

35 Cumberland Avenue
Fixby
Huddersfield
HD2 2JJ

13/03/2026

Statement on east and west first floor windows

This statement seeks to demonstrate that the amended proposed first floor east and west elevation windows in this application should be amenable to the council. They remain obscured but should be openable. As so upon grant of this application, the below mentioned condition should not be included.

Background

The decision notice issued on 13/10/2025 upon permission 2025/92261 stated the following under condition number four.

“The windows within the first floor of the west and east side elevation upon submitted plans Drawing 016 proposed west elevation and Drawing 018 proposed east elevation shall be obscurely glazed and be non-opening.”

Clarification and understanding were sought post approval by the client to the “non-opening” aspect as this had previously not been stipulated before. The client’s intention is to have them obscured regardless as they are bathroom windows and they would like privacy. In the correspondence back from the planning officer on 28/10/2025, their opinion was as quoted.

“I have checked your query about the conditions and in my opinion the non-opening condition is required to ensure privacy to neighbouring properties. The reasoning behind condition four is that the windows shown on the current plan are wider than those proposed under applications 2024/93280, 2024/91044, 2023/90502.”

Because the client would like these windows to be openable for comfort and convenience given, they are bathroom windows, they felt the above reply was unsatisfactory and lacked proper consideration into the particulars.

Prior to submitting this application, further understanding was sought from the planning department and in reply on 11/03/2026 a further opinion was gained to help determine how to alleviate the potential privacy concerns.

“...non openable up to a height of 1.7m when measured from the finished floor level.”

With this in mind, and the understanding that at the heart of the planning policy is to either “justify or comply”, the rationale for the adjusted windows shown in this application is based on the existing in-situ windows, the previously approved windows as precedents, and following close to the opinion of above quoted planning officer.

Existing first floor windows. Built to granted permission 2019/91250 prior to client purchase of the house

1. East elevation type A: obscured, 1200x900mm, openable 1200mm off finished floor level
2. East elevation type B: obscured, 600x1300mm, openable 1800mm off finished floor level
3. West elevation type A: clear glazed, 1200x900mm, openable 1200mm off finished floor level
4. West elevation type B: clear glazed, 600x1600mm, 400mm below floor level (split level landing window) so not relevant

Granted permission 2023/90502 first floor windows

1. East and West elevations type A: obscured, 600x2000mm, openable 1500mm off finished floor level

Granted permission 2024/91044 first floor windows

1. East elevation type A: obscured, 650x1350mm, openable 800mm off finished floor level
2. West elevation type A: obscured, 650x1800mm, openable 800mm off finished floor level (tilt only)

Granted permission 2024/93280 first floor windows

1. East elevation type A: obscured, 600x1200mm, openable 950mm off finished floor level
2. West elevation type A: obscured, 600x1200mm, openable 950mm off finished floor level

From the above information, it can be justified that the first-floor windows to the east and west elevations can be openable from as low as 800mm off the finished floor level. And the size of windows can be wide as 1200mm, and tall as 2000mm.

In conclusion, after reviewing and consideration of the existing windows and precedent window information, the current proposed window size of 900x900mm can be justified. And being kept obscured, should also be deemed acceptable to be openable at 1500mm off the finished floor level.

With regards.