

Comment re. side-facing ground-floor window/opening — Plot 23, application 2026/91657

I wish to raise a specific concern regarding the apparent side-facing ground-floor opening/window on Plot 23.

The approved/submitted side elevation for Plot 23 shows no ground-floor window on the same side elevation as the glazed stairway / side element. The elevation appears to show a blank wall in that position.

However, recent site photographs appear to show Plot 23 being constructed with a ground-floor side opening/window position on that elevation. This does not appear to correspond with the submitted elevation drawings.

This concern is reinforced by what has already happened on Plots 34 and 35. Those dwellings are now substantially complete and contain definite ground-floor side-facing windows in comparable positions, despite those windows not appearing on the relevant approved side elevation drawings for those plots either.

The present of comparable windows on Plots 34 and 35 now makes the similar emerging opening on Plot 23 more concerning, because it suggests that the dwellings may be being constructed from building/construction drawings or site details which differ from the planning-approved elevations.

This is not a minor point. The planning drawings are the basis on which the Council, consultees and affected residents assess a proposal. If side-facing windows are intended, they should be clearly shown on the submitted elevation drawings so their effect can be assessed. If they are not shown, residents are denied the opportunity to comment on their impact.

Side-facing windows are not automatically unacceptable, but they are a recognised planning and amenity issue. They can affect privacy, perceived overlooking, outlook and the relationship between neighbouring dwellings. That is why they should be expressly identified and assessed, not introduced during construction without being shown on the relevant planning drawings.

I therefore ask the Council to confirm, before determining application 2026/91657:

1. whether the apparent side-facing ground-floor opening/window now visible on Plot 23 is shown on any submitted or approved planning drawing;
2. whether that opening is intended to become a window, and if so whether it is proposed to be clear-glazed, obscure-glazed, fixed, opening, or otherwise treated;
3. whether the side-facing ground-floor windows now present on Plots 34 and 35 are shown on any approved planning drawings;
4. whether the as-built side elevations of Plots 23, 34 and 35 match the approved elevations;
5. whether any unapproved side-facing windows require enforcement action, a revised planning submission, or express assessment as part of application 2026/91657;
6. whether, if any such window is considered acceptable, it should be controlled by condition requiring obscure glazing and/or non-opening treatment.

The concern is not simply that a side-facing window exists. The concern is that the approved drawings for Plots 23, 34 and 35 do not appear to show these windows, yet Plots 34 and 35 have been constructed with them and Plot 23 appears to be following the same pattern.

Application 2026/91657 should therefore not be determined on the assumption that the submitted elevations accurately reflect what is being built. The Council should first compare the as-built elevations of Plots 23, 34 and 35 against the approved drawings and confirm whether the side-facing windows/openings are approved, unauthorised, to be removed, or to be assessed through the current application.