

**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.

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.

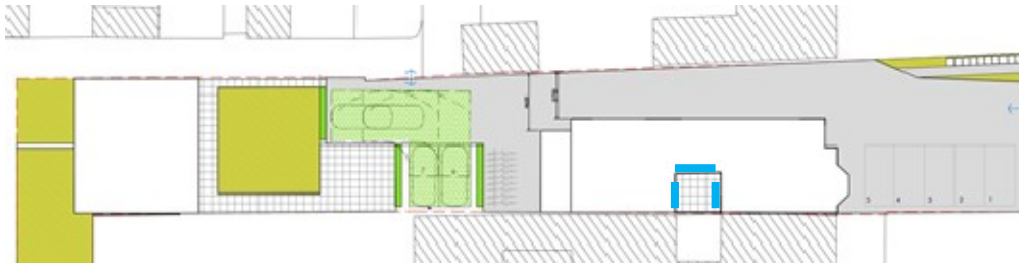


Figure 1: Locations of Obscure Glazing
Refer to drwgs: DC-13A revA & DC-13B revA

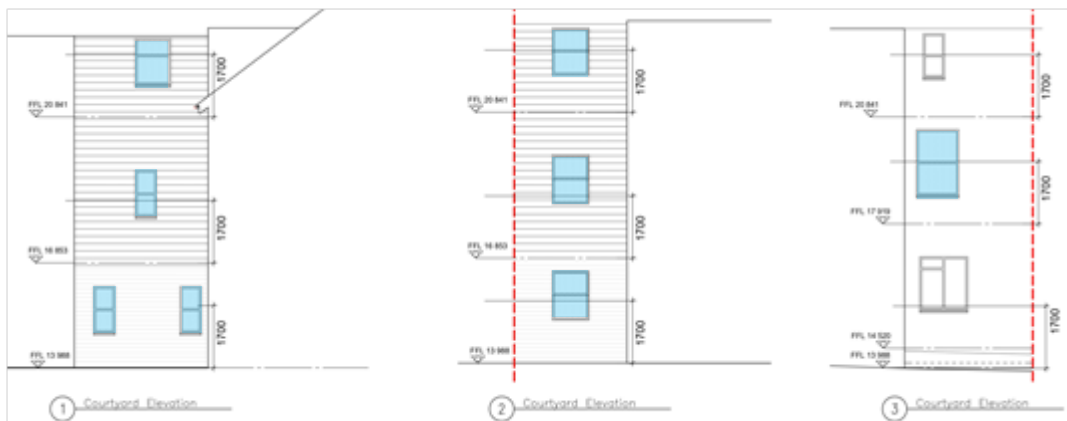
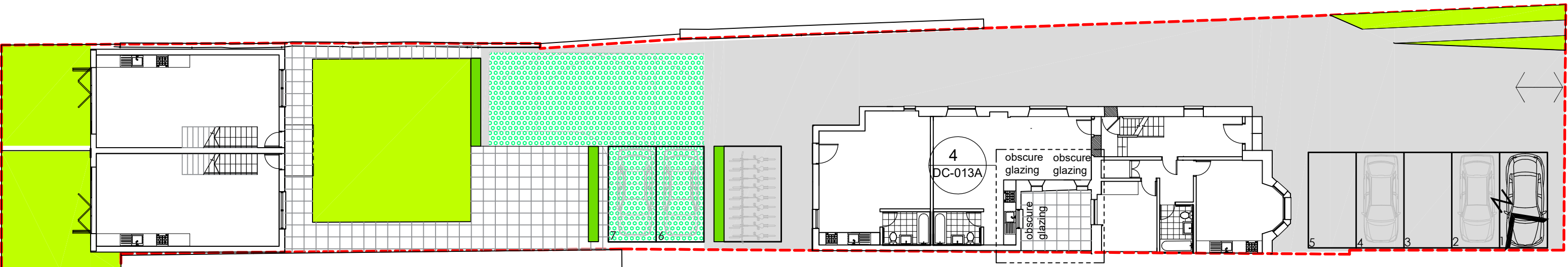
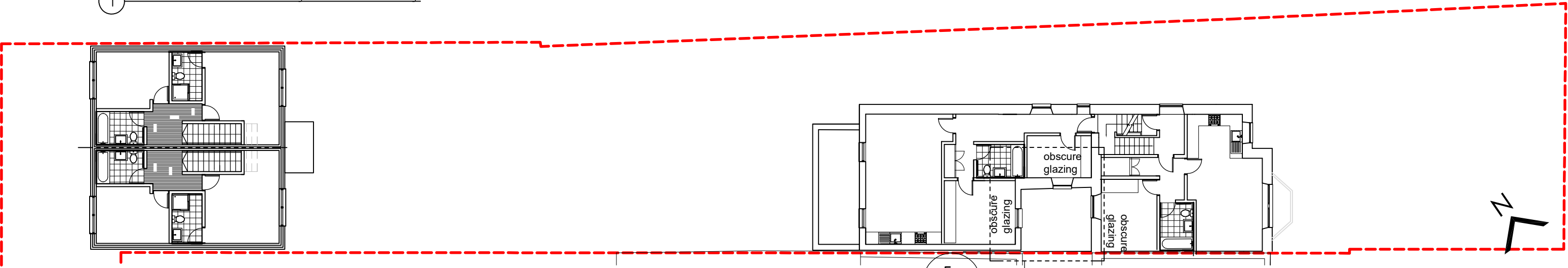


