

Development Services
Wiltshire Council
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24 March 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2026/01776
Proposal:	Discharge of condition 7 (Details of Glazing) relating to application 20/04524/FUL
Site Address:	Upbrook House, Swindon Road, Kington Langley, SN15 5LY
On Behalf Of:	Armstrong Upbrook House, Swindon Road, Kington Langley, SN15 5LY

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 16 March 2026. After careful consideration, the following decision has been made:

Condition submitted for consideration - Condition 7:

Prior to any development above slab level, details of the type of glazing to be fitted to all glazed areas to prevent reflective glare, shall be submitted to and approved in writing by the Local Planning Authority. The approved glazing shall be fitted prior to the first occupation of the dwelling hereby permitted and permanently maintained thereafter. REASON: To protect the visual amenity of the area.

Details Submitted for Approval:

Application Form advising that the proposed glass to be used will be triple glazed, and will be the following configuration:

Pilkington OptiView Ultra Therm T

6 mm Pilkington Suncool OptiView™ Ultra 70/40 – 12 mm argon –

4 mm Pilkington OptiView™ Ultra Therm* – 12 mm argon –

4 mm Pilkington OptiView™ Ultra Therm*

Thereby resulting in a 2% external light reflectance as per manufacturers details.

Pilkington OptiView Anti Reflective Glass Range specification

Decision:

The details submitted in relation to this condition are approved.

Reason for Decision:

The applicant has provided full technical specifications for the proposed glazing, comprising Pilkington Suncool OptiView Ultra 70/40 combined with Pilkington OptiView Ultra Therm in a triple-glazed configuration. The manufacturer's data confirms that this anti-reflective glass range delivers exceptionally low external light reflectance — approximately 2% — significantly below that of standard glazing. The OptiView products are specifically engineered to minimise glare and visual reflectivity in external views, and are routinely used where a neutral, visually recessive appearance is required. On this basis, the submitted glazing type is considered entirely appropriate to address the aims of the condition, ensuring that the development will not result in undue reflective glare and thereby safeguarding the visual amenity of the surrounding area.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully

Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.