

Reference No. P/12/0606/FUL



Falkirk Council

**Town and Country Planning (Scotland) Acts as Amended
Issued under a Statutory Scheme of Delegation.**

Refusal of Planning Permission

Agent

Mr L McCaskey
15 Boswall Terrace
Edinburgh
EH5 2EE

Applicant

Mr Michael Sweeny
40 Glasgow Road
Dennyloanhead
Bonnybridge
FK4 1QG

This Notice refers to your application registered on 3 October 2012 for permission in respect of the following development:-

Development Extension to Dwellinghouse at

Location 40 Glasgow Road, Dennyloanhead, Bonnybridge, FK4 1QG

The application was determined under Delegated Powers. Please see the attached guidance notes for further information, including how to request a review of the decision.

In respect of applications submitted on or after 1 January 2010, Falkirk Council does not issue paper plans. Plans referred to in the informatives below can be viewed online at <http://eplanning.falkirk.gov.uk/online/applicationDetails.do?action=showSummary&caseNo=P/12/0606/FUL>. In accordance with the plans docketted or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Refuses Detailed Planning Permission

The Council has made this decision for the following

Reason(s):

1. The proposed extension would fail to integrate into the existing house frontage and street pattern. The proposal would result in an incongruous addition to the building and an 'individualising' of the front elevation which would fail to respect the character, design, scale or massing of the original building or the neighbouring property, contrary to Policy SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan and Falkirk Council's Supplementary Planning Guidance Note on 'House Extensions and Alterations'.
2. The proposed extension results in an additional parking requirement which cannot be accommodated without an unacceptable impact on the existing turning area to the detriment of road safety, contrary to the "Design Guidelines and Construction Standards for Roads in the Falkirk Council Area, as amended January 2000".

Informatives:-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01 - 07.

30 November 2012


Director of Development Services

Morris, John

From: hillis, alfred
Sent: 08 November 2012 12:11
To: adtm1dmbcorr
Subject: P/12/0606/FUL - 40 Glasgow Road, Dennyloanhead

Contaminated Land

In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.

Environmental Health

The applicant requires to use acoustic glazing with a specification of 6/12/6 or acoustic equivalent for protecting the users of the proposed new upper floor rooms from transportation noise which shall ensure that the internal levels with the windows closed do not exceed 45dB daytime and 35dB night-time, when measured as LAeq,T, and permanent ventilation requires to be provided in order that windows can be kept closed without loss of ventilation. The details shall be submitted to, and approved by, the Planning Authority prior to the commencement of construction works.

Alf Hillis
 Environmental Health Officer
 01324 501024

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The views and opinions expressed in this e-mail are the senders own and do not necessarily represent the views and opinions of Falkirk Council.

7A
Morris, John

From: Russell, Craig
Sent: 15 November 2012 10:10
To: adm1dmbcorr
Cc: Steedman, Russell
Subject: P/12/0606/FUL

Development Services

Memo

To: Julie Seidel
Planning & Transportation (Development Management)

From: Craig Russell
Roads and Design (Roads Development & Flooding)

Date: 15th November 2012 **Enquiries:** 4732 **Fax:** 4850

Our Ref: 121115/CR/P/12/0606/FUL **Your Ref:** P/12/0606/FUL

Proposal : Extension to Dwellinghouse
Location : 40 Glasgow Road Dennyloanhead Bonnybridge FK4 1QG

I refer to your consultation received on the 5th of October 2012 concerning the above application and apologise for the delay in replying.

Vehicular access to the application site is via a standard footway crossing, shared between No.'s 40 & 42 Glasgow Road. Each property has one in-curtilage parking space and a shared turning space.

The proposed alterations will increase the number of bedrooms within the property from one to three. The "Design Guidelines & Construction Standards for Roads in the Falkirk Council Area" requires 2No. parking spaces for properties with 3No. bedrooms. There is concern that, if consented, the proposed alterations could increase the demand for parking, at a location with limited scope to accommodate any additional parking. This would be to the detriment of the turning facility.

