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OBSCURE WINDOWS

Site Address:

Land adjacent to 51 Bishops Road, Hayes, UB3 2TF

Condition 6:

Obscure Glazing window Details

Planning Reference:

64416/APP/2023/1459

Local Planning Authority:

London Borough of Hillingdon



0203 4893287 | 0793 1176907 | 0749 4466930



info@smartskillsltd.co.uk



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Introduction

This document has been prepared to discharge the planning condition relating to the installation of obscure glazing to the first-floor landing window on the side elevation of the dwelling at 51 Bishops Road, Hayes. It provides precise details of the glazing type, level of obscurity, opening restriction, and confirms long-term retention in accordance with the approved details.

Window Location

- Window: First-floor landing window
- Elevation: Side elevation of the dwelling
- Purpose of condition: To prevent overlooking and protect neighbouring residential amenity

Obscure Glazing Specification (Precise Details)

- Glazing type: Obscure (frosted) glazing
- Level of obscurity: Pilkington Level 5 obscurity (or equivalent)
 - Provides complete visual obscuration
 - Prevents clear views through the window at all angles
- Opening mechanism: Non-opening (fixed shut)
- Frame: Standard uPVC / aluminium (to match approved external materials)

The glazing will comply with all relevant Building Regulations and British Standards.

Installation and Retention (Condition Compliance)

Prior to the first occupation of the development hereby approved, the first-floor landing window on the side elevation shall be installed with Pilkington Level 5 obscure glazing and shall be non-opening, in accordance with the details set out in this document. The window shall thereafter be retained in accordance with the approved details for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Conclusion

The proposed obscure glazing specification for the first-floor landing window provides a permanent and effective solution to prevent overlooking, thereby safeguarding neighbouring amenity. The proposal fully satisfies the requirements of the planning condition and is suitable for approval and discharge by the London Borough of Hillingdon.



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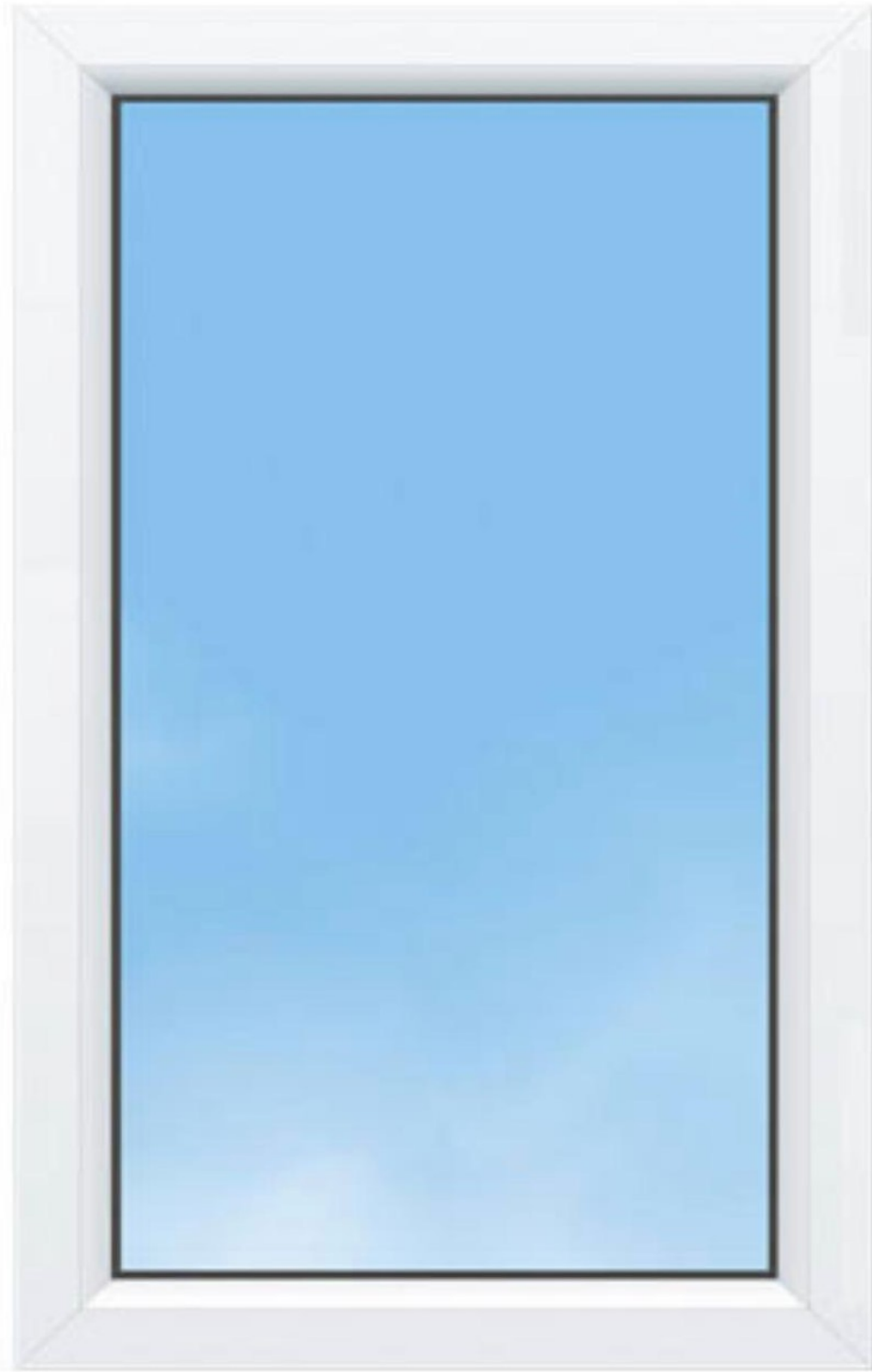
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