Figure 2: Elevation Showing Obscure Glazing
Refer to drwgs: DC-13A & DC-13B

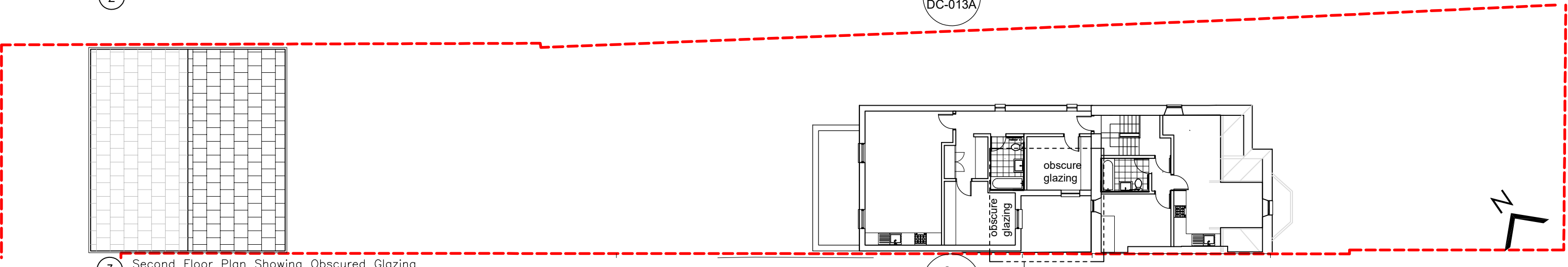
As can be seen the obscure glazing encourages and maintains privacy from the courtyard of the property where overlooking can be prevented.



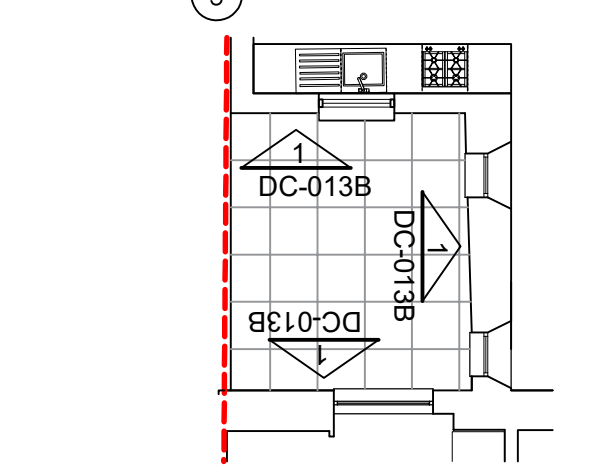
1 Ground Floor Plan Showing Obscured Glazing



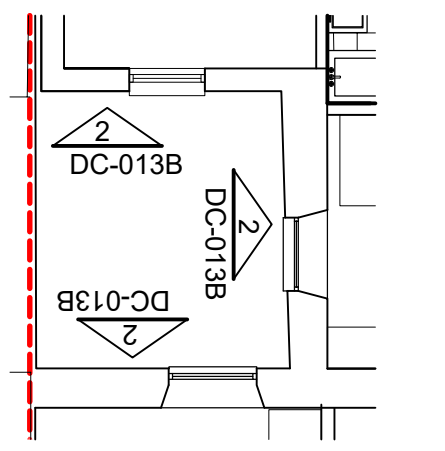
2 First Floor Plan Showing Obscured Glazing



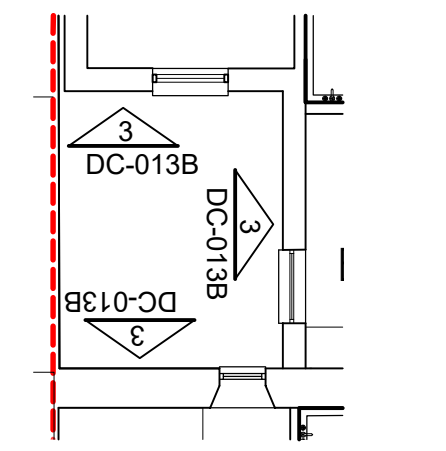
3 Second Floor Plan Showing Obscured Glazing



4 Ground Floor Courtyard Plan



5 First Floor Courtyard Plan



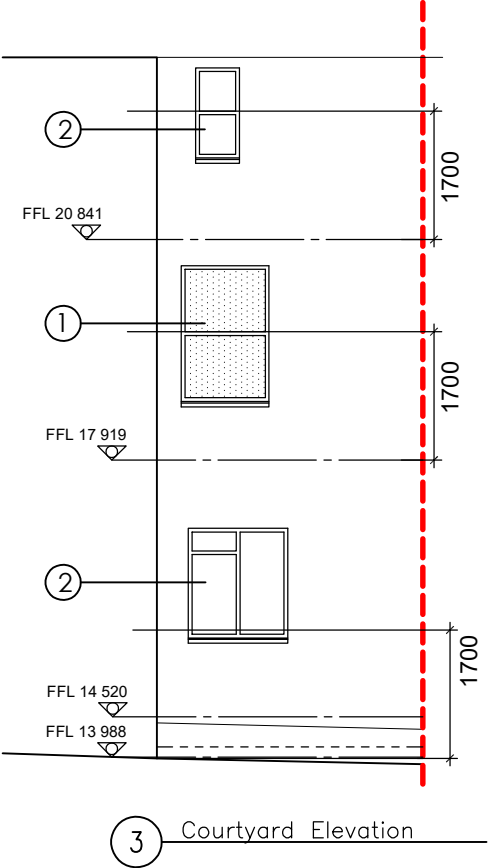
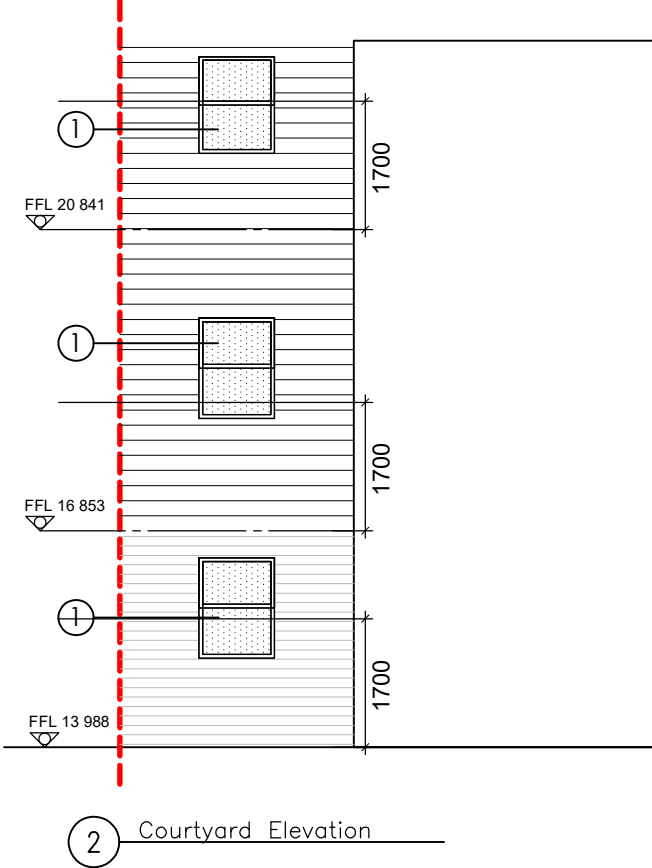
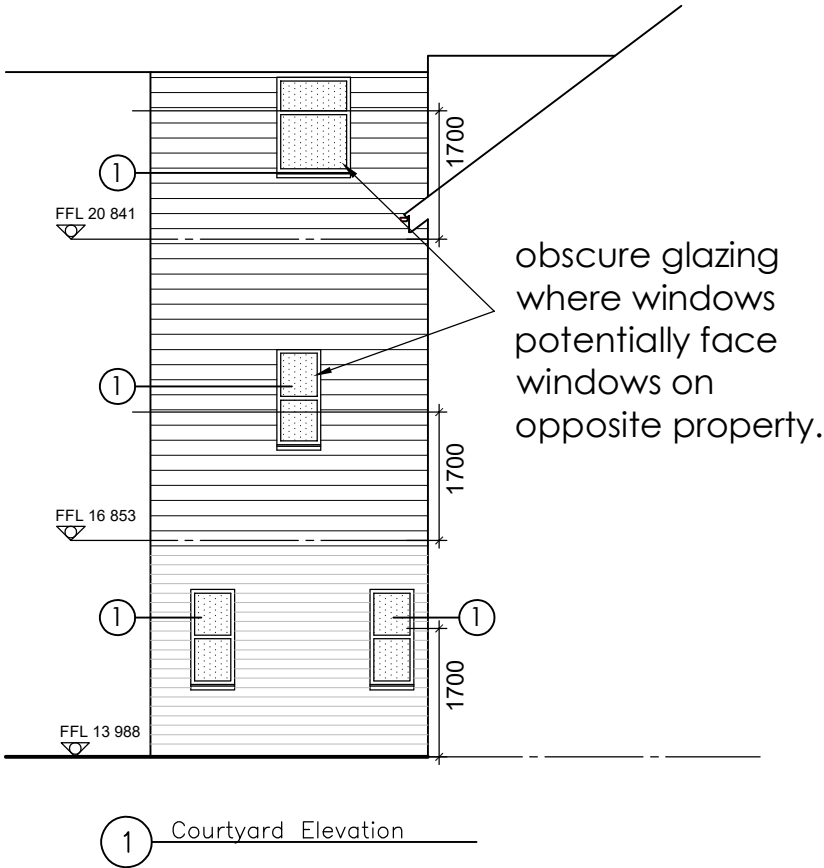
6 Second Floor Courtyard Plan

General Notes

Drawing 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.

AMORPHOUS DESIGN
architecture interiors
44 Pitcairn Road, Mitcham, CR4 3LL
+44 (0) 203 322 8568
jay@amorphous-d.com
www.amorphous-d.com

Discharging Condition 13			
TITLE Obscure Glazing Within Internal Courtyard			
96 Gnoll Park Road, SA11 3DD			
SCALE AT A1: 1:50	SCALE AT A3: 1:25	DRAWN AD	ISSUED AD
DEC 2023	JOB NO. 980	DRAWING DC-013A	REV A
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.

Discharging Condition 13

TITLE
Obscure Glazing Within Internal Courtyard

96 Gnoll Park Road, SA11 3DD

SCALE AT A1:	SCALE AT A3:	DRAWN	ISSUED
1:50 1:25	1:100 1:50	AD	AD
DEC 2023	JOB NO. 980	DRAWING DC-013B	REV A