The A803 is a busy distributor road, it is not considered in the best interests of road safety to introduce reversing manoeuvres at this location.

The proposal does not accord with the aforementioned guidelines. This response could, therefore, be used to support a recommendation of refusal of planning consent. If, however, Development Management is minded to grant consent, there would be no Roads related conditions to be attached to any consent to be granted.

Regards,
Craig Russell.

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PLANNING APPLICATION DETERMINED BY DIRECTOR OF DEVELOPMENT SERVICES UNDER DELEGATED POWERS – REPORT OF HANDLING

PROPOSAL : Extension to Dwellinghouse
LOCATION : 40 Glasgow Road, Dennyloanhead, Bonnybridge, FK4 1QG
APPLICANT : Mr Michael Sweeny
APPN. NO. : P/12/0606/FUL
REGISTRATION DATE : 3 October 2012

1. SITE LOCATION / DESCRIPTION OF PROPOSAL

This application relates to an extension to dwellinghouse, in the form of an additional upper storey. The dwellinghouse is detached and vehicular access is taken from the A803 Glasgow Road, Bonnybridge. The proposed extension would accommodate an additional living room, two additional bedrooms and bathroom / toileting facilities.

2. SITE HISTORY

None of relevance to the application.

3. CONSULTATIONS

The following responses to consultation were received:

Roads Development Unit

The Roads Development Unit comment that vehicular access to the application site is via a standard footway crossing, shared between 40 and 42 Glasgow Road. Both properties have one off-street parking space and a shared turning area. The proposed development would increase the number of bedrooms to three. The Design Guidelines and Construction Standards for Roads in the Falkirk Council Area require two parking spaces for a three bedroom property. The Unit are concerned that the proposal could increase the demand for parking at the application site. The limited scope to provide additional parking could affect the functionality of the turning area. The A803 is a busy distributor road and reversing manoeuvres at this location would not be in the best interests of road safety.

Environmental Protection Unit

The Environmental Protection Unit advise that the proposal requires acoustic glazing to protect the occupants from transportation noise. The Unit also advise of an informative relating to contamination.

Where the local Community Council requested consultation, their comments appear above.

4. PUBLIC REPRESENTATION

During consideration of the application, no letters of objection or representation were received.

5. THE DEVELOPMENT PLAN

The proposed development was assessed against the undernoted Development Plan(s):

Falkirk Council Structure Plan.

There are no relevant policies within the Falkirk Council Structure Plan.

Falkirk Council Local Plan

The proposed development was assessed against the following policy or policies:

SC09 - Extensions and Alterations to Residential Properties

5A. MATERIAL CONSIDERATIONS

Falkirk Council Supplementary Guidance

Responses to Consultation

6. PLANNING ASSESSMENT

The Development Plan

The proposal raises no strategic issues and was therefore assessed against the Falkirk Council Local Plan alone.

Local Plan Policies

The application property is split level, being single storey onto Glasgow Road and 2 storey to the rear/side elevation. This proposed development would result in three storeys dwellinghouse when viewed from the rear and two storey when viewed from street level. The existing dwellinghouse has a special relationship with its adjacent neighbour at no. 42. The properties share a parking area, are of the same design and layout and form a mirror image of one another. It is considered that the proposal to add an addition storey would unacceptably alter the character, balance and symmetry of the two house grouping. The resulting scale and massing of dwellinghouse would represent an inappropriate built form and incongruous addition to the roof, particularly when viewed in conjunction with its neighbour.

It is therefore considered that the scale and design of the proposed extension would not be sympathetic to the design of the existing building or its neighbouring property. The location and scale of the extension would not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties and would not result in an over development of the available plot. The proposal would not result in a loss of off-street parking, but would result in a larger dwellinghouse with an additional parking requirement which cannot be accommodated without an unacceptable impact on the existing turning area. On balance the application is contrary to policy SC9 of the Falkirk Council Local Plan.

