

Condition 22

Privacy Measures Statement and Drawing Pack

Terrace / Balcony Screening and Side-Facing Window Privacy Scheme

Item	Detail
Site	Warren Creek, The Warren, Caversham, Reading RG4 7TQ
Planning reference	PL/24/1614
Condition	Condition 22 - Privacy Measures
Client / applicant	Mr R. Arnold
Document status	Final for submission to the Local Planning Authority
Final issue summary	Updated to incorporate the latest annotated elevation drawings 3863/244 Rev E and 3863/245 Rev E, the privacy screen detail drawing 3863/313, the privacy screen reference IDs PS-01 to PS-04, and the side-facing window privacy IDs WP-01 to WP-04.
Date	June 2026

This document supersedes the earlier privacy submission to the extent that it argued that no privacy measures were required. The revised position is that privacy mitigation is required and is provided by the measures described and shown in this pack.

1. Purpose and scope

This statement and drawing pack has been prepared to support the discharge of Condition 22 by clearly identifying the proposed terrace / balcony privacy screens, the side-facing windows requiring privacy treatment, the screen construction and fixing detail, and the maintenance/retention commitments required to keep the mitigation effective after occupation.

The package responds to the privacy concerns identified in the officer report by providing positive mitigation rather than relying on the previous argument that no privacy measures were necessary.

2. Officer feedback acknowledged

The officer feedback is accepted. The issue is not only whether the replacement dwelling is in a similar position to the existing building. The relevant issue for Condition 22 is whether the detailed design, raised terrace/balcony areas and side-facing windows create potential overlooking that requires practical privacy mitigation.

This document therefore provides a coordinated privacy response consisting of framed willow privacy screens to the flank ends of the balcony and terrace, side-facing Level 3 privacy glazing, restricted clear opening below 1.7 m above internal finished floor level, and lifetime retention/maintenance commitments.

3. Submitted drawings and document relationship

Document / drawing	Reference	Role in Condition 22 package
Privacy screen detail drawing	3863/313	Shows the typical WovenWood framed willow privacy screen, 1.8 m height above balcony/terrace floor level, variable panel width to suit location, galvanised steel U-bolts with backing plates, and fixing to steel balustrade.
Proposed elevations - sheet 1 of 2	3863/244 Rev E	Shows the north and east elevations, including east-side privacy screens PS-02 and PS-04, east-facing Level 3 privacy windows WP-01 and WP-02, and the 40 mm Heath Sawn Sandstone Bullnose Steps annotation.

Proposed elevations - sheet 2 of 2	3863/245 Rev E	Shows the south and west elevations, including west-side privacy screens PS-01 and PS-03, west-facing Level 3 privacy windows WP-03 and WP-04, proposed solar panels on the rear roof slope, and the 40 mm Heath Sawn Sandstone Bullnose Steps annotation.
Materials schedule	Current Condition 3 materials schedule	Records the external materials specification. Where privacy measures are concerned, it should be read consistently with this Condition 22 pack and drawing 3863/313.

The drawings and schedules above should be read together. If any general illustration, photograph or older schedule wording is less specific than the latest drawings and privacy schedules in this pack, this Condition 22 pack and the latest submitted drawings shall prevail for privacy mitigation purposes.

4. Proposed privacy screening design

The proposed external privacy screening comprises WovenWood framed natural willow hurdle privacy screens fixed to the inside face of the balcony and terrace balustrades. The screens are to be 1.8 m high above the finished balcony or terrace floor level and are to extend along the full depth of the relevant side boundary section as shown on the latest elevations.

The drawings show the screens fixed against the dwelling and extending along the full depth of the terrace and first-floor balcony to provide continuous screening along the side boundary. The screen width is variable to suit the relevant terrace or balcony location, as shown on drawing 3863/313 and the updated elevations.

