

APCAR SMITH PLANNING

Chartered Town Planning Consultants

Our Ref: CA/grc/2976
Your Ref: 6/2016/1855/VAR
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S Dicocco Esq.,
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Welwyn Hatfield Borough Council
The Campus
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AL8 6AE

28 November 2016

Dear Mr Dicocco

45 Northaw Road East, Cuffley, EN6 4LU

Further to our conversation earlier this month, following your visit to the site, as discussed my client is agreeable to altering the current application. As originally submitted the application was for the removal of Condition 2 of planning permission Ref: 6/2016/0391/VAR - that permission being for the variation of Condition 1 (approved plans) on planning permission Ref: 6/2015/2223/HOUSE for the erection of a single storey side/rear extension, including extended the roof to form habitable accommodation.

The Applicant is agreeable to Condition 2 of planning permission Ref: 6/2016/0391/VAR being varied, rather than removed in its entirety, and to this end please find attached Drwg No. nor/plan/15 Rev 1 dated November 2016 which provides full details of the windows at roof level.

The Council are requested to vary the wording of the condition to state the following:

All windows on the north facing side elevation shall be fitted with obscure glazing below a height of 1.7m above finished internal floor level. All openable windows below that height should have restrictors fitted limiting opening to 15 degrees (in accordance with the details shown on Drwg No. nor/plan/15 Rev 1 dated November 2016).

Cont'd/.....

Principal: Carolyn Apcar BA Hons. MRTPI

Cont'd/2.....45 Northaw Road East

The windows on the north facing elevation (ie; those which you raised concern about) are shown as having obscured glazing on all elements (openable and non-openable) below fanlight level. This will be 1.7m above finished internal floor level. 1.7m is the height that is generally accepted by all Local Authorities as the necessary height for obscure glazing, privacy screens or similar when the requirement is to ensure no impact on a neighbours privacy.

All window elements below this 1.7m height will either be fixed closed or, where there is a casement window, will have a restrictor fixed to it (details also included on the plan). This will restrict the window opening to 15 degrees which will assist in the necessary natural ventilation to comply with Building Regulations requirements whilst, at the same time, ensuring that the openable windows cannot be opened to a degree that would enable any overlooking.

There is no need for such window restrictors to the fanlights as these are all above eye level.

The obscured glazing together with the window restrictors, as proposed, will ensure that the neighbours privacy will not be harmed at all. The variation will achieve the same objective as the currently worded condition.

You have agreed that it is not necessary for obscure glazing/limited opening on the south facing elevation given that those existing windows on that elevation do not overlook any habitable room windows. There is already obscure glazing to the bathroom window at the rear of the application premises on that side of the building in accordance with the detail on the plan as approved under application Ref: 6/2015/2223/HOUSE). The front bedroom window on that elevation overlooks a roof light to a garage, not a habitable room (as you have acknowledged). The middle window is to the staircase. The bottom of that window is 2.61m above stair height and thus in any event is above the 1.8m referred to in Condition 2 of permission Ref: 6/2016/0391/VAR. Furthermore even from the landing, beyond the staircase, as you witnessed yourself all that could be seen through that window is unbroken tiled pitched roof. The rear most window on this elevation is to a bathroom. This is fully obscured. As you have seen yourself even when this is completely open all that can be seen is a flat roof.

I trust this will overcome your concerns as it is entirely in accordance with our telephone conversation and follows your discussions with your Team Leader.

Kind regards

Yours sincerely



Carolyn Apcar

c.c. Mrs K Anklesaria