Falkirk Council Supplementary Guidance

Falkirk Council's Supplementary Planning Guidance Note on 'House Extensions and Alterations' does not give any specific advice in relation to this type of extension. The thrust of the SPGN, however, seeks to promote quality in the built environment and allow extensions to properties where good design will enhance the character of a house and the surrounding area and protect residential amenity. The SPGN advises that any extension should be lower, appear the same or of a smaller scale than the main house and front extensions should integrate into the street pattern and avoid 'individualising' of the elevation. It is considered that the proposal is contrary to the SPGN as the form of the existing house would be lost to the proposed extension and would result in a dominating addition to a modest single storey extension where viewed from the front elevation.

Responses to Consultation

The application site currently has one off-street parking space and a tuning area that is shared with the neighbouring property. The proposed development would result in two additional bedrooms at the application site and as such 2 off-street parking spaces would be required. Whilst it is accepted that more than one vehicle could be parked within the confines of the site, this would be to the detriment of the turning area. The A803, Glasgow Road is a very busy distributor road where vehicles tend to speed, making it difficult to exit the driveway. The speed of vehicles using Glasgow Road, the slope of the driveway and close proximity of the dwellinghouse and boundary wall to the road would make reversing onto Glasgow Road a difficult and dangerous manoeuvre.

7. CONCLUSION

The application is contrary to the terms of the Development Plan and there are no material planning considerations that would warrant approval of planning permission in this instance.

8. RECOMMENDATION

Refuse Planning Permission

Refusal is recommended for the following ;

Reason(s):

1. The proposed extension would fail to integrate into the existing house frontage and street pattern. The proposal would result in an incongruous addition to the building and an 'individualising' of the front elevation which would fail to respect the character, design, scale or massing of the original building or the neighbouring property, contrary to Policy SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan and Falkirk Council's Supplementary Planning Guidance Note on 'House Extensions and Alterations'.
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Director of Development Services

21.11.12
Date

Contact Officer : Julie Seidel
(Planning Officer) 01324 504880

Reference No. P/12/0606/FUL



Falkirk Council

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30 November 2012


Director of Development Services

RECEIVED
2012 NOV 30

Infill Development and Plot Subdivision

- 4.30 The quality of residential areas can often be threatened by inappropriate infill development, sometimes termed 'town cramming'. Infill proposals, particularly where they involve the subdivision of the curtilage of existing houses, frequently take little account of the overall grain of the surrounding area, or of the setting and amenity of neighbouring properties. Policy SC8 seeks to prevent insensitive infill whilst allowing development where a legitimate opportunity exists and can be integrated successfully into the urban fabric.

4.31

SC8 INFILL DEVELOPMENT AND SUBDIVISION OF PLOTS

Proposals for the erection of additional dwellinghouses within the curtilage of existing properties or on small gap sites will only be considered favourably where:

- (1) the scale, density, disposition and design of the proposed houses respect the architectural and townscape character of the area;
- (2) adequate garden ground can be provided to serve the proposed houses without an unacceptable impact upon the size or functioning of existing gardens;
- (3) adequate privacy will be afforded to both the proposed houses and neighbouring properties;
- (4) the proposal would not result in the loss of features such as trees, vegetation or walls, such that the character or amenity of the area would be adversely affected;
- (5) the proposed vehicular access and other infrastructure is of an adequate standard; and
- (6) the proposal complies with other Local Plan policies.

Extensions and Alterations to Residential Properties

- 4.32 There is a need to ensure that alterations and extensions to residential properties do not, individually or cumulatively, detract from the environment of residential areas. Policy SC9 sets out the key considerations in determining the acceptability of proposals, dealing with the impact of changes on the integrity of the property itself, on the amenity of neighbouring properties and on the character of the area as a whole. Detailed guidance may be found within the Council's SPG Note on House Extensions and Alterations.