- Screen material: WovenWood framed natural willow hurdle privacy panels, with natural woven willow rods set within a treated timber frame.
- Fixing: galvanised steel U-bolts with backing plates, fixed to the steel balustrade. Cable ties or temporary fixings are not proposed as the permanent fixing method.
- Installed height: 1800 mm above finished balcony/terrace floor level.
- Balustrade height: 1100 mm above finished balcony/terrace floor level, with the privacy screen extending above the balustrade as shown on drawing 3863/313.
- Appearance: natural willow / timber appearance, avoiding bright paint, reflective finish or visually intrusive colour.

5. Privacy screen schedule

ID	Location	Shown on	Installed size / extent	Product / material	Fixing method	Retention
PS-01	West side - first-floor balcony	Drawing 3863/245 Rev E	1800 mm high; width variable to extend along the full depth of the first-floor balcony side boundary as shown on the elevation	WovenWood framed natural willow hurdle panel	Galvanised steel U-bolts with backing plates	Retain and maintain for lifetime of development
PS-02	East side - first-floor balcony	Drawing 3863/244 Rev E	1800 mm high; width variable to extend along the full depth of the first-floor balcony side boundary as shown on the elevation	WovenWood framed natural willow hurdle panel	Galvanised steel U-bolts with backing plates	Retain and maintain for lifetime of development
PS-03	West side - ground-floor terrace	Drawing 3863/245 Rev E	1800 mm high; width variable to extend along	WovenWood framed natural willow hurdle	Galvanised steel U-bolts with backing	Retain and maintain for lifetime of

			the full depth of the ground-floor terrace side boundary as shown on the elevation	panel	plates	development
PS-04	East side - ground-floor terrace	Drawing 3863/244 Rev E	1800 mm high; width variable to extend along the full depth of the ground-floor terrace side boundary as shown on the elevation	WovenWood framed natural willow hurdle panel	Galvanised steel U-bolts with backing plates	Retain and maintain for lifetime of development

6. Side-facing window privacy schedule

The side-facing windows identified on the updated elevation drawings are to be fitted with Level 3 privacy glazing and controlled so that they do not create a clear openable view below 1.7 m above internal finished floor level. The detailed window supplier and profile information is contained in the project materials schedule.

ID	Location	Shown on	Privacy treatment	Opening control	Retention
WP-01	East elevation - raised ground-floor side-facing window(s)	Drawing 3863/244 Rev E	Level 3 privacy glazing	No clear openable view below 1.7 m above internal finished floor level	Retain for lifetime of development
WP-02	East elevation - first-floor side-facing window	Drawing 3863/244 Rev E	Level 3 privacy glazing	No clear openable view below 1.7 m above internal finished floor level	Retain for lifetime of development
WP-03	West elevation - raised ground-floor side-facing window	Drawing 3863/245 Rev E	Level 3 privacy glazing	No clear openable view below 1.7 m above internal finished floor level	Retain for lifetime of development
WP-04	West elevation - first-floor side-facing window	Drawing 3863/245 Rev E	Level 3 privacy glazing	No clear openable view below 1.7 m above internal finished floor level	Retain for lifetime of development

For the avoidance of doubt, the relevant privacy-glazed windows are the east- and west-facing side windows identified by the WP references and the elevation notes stating that the east/west-facing windows are to have Level 3 privacy treatment.

7. Materials and specification

Element	Specification
Privacy panels	WovenWood framed natural willow hurdle privacy panels. Natural woven willow rods set within a treated timber frame.
Screen height	1800 mm above finished balcony / terrace floor level.
Screen width	Variable to suit location, extending along the full depth of the relevant side boundary section as shown on drawings 3863/244 Rev E, 3863/245 Rev E and 3863/313.
Fixings	Galvanised steel U-bolts with backing plates. Permanent cable-tie fixing is not proposed.
Balustrade interface	Privacy panels fixed to the inside face of the steel balustrade / railing, without reducing the guarding function of the balustrade.
Windows	Affected side-facing windows to use Level 3 privacy glazing, with opening controls so that there is no clear openable view below 1.7 m above internal finished floor level.
Replacement	Any replacement screen or privacy glazing must provide no less privacy than the approved measure and must not reduce the approved height, extent, opacity or structural security

8. Pre-installation checks and installation method

Before installation, the contractor or competent installer shall check that the screen positions, screen extents, finished terrace/balcony levels, balustrade fixing points and drawing references agree. Any discrepancy shall be resolved before ordering or installation.

