

Superseded

AMORPHOUS DESIGN
architecture interiors

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**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012**

PERMISSION GRANTED

REFERENCE: P2022/0588
DESCRIPTION: Proposed conversion of existing building from Offices (Class A2) into 7 self-contained residential units comprising: 2 No studio, 3 No 1 bed and 2 No 2 bed, three and single storey rear extension and demolition of existing detached storage to rear and construction of detached two storey building comprising: 2 No 2 bed residential units at the rear of main building together with associated works.
LOCATION: NEATH CARE, 96 GNOLL PARK ROAD, NEATH, SA11 3DD
DECISION DATE: 8th July 2022
CASE OFFICER: M. Rhodri Griffiths – r.griffiths2@npt.gov.uk

Condition 13

Before the development hereby permitted is brought into use, an obscure glazing scheme for all windows facing the internal courtyard shall first be submitted to and agreed in writing by the local planning authority. Any part of the window[s] that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in the approved condition thereafter.

Reason:

In the interest of the amenities of the adjoining property/ies, and to ensure accordance with Policy BE1 of the adopted Neath Port Talbot Local Development Plan.

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RESPONSE:

1.0 Obscure Glazing and Non-Openable Windows

Obscure glazing for all windows that face the internal courtyard will be installed. Any part of the window[s] that is/are less than 1.7m above the floor of the room in which it is installed shall be non-opening.

The accompanying drawings, DC-013A and DC-013B, showing the internal facing courtyard windows having obscure glazing and non-openable as requested below 1.7m.

This also manages the need to maintain privacy between the accommodation on the different levels. The windows shall be permanently retained in the approved condition thereafter. Building regulations also suggest that the use of obscure glazing ensures privacy and safety. This not only underscores its functionality but also makes it a pragmatic choice for compliance purposes and comfort from within the property.

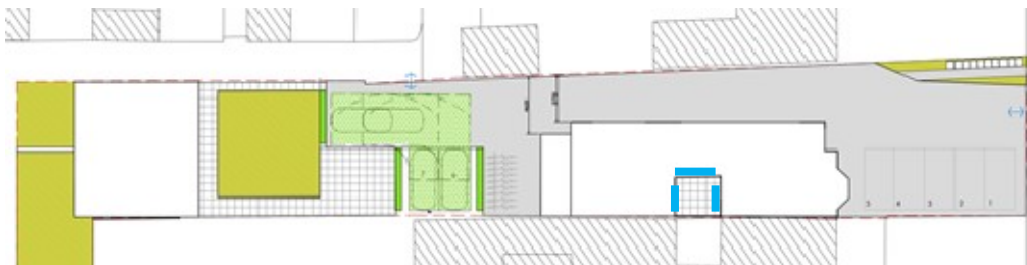


Figure 1: Locations of Obscure Glazing
Refer to drwgs: DC-13A revA & DC-13B revA

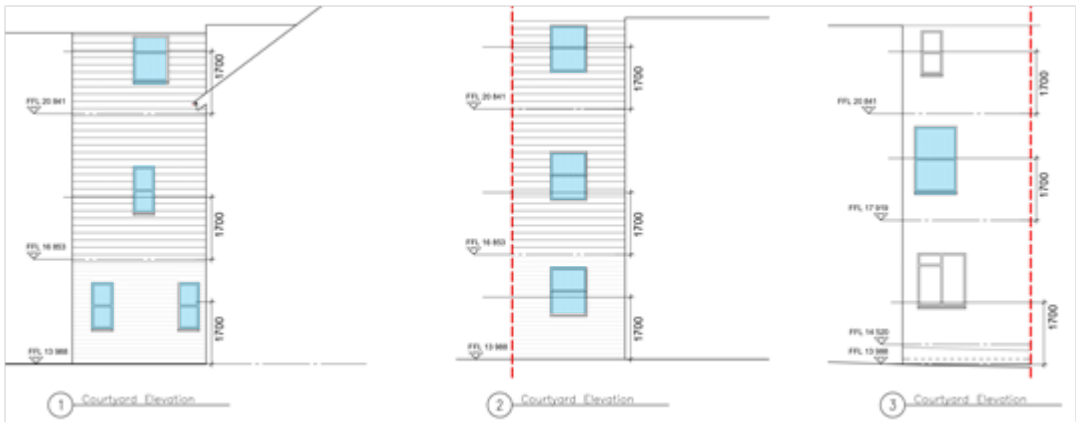


Figure 2: Elevation Showing Obscure Glazing
Refer to drwgs: DC-13A & DC-13B

As can be seen the obscure glazing encourages and maintains privacy from the courtyard of the property where overlooking can be prevented.