4.33

SC9 EXTENSIONS AND ALTERATIONS TO RESIDENTIAL PROPERTIES

Extensions and alterations to residential properties will be permitted where:

- (1) the scale, design and materials are sympathetic to the existing building;
- (2) the location and scale of the extension or alterations will not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties; and
- (3) it will not result in overdevelopment of the plot, thereby giving rise to adverse impacts on the functioning of garden ground, or the unacceptable loss of off-street parking.

4.34

Creating and Maintaining Residential Amenity - Actions and Indicators

Actions:

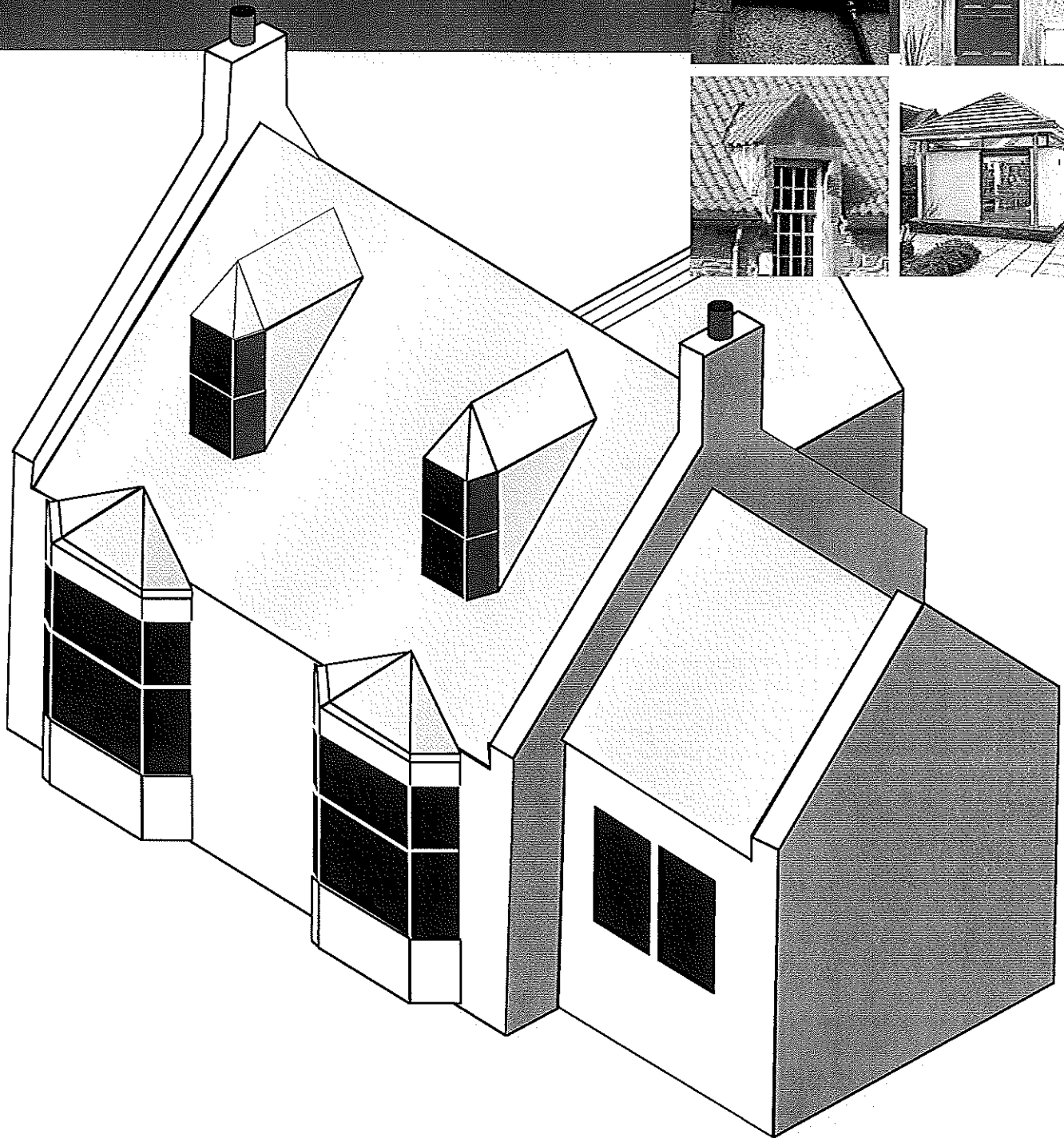
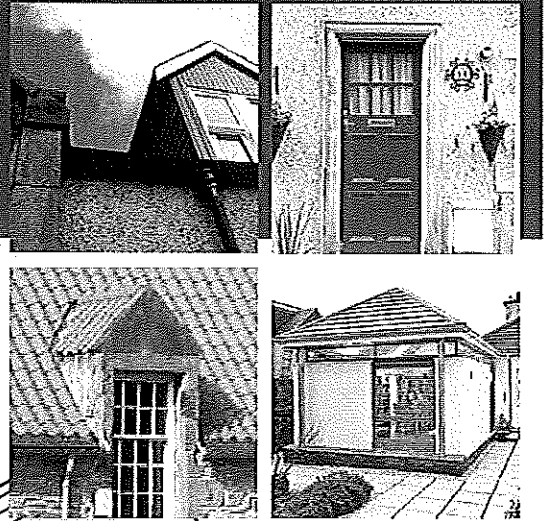
- Prepare development briefs for outstanding housing sites