- Inspect the existing railings / balustrades for rust, loose bolts, defective welds, movement, deformation or instability before fixing any screen panel.
- Confirm that the railings / balustrades and U-bolt / backing plate arrangement can safely resist the additional wind loading from the framed willow screens.
- Treat all exposed timber frames with a clear exterior-grade timber treatment suitable for outdoor use before installation.
- Offer each framed willow screen up to the inside face of the balustrade at the position shown on the relevant elevation drawing.
- Fix each screen using galvanised steel U-bolts with backing plates at sufficient intervals to restrain the panel against movement.
- Use rubber or neoprene isolation washers where needed to prevent damage, rattling or corrosion points at the balustrade interface.
- Check that the installed screen is plumb, secure, flush to the inside of the railing / balustrade and does not project dangerously beyond the terrace / balcony edge.
- Remove sharp edges, protruding fixings, split timber, loose willow rods and snagging hazards before completion.
- Photograph each completed privacy screen and retain the photographs as the compliance record for Condition 22.

9. Maintenance, retention and replacement

The approved privacy measures are not temporary cosmetic works. They are mitigation required to protect neighbouring amenity and shall be retained and maintained for the lifetime of the development unless the Local Planning Authority agrees an alternative in writing.

- Quarterly inspection: check all U-bolts, backing plates, washers and timber frames for tension, corrosion, loosening, splitting, movement or deterioration.
- Bi-annual cleaning: remove organic debris, moss, leaves and dirt using a soft brush. Do not pressure wash in a way that damages willow or timber frames.
- Annual treatment: reapply clear exterior wood treatment to the timber frames and willow as necessary to maintain weather resistance and durability.
- Wind event check: inspect immediately after any gale-force wind warning or severe storm event.
- Replacement cycle: replace defective U-bolts, backing plates, damaged frames, broken rods or defective panels immediately. Do not leave damaged screens in place where they reduce privacy or create a safety hazard.
- Window controls: inspect obscure/privacy glazing and opening restrictors annually and after window maintenance to confirm they remain in place and functional.