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Discharging Condition 13

Observe Glazing Within Internal Courtyard

96 Gnoil Park Road, SA11 3DD

SCALE AT A1:
1:50 1:25
SCALE AT A3:
1:100 1:50

JOB NO.
980

DRAWING
DC-013A

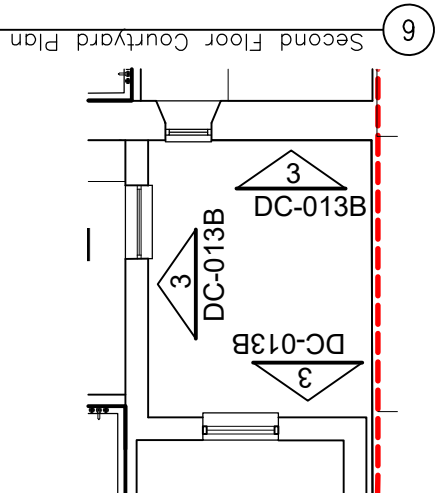
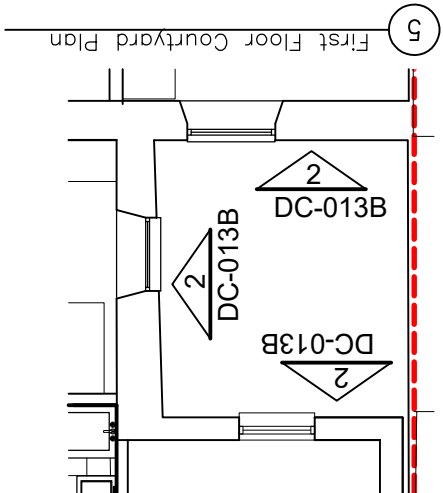
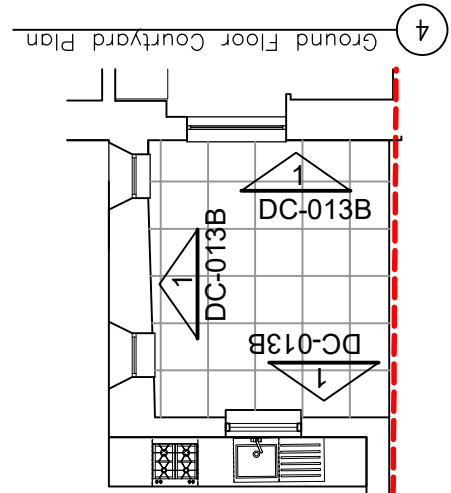
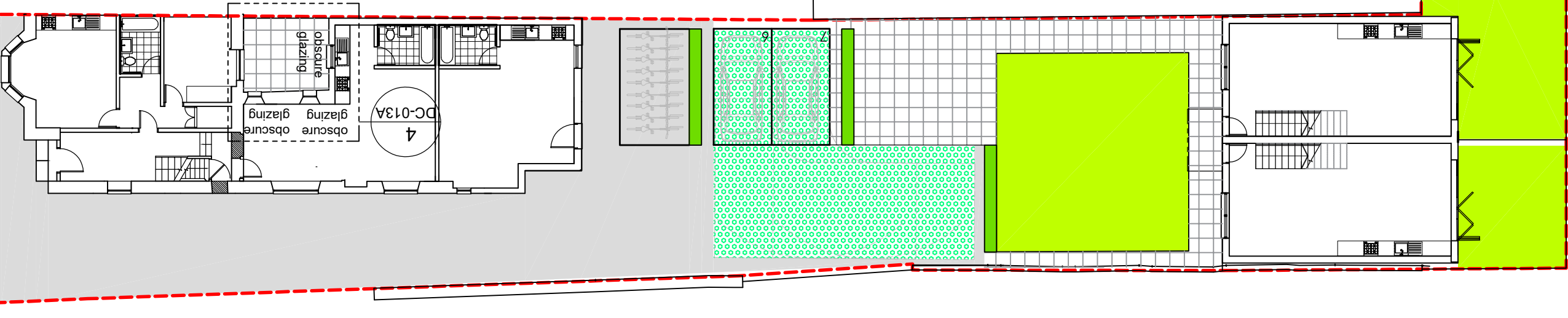
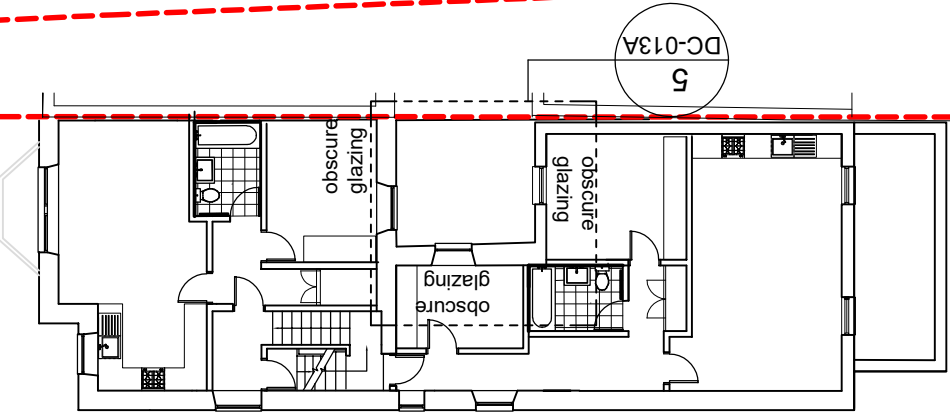
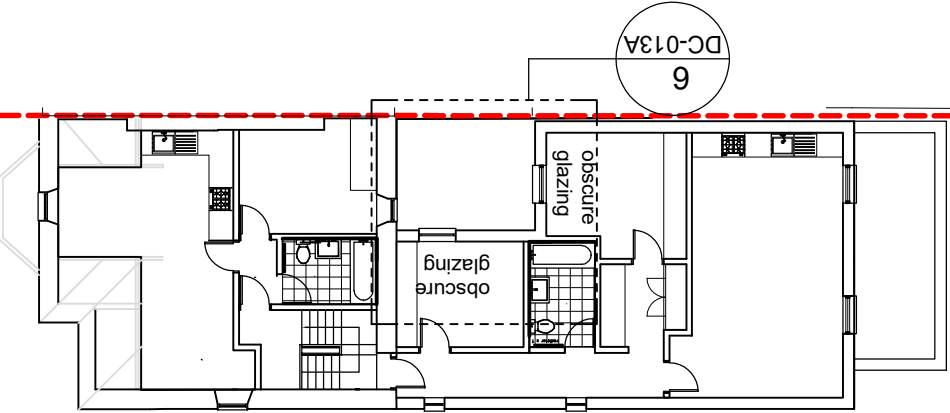
REV
A

DEC 2023

AMORPHOUS DESIGN LTD

General Notes

Drawings to be read in conjunction with all other drawings and specifications.
Do not scale off drawings. Use figured dimensions only.
All levels and dimensions to be checked on site. Any discrepancies to be immediately brought to the attention of Amorphous Design.
Responsibility cannot be accepted for alterations or changes without prior acknowledgement from Amorphous Design.



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Discharging Condition 13

Obsecure Glazing Within Internal Courtyard

96 Gnoil Park Road, SA11 3DD

SCALE AT A1:
1:50 1:25
SCALE AT A3:
1:100 1:50

DRAWN
AD

ISSUED
AD

DEC 2023

JOB NO.
980

DRAWING
DC-013B

REV
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Amorphous Design Ltd

KEY

1

Obscure glazing

2

Non obscure glazing

NOTE

Any part of the obscure glazed windows that is less than 1.7m above the floor of the room in which it is installed shall be non-opening.

Alter the wording of the approved plans condition to allow minor amendments to position of windows.

General Notes

Drawing to be read in conjunction with all other drawings and specifications.

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