Indicators:

- Quality as assessed through periodic audit of major built developments against sustainable development principles

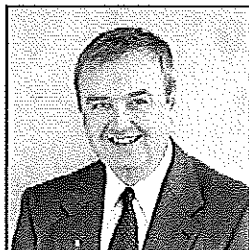
House Extensions & Alterations

Supplementary Planning Guidance Note



Falkirk Council
Development Services

Foreword



David Alexander

Welcome to this supplementary planning guidance note on the design of House Extensions and Alterations. It is one of a suite of such guides promoting development quality in the built environment and taking forward the Council's commitment to sustainable development as set out in the Development Plan.

The aspiration of householders to extend a property in order to add accommodation is well appreciated. Good design will enhance the character of a house and the surrounding area and protect neighbouring amenity. This guide has been prepared to help householders and their agents to achieve the appropriate level of design quality acceptable to Falkirk Council.

The Council commends the advice set out in this guide.

May 2006

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- 1.6 Where can general planning advice be found pre-application?
- 1.7 How can a suitable designer be engaged?
- 1.8 Will the design requirements mean greater costs?



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- 2.2 Side and Forward Extensions
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 - Forward Extensions
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- 2.3 Rear Extensions
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- 2.4 Building Form and Roof Types
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 - "Half-Cottage"

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- 3.1 Permissions/Requirements
- 3.2 Further Reading
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Introduction

