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Residential Dwelling  
Land at Greenhaugh  
Northumberland  
NE48 1LY

Project No  
Date  
Filed In

1139  
28-11-2019  
F/Planning

Renewable Energy and low Carbon Measures Statement on behalf  
of Mr & Mrs Rapier

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OUR REF: 1139\_20191128/F3

**Land south of Greenhaugh School, NE48 1LY**  
**November 2019**

**Planning Reference:**

**19NP0022** (Approved 2<sup>nd</sup> August 2019)

Description: Construction of detached dwelling and garage and associated access at land South of Greenhaugh School, Greenhaugh, Tarsset, Hexham, Northumberland, NE48 1LY

The application seeks to discharge or provide information in compliance with the information for condition 13 worded:

*Prior to the first occupation of the dwelling hereby approved, details of suitable obscure glazing to be applied to the first floor living room window to the north-west elevation of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The glazing shall be installed in accordance with the submitted details, prior to the first occupation of the property and shall remain as such thereafter.*

**Reason:** *To ensure that residential amenity is protected in accordance with Core Strategy Policy 3 and the NPPF.*

The first image below shows a bathroom window fitted with a smooth, privacy inner pane of glazing to ensure fully obscure viewing and privacy. The brickwork behind the window (only 2m away is not visible at all). The window on the north west elevation first floor living room the proposed dwelling will be a non-openable fixed frame type.

By including a pre made privacy glazing unit will prevent any screening being removed after the building is occupied and safeguard the residential amenity reasons for the condition.

The second image show the same elevation in the example on the completed project with a typical glazed window and the brickwork is fully visible which is also beyond the window of the first image but not visible at all. The window manufacture will install these windows as part of their package.

