

Design and Access Statement for Application to vary planning condition.

APP/18/00476

November 2018

Following discussions with Planning staff, this revised application for a rear extension was granted on 10th July 2018. Since then the construction has taken place.

The design included for obscured glazing on the proposed directly facing east and west casement windows. This Application is to remove this condition for the east facing window.

The condition was originally included following an objection to the original application from the resident at 26 Grove Road, who was concerned that the proposed extension would overlook her property. In order to comply with this condition, obscure film was fitted to the window in question. However, on 11th October a breach of condition notice was received from the planning department stating that the use of obscuring film was not acceptable.

Now that the construction is complete, it is possible to see that the degree of overlooking of 26 Grove Road is minimal. Although it is possible to see the rear and part of the side of that house, and also two rear bedroom windows, and the topmost part of the rear downstairs windows, the angle is such that nothing can be seen through those windows. There is a 1.8m brick boundary wall which prevents any view of the garden or anyone in that garden.

As such, it is contended that there is no justification for requiring obscuring this window. A site visit would confirm this.

Advice on the Planning Portal does state that new upper floor side facing windows should be obscured, but also that obscured glass would not normally be considered acceptable for windows of main rooms, such as is the case here. However this window is on the ground floor, and is for the sitting room. The new fanlight windows have all been fitted with stained and obscured glass to match the front of the house, creating a pleasant and appropriate look, but this would be spoilt by the addition of obscured glass in one (or two) of the ten casement windows.

Included with this application are:

Drawing 11C, proposed east elevation, as granted planning permission

Drawing 11D, proposed east elevation with obscured glass removed

Photo P1070910, rear view of the house with the new extension

Photo P1070911, east facing window

Photo P1070908, view through east facing window, showing neighbouring property