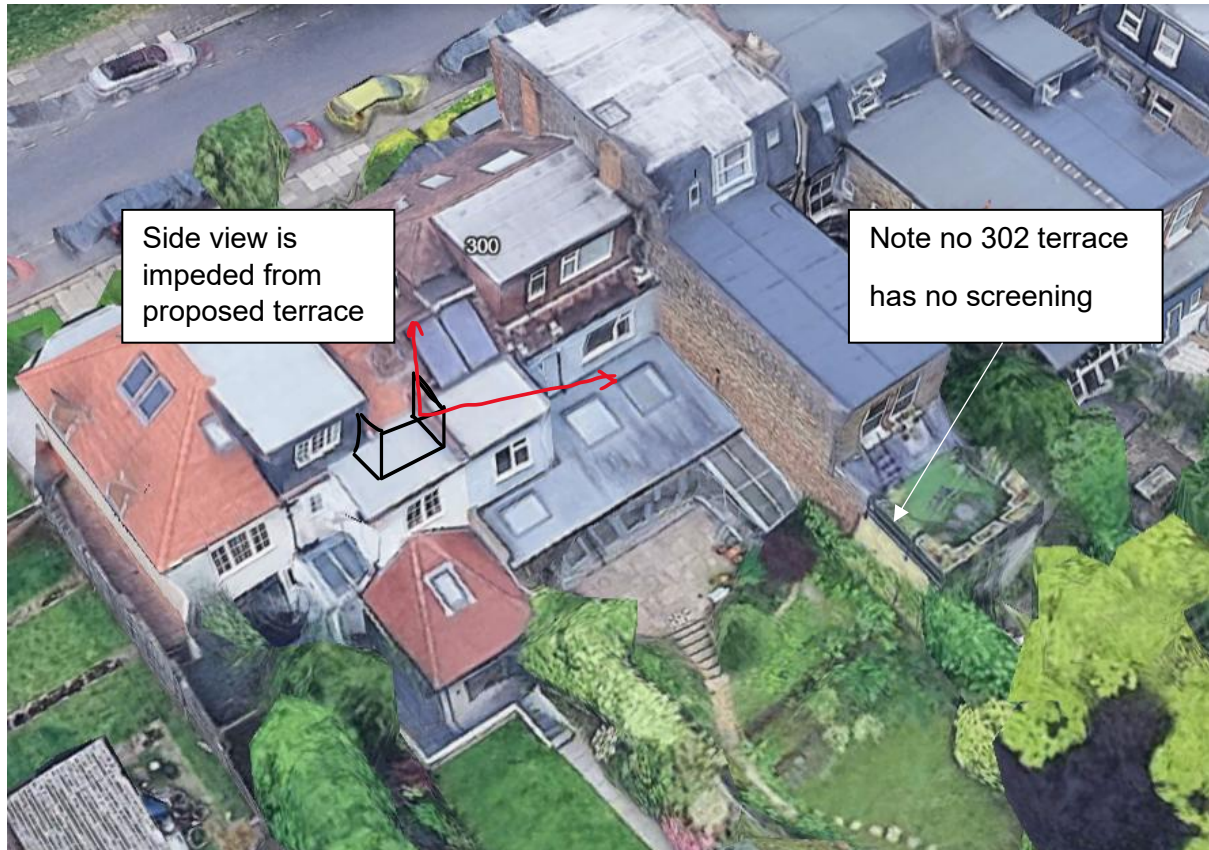
21 June at 2PM

These images demonstrate that the balustrade doesn't cast any shadow onto the panels during spring, summer and autumn months. It is at the end of December that the shadows starts to have an effect (peak shadow 21 December) which would then reduce towards March. This wouldmean that shadow would be cast only three months over twelve.

It is normal expectation that the preformance of such panels is reduced in winter by nature due to shorter days and fewer hours of daylight.

Mitigation Measures

Our suggestion to improve the winter scenario would be to lower the glass panel from 1.7m to the original 1.1m proposed or if not, any height in between. As it can be inferred from the photos supplied, no 300 has a different ground floor arrangement, with most of the rear occupied by a full width rear extension and a patio further down on the site area. Chances of oblique overlooking from the terrace are very minimal.



Conclusion

We look forward to the terrace proposals being supported upon agreement of the balustrade height by the planning officer.

24 March 2026.