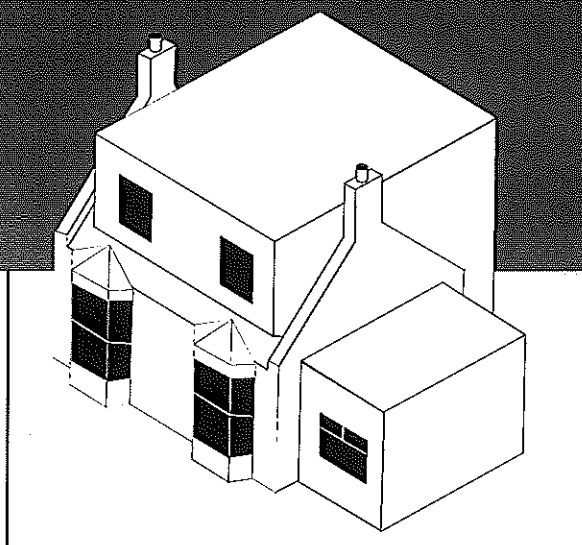


Figure 1a HOUSE EXTENSIONS - Poor

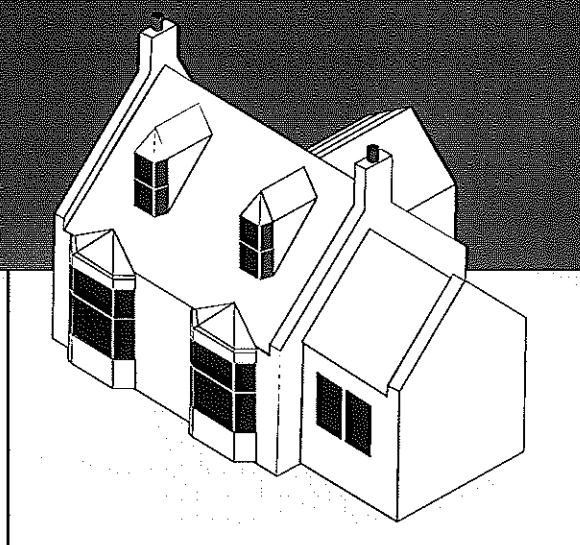


Figure 1b HOUSE EXTENSIONS - Good

1.1 What is the basic issue?

Good design in the built environment creates places with an attractive or picturesque character and has an impact on the economic well being and general quality of life of an area. It is now generally appreciated that poorly considered extensions or alterations to domestic properties can have an adverse impact on the quality of urban areas, contributing to a run-down appearance which, in the longer term, may even have an effect on property values and saleability.

Most people will find little difficulty in recognising a truly poor and intrusive design, e.g. an extension which visually dominates the original house and adversely affects the harmonious character of the street. However not as many are able to explain how good design is achieved. This Guidance Note has therefore been prepared to address the need for design advice in relation to house extensions. (Figure 1)

The advice provided should be applied in conjunction with the council's overarching **Supplementary Planning Guidance Note on Sustainable Design**.

1.2 Who is the guidance for?

This Guidance Note is primarily intended to assist householders in making a planning application for a house extension to the council's design standards. It will also be useful for appraising a neighbouring development proposal.

1.3 Which areas are covered?

The primary locations addressed are the urban and suburban residential areas within the council area i.e., detached or semi-detached and terraced houses set formally alongside a public roadway. However the principles set down will also apply in general to more informally aligned dwellinghouses within more spacious plots and also to isolated rural developments.

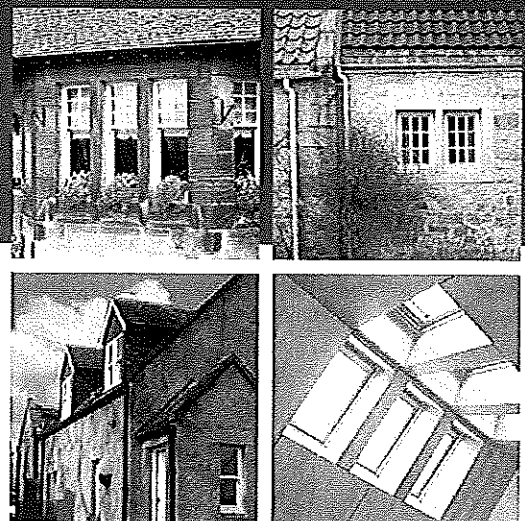
1.4 How strictly will the advice be applied?

The Guidance Note sets out required standards as well as suggesting design options for achieving these. It will be applied generally but most strictly for Conservation Areas and other areas of townscape value and for Listed Buildings (where in certain instances no extension will be permitted). Elsewhere the principles set down may be less strictly applied as the context requires, e.g. where development is concealed from a public street to the rear, where the original character of an area has been almost entirely eroded, where a more stylised "modern" style pervades or where no distinct development pattern is apparent.



Poor Examples

Introduction



1.5 What is the Local Plan Policy background?

The Falkirk Council Local Plan
(Finalised Draft - March 2005):

- ◆ actions the development of a series of