

Decision Maker: Plans Sub Committee No.3

Date: 2/8/2012

Decision Type: Non-Urgent Non-Executive Non-Key

Title: Details of condition No 3 of application 12/00587 relating to obscure glazing at 16 Oakley Drive, Bromley

Contact Officer: Andrew Lambert - Planner
Tel: 020 8313 4596 E-mail: andy.lambert@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Bromley Common and Keston

1. Reason for report

The applicant has submitted details in relation to condition 03 relating to obscure glazing of a window and a door to the flank of a garage permitted under application 12/00587.

These details appear to indicate that the window having obscure film over the window and obscure glazing to the door.

Members will need to consider whether these details are acceptable.

2. **RECOMMENDATION(S)**

Whilst condition No 3 of application 12/00587 must remain undischarged as the obscure film does not comply wholly with the condition. However, no further action is considered to be appropriate.

3. COMMENTARY

3.1 An application for a detached garage measuring maximum height 3.5m x 7.5m long x 3.5m wide was granted permission at Plans Sub Committee 3 on 26th April 2012.

3.2 The garage had a dual-pitched roof and with a window and door to the western side elevation. Permission was granted subject to a condition in relation to the window and door as follows:

“Before the development hereby permitted is first occupied, the proposed window(s) and door on the side (west) elevation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such”.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

3.3 The applicant has submitted details in relation to condition 03 relating to obscure glazing of a window and a door to the flank of a garage permitted under application 12/00587. There are photographs on file that indicate the situation.

3.4 These details appear to indicate that the window having obscure film over the window and obscure glazing to the door. The obscure film does not specifically comply with the condition in that a film could be regarded as a temporary solution and normally fully obscure glazing would be more appropriate. The obscure film can be removed whereas conventional obscure glazing offers a more permanent solution.

3.5 It is necessary to consider whether the form of obscure glazing which has been used by the applicant is acceptable in this location. Given that the windows are in a garage rather than a habitable room Members may consider that no further action is appropriate in this case.

ENF/ADL/12/00587