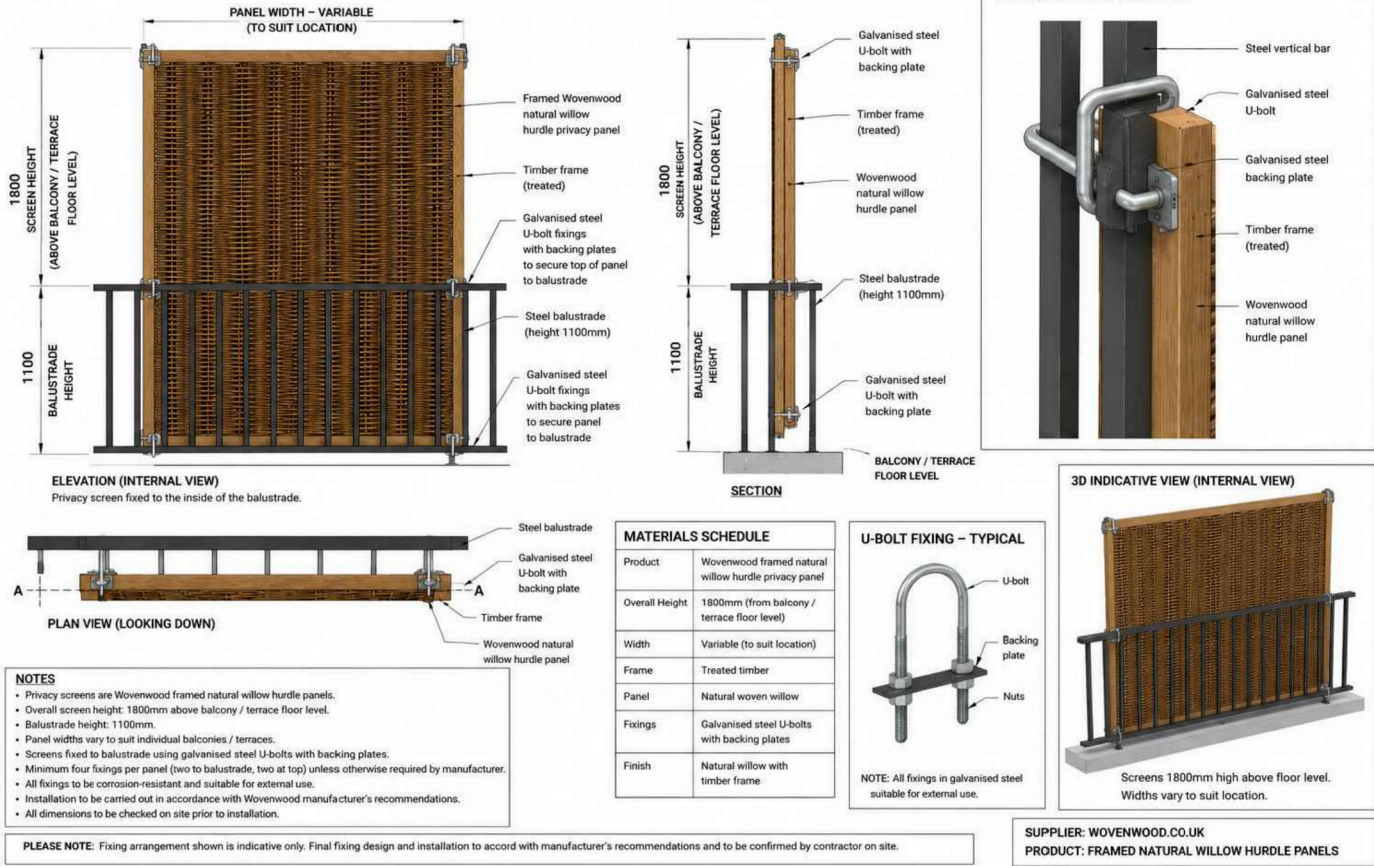
Screens, privacy glazing and opening restrictors shall not be removed, reduced in height, replaced with transparent material or altered so as to reduce privacy without prior written approval from the Local Planning Authority.

10. Conclusion

This updated Condition 22 package provides a coordinated privacy scheme using natural framed willow screens, secure U-bolt/backing-plate fixings, Level 3 privacy glazing to side-facing windows, opening controls, and lifetime retention and maintenance obligations.

The updated elevation drawings now identify the privacy screens and affected side-facing windows directly on the drawings. Together with the typical screen fixing detail, this provides a clear and practical basis for discharging Condition 22.

FRAMED WOVENWOOD WILLOW HURDLE PRIVACY SCREEN – FIXING DETAILS TO STEEL BALUSTRADE
SCREEN HEIGHT 1.8m ABOVE BALCONY / TERRACE FLOOR LEVEL



Typical Privacy Panels

NOTE: The proposed screen will be fixed against the dwelling and extend along the full depth of the terrace and first-floor balcony, providing continuous screening along the side boundary.

MATERIALS:
NATURAL SLATE ROOF
FACING BRICKWORK
PAINTED TIMBER JOINERY

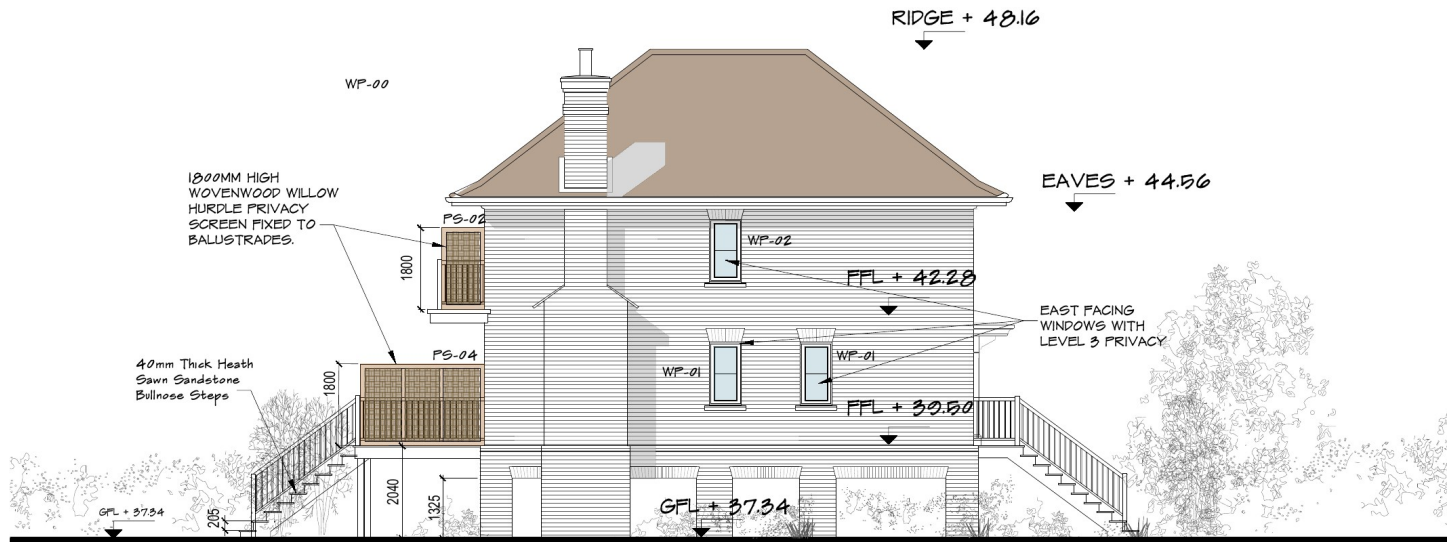


FRONT (NORTH) ELEVATION - FACING ROAD

1:100 scale Bar
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REV	COMMENTS	DATE



SIDE (EAST) ELEVATION

Note: The proposed screen will be fixed against the dwelling and extend along the full depth of the terrace and first floor balcony, providing continuous screening along the side boundary.

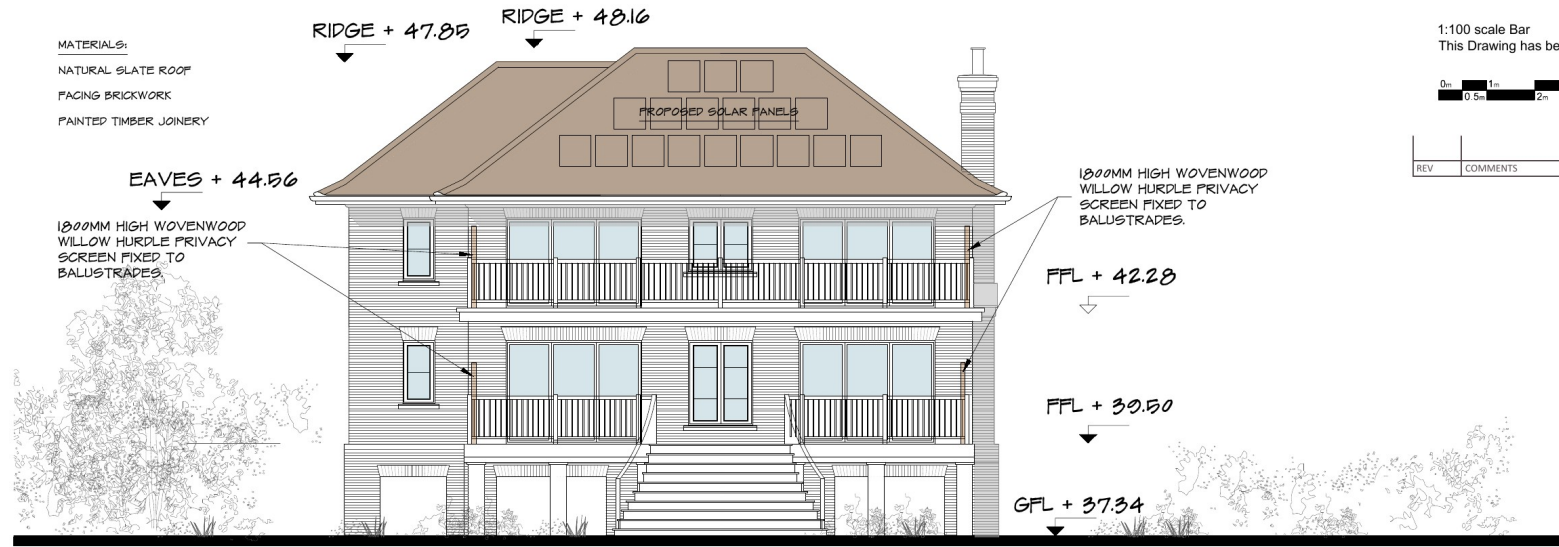


CLIENT Mr R. Arnold
PROJECT Warren Creek, The Warren
Caversham, Reading, RG4 7TQ
DRAWING Proposed Elevations

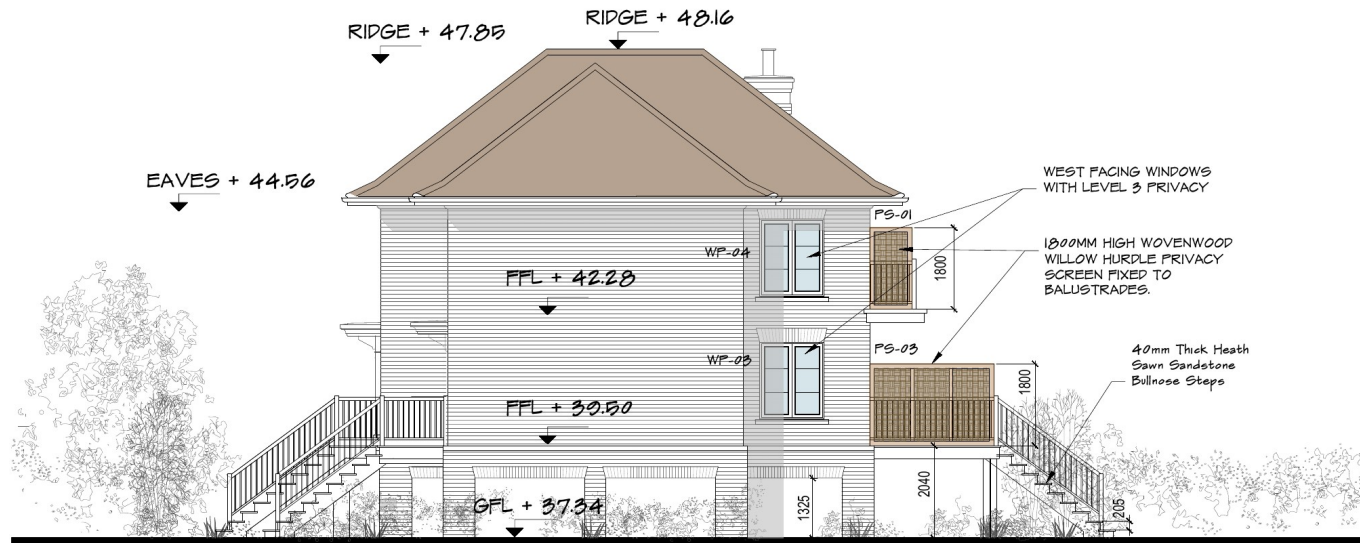
STATUS Planning DATE Sep 2024
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MATERIALS:
NATURAL SLATE ROOF
FACING BRICKWORK
PAINTED TIMBER JOINERY



REAR (SOUTH) ELEVATION - FACING RIVER



SIDE (WEST) ELEVATION

Note: The proposed screen will be fixed against the dwelling and extend along the full depth of the terrace and first floor balcony, providing continuous screening along the side boundary.

1:100 scale Bar
This Drawing has been produced for printing onto A3 size paper,



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PROJECT Warren Creek, The Warren
Caversham, Reading, RG4 7TQ
DRAWING Proposed Elevations

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