

Please find attached a copy of the original proposals for the window elevations which were submitted with the original application. Labelled 'original proposals'

I also attach a proposed elevation plan labelled 'amended proposal request' where I have annotated the proposed changes to window 16 on the 2nd floor and windows 11 & 14 on the 1st floor.

I attach a copy of the original planning approval, which includes condition 10 (DN P2018-0136), and also my application for the Non Material Amendment form (pages 1 – 4)

I have spoken to Cameron Jones at Total Building Solutions, who is signing off buildings regs for this build. He has confirmed that as a fire suppression system is being used and there are FD30 doors on all habitable rooms and the hall way and landings are also 30 minutes fire resistant, they are comfortable with either the current fitted windows or the proposed solution. He has confirmed that all windows are able to be opened and still comply with regulations, however equally advised that were there no escape windows at all, the house would still remain compliant. He is satisfied with a solution of adding window restrictors should this be granted.

With regards to windows 14 and 11 that tilt inwards, they are already fitted with restrictors. You will see that I have annotated the position of these restrictors using an 'o' on the proposed amendment to elevation attachment.

I have also attached images for windows 14 and 11.

The restrictor on these windows is a Winkhaus Window safety catch OBV 15mm

My proposal is to be allowed to continue with the windows that are already fitted to the property as a result of this amendment, and I hope that I have appropriately evidenced that I am not able to see out of the windows. Only use them for ventilation of the bathroom. I feel that these images sufficiently evidence the case and that the window restrictor does not allow for any overlooking of any neighbouring property?

With regards to the window on the top floor (please refer to window 16 on the 'amended proposal request'. I am proposing the use of a window restrictor to ensure that the window does not allow the window to be fully opened. I admit that I have not fully understood condition 10 of the planning agreement, and apologise for this oversight, however I hope that the use of a window restrictor will negate the requirement to replace this window completely.

I propose the use of a fab & fix stainless steel restrictor set with a 9.5mm stud, which will again be position as per the 'o' on the attached proposal.

This would mean that the window could not be fully opened and would not allow for the overlooking of any neighbour property.

Please let me know if you require any further information and look forward to hearing the outcome of my proposals.