

Planning Permission Condition 4  
removal/alteration application.  
5 Darwen Close, Longridge, PR3 3TP

Date: Tuesday 3<sup>rd</sup> March 2026

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Phone: 

# Overview

## **What.**

Planning Permission has been granted as of 22 July 2025 via application number 3/2025/0369.

## **Condition 4 states:**

*The first floor window in the south-eastern facing gable elevation of the dwellinghouse shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.*

*The windows shall remain in that manner in perpetuity at all times.*

*Reason: To protect nearby/neighbouring and future residential amenity.*

As a result would like to alter this condition to have clear glass fitted. And if not totally them partially i.e above the 1.7m point.

## **Why.**

The neighbors directly next to number 5 Darwen close will be no more over looked than they currently are given number 1 and 3 are set back resulting a view on front garden only. And can already see in to number 14 Copster Dr garden from front door and bathroom.

Reason being the existing elevation difference results in access to 5 Darwen close via external stairs. Meaning there is already an existing overlooked condition.

There are also other houses on the street higher up which have the same south eastern facing elevation with windows with clear glass. i.e. number 10 has a side elevation or numbers 14, 16, 18 with front elevations looking onto the neighbors.

## **How.**

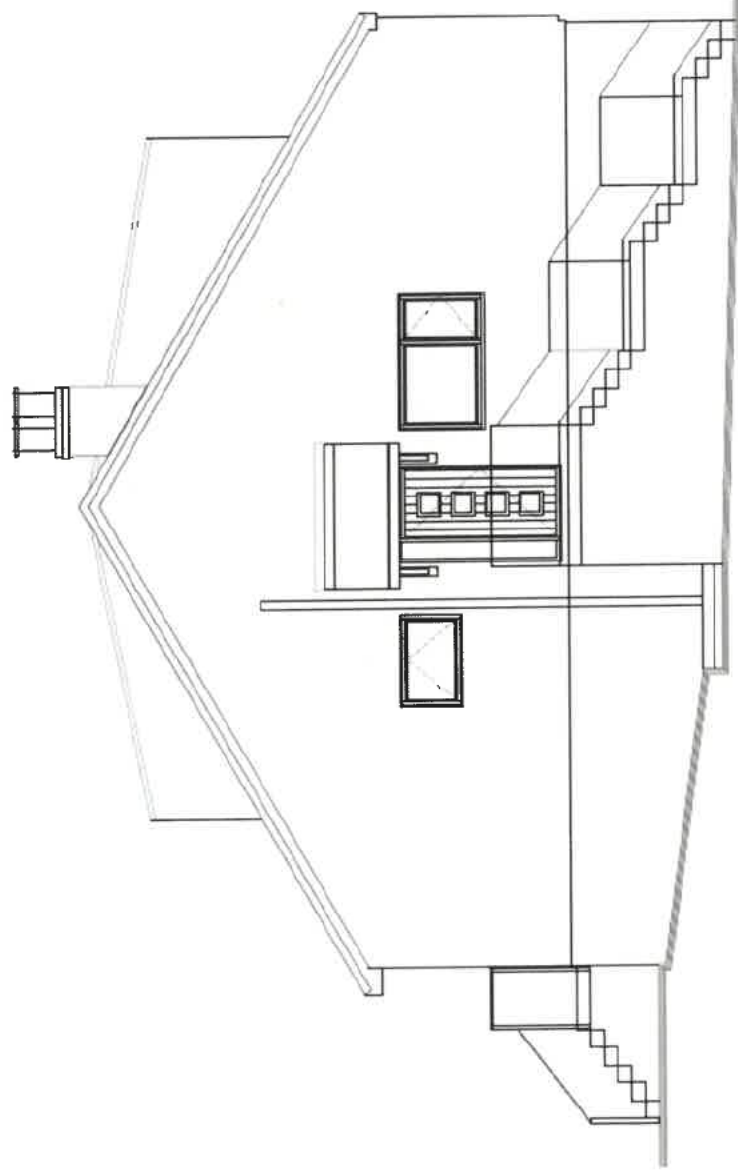
If the condition is not able to be fully removed I would propose the condition is altered to minimise any concerns by the window sill height being raised. This should avoid any concerns about on looking. As would result in neighbors being no more over looked than they currently are.

The room is also a bedroom not a upside down house were this could be a lounge or kitchen. Maybe its added to the condition if the room is used for any other means than a bedroom the window needs to be obscured?

The following slide show pictures and images to aide any decision making. And finally a suggested modified condition.

# Current South East elevation

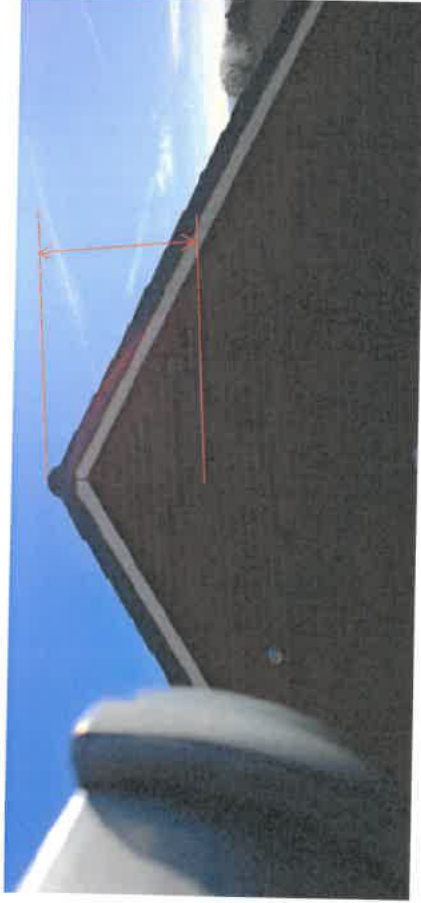
Access to front door via stairs given house located on a hill. Shows all the existing openings and these are all clear glass in the windows.



# Elevation difference

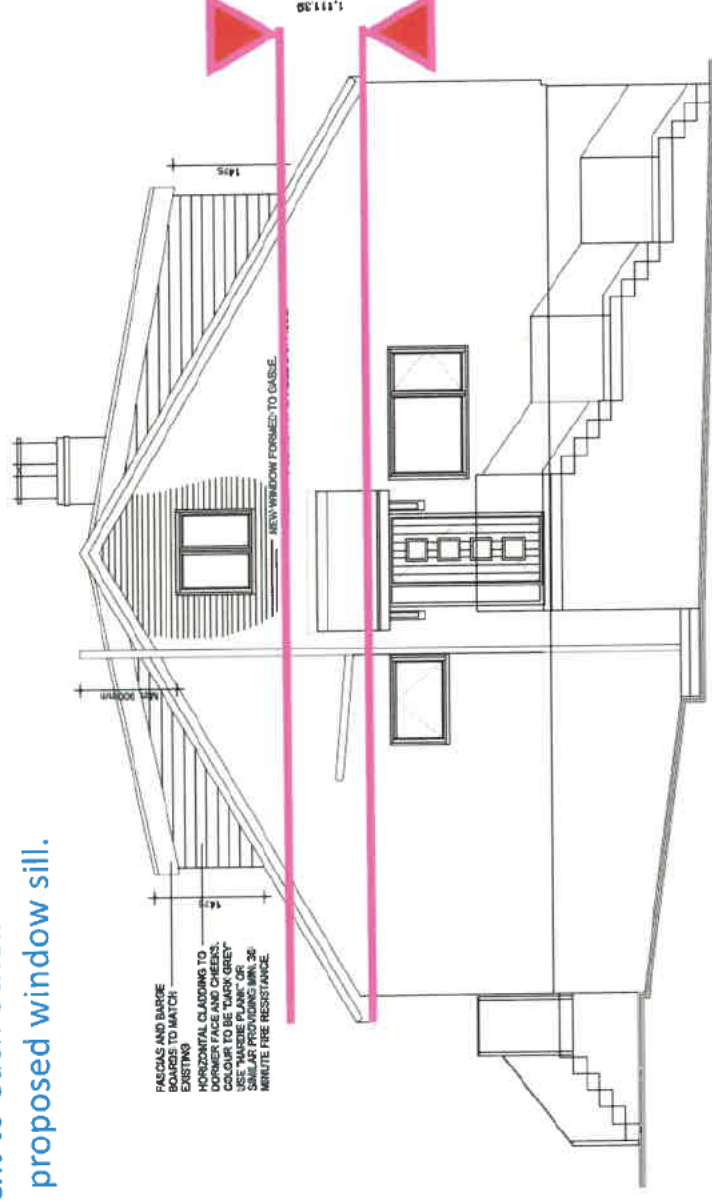
Note how the ridge of the neighbor's roof is lower than 5 dawen close in the image from google. Also the photo on the left was taken from the back door at gutter height.

I estimate there roof to be about 1meter 10cms (1100mm) higher than this gutter position given there are around 11 bricks and then the Fascia board etc.



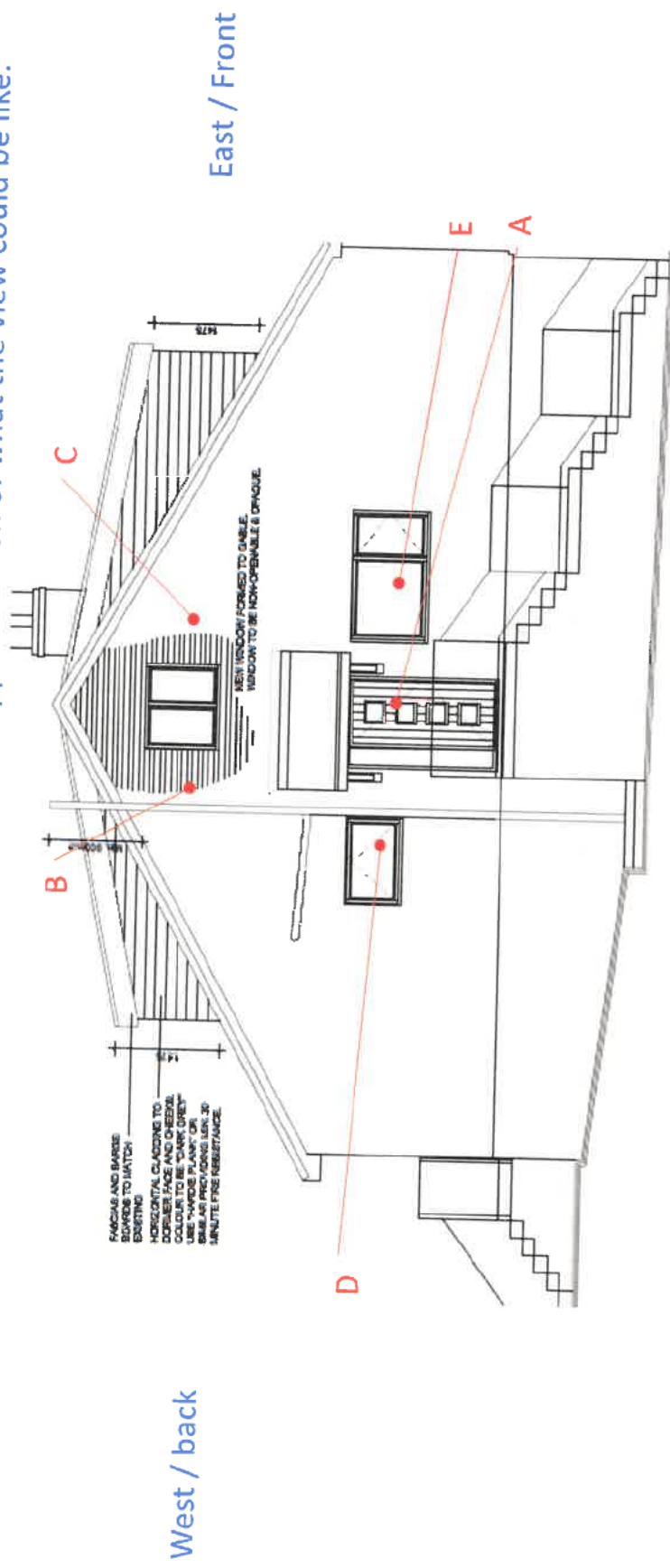
# Neighbors roof line (showing proposed window position)

Taking this roof line information and using the measure function in adobe we can see were the roof line approximately would be if the houses were right next to each other.  
Note. How its lower than the proposed window sill.



# Proposed South East elevation

The following slides shows images from the locations highlighted on this slides. Note. Views B and C were done via a phone on a selfie stick either side of the porch above the front door. So best approximation of what the view could be like.



# View A (front door)

Showing existing view on to number 1 and 3 Darwen close and 14 Copster Dr.



# View B (Similar height to window – West)

Possible view on to number 1 and 3 Darwen close and 14 Copster Dr.

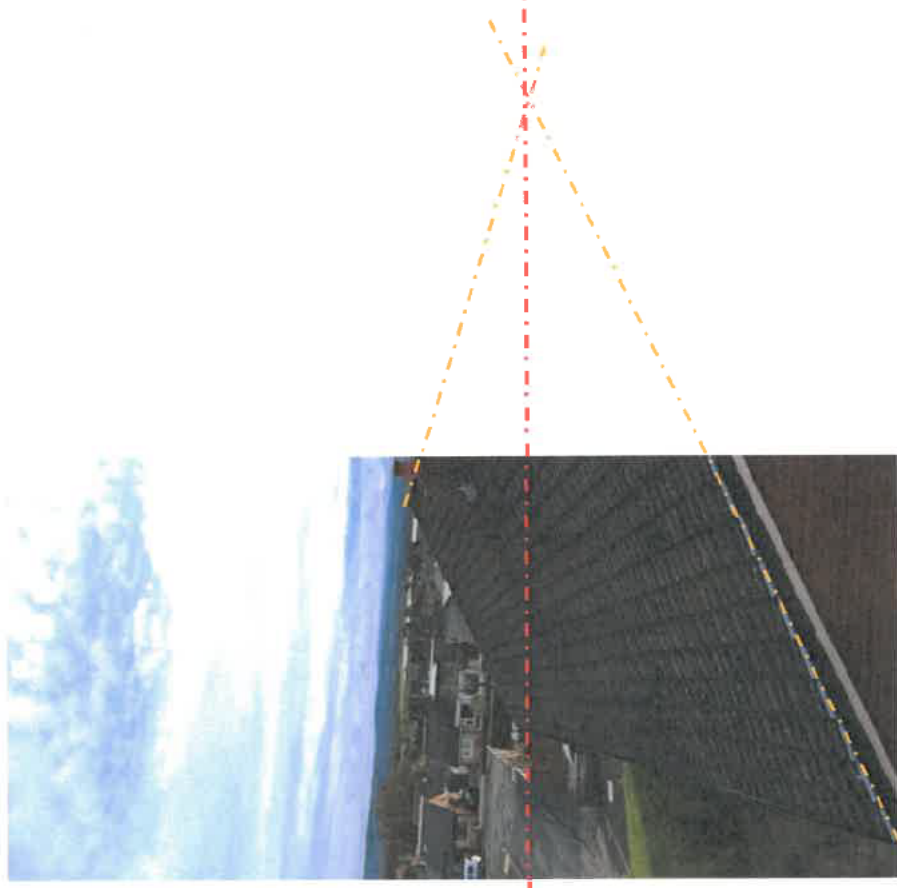
But note the red line indicating the roof line of the neighbors house.

And taking in to account the proposed sill height is greater than this.

If we now raise the sill more i.e. from the 1m position from the floor to around 1.4m. Plus the frame thickness of around 100mm.

The actual glass at its lowest point would be significantly higher than the neighbors roof.

Therefore restricting onlooking and in general would be looking over.



# View C (Similar height to window – East)

Similar view as view B.



## View D (Kitchen Window)

This shows a window with a sill height at 1330mm from the floor plus the 100mm frame thickness before the glass starts. It shows how day to day all it does is let the light in. And were not overlooking the neighbors. Even if I go right up to the glass I have to stand on something or on my tippy toes if I was to want to look down (I'm 5ft 11).



## View E (current Bathroom/future Snug)

This was originally a bedroom I believe before we bought the house.  
It showing existing view on to number 1 and 3 Darwen close and 14 Copster Dr.



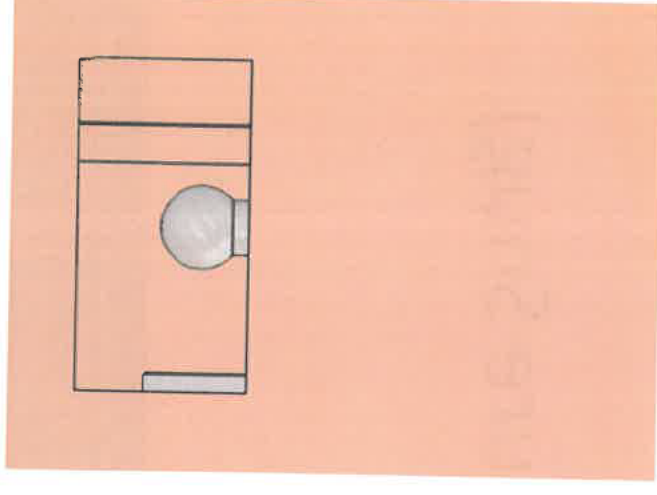
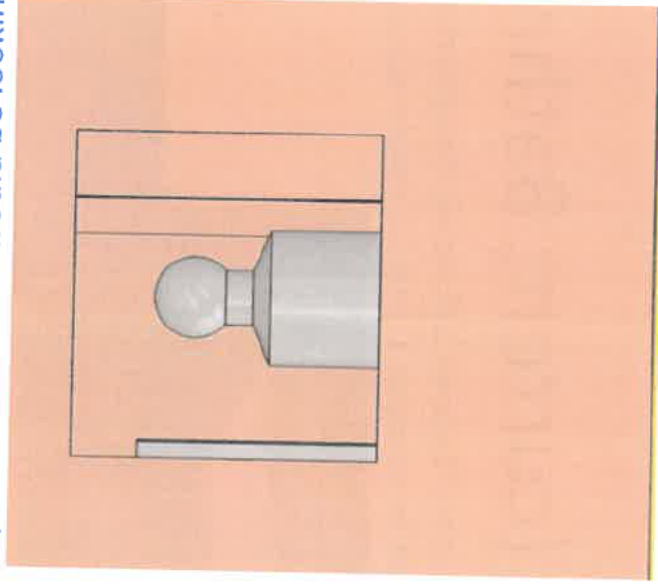
# CAD model

This shows a 6ft person stood directly next to the window opening.

The Left shows the current proposed design that requires the opaque glass.

On the Right it shows a window opening at 1.5m tall.

Therefore only if an individual walked right up to the window and looked down would you be looking at the neighbors property. The majority of the time anyone in the room would be looking over or up in to the sky.



# Proposed condition alteration (if not removed)

*The first floor window in the south-eastern facing gable elevation of the dwellinghouse can be fitted with clear glass so long as certain restrictions are met these are:*

- 1) The height of the window sill to be no lower than 1.4m from the floor with the glass its self starting no lower than 1.5m from the floor.*
  - 2) The room is used as a bedroom only.*
- If the above are not met then the window shall be fitted with obscure glazing up to the 1.7m mark above the floor (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.*

*The windows shall remain in that manner in perpetuity at all times.*

*Reason: To protect nearby/neighbouring and future residential amenity.*

