

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 west facing window.

The condition was originally included following an objection to the original application from the resident at 26 Grove Road, to the east, who was concerned that the proposed extension would overlook her property. No such objection was received from the resident of 22 Grove Road, to the west, however it was decided that, for the sake of symmetry of appearance, to include obscured glass here also.

A separate application has been made to remove this condition for the east facing window, ref PP073651090. However, notwithstanding the success or otherwise of that application, this application is being made to remove the condition relating to obscuring the glass of the west facing window on the grounds that it is not necessary to protect the privacy of the residents at 22 Grove Road.

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 22 Grove Road is minimal. Although it is possible to see the rear and part of the side of that house, and also two upstairs windows, the angle is such that nothing can be seen through these windows. In addition, there are two 2m high brick and fence boundaries with a public footpath between which prevent any view of the ground floor windows, the garden or anyone in the 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 9C, proposed west elevation, as granted planning permission

Drawing 9E, proposed west elevation with obscured glass removed

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

Photo P1070904, west facing window

Photo P1070900, view through west facing window, showing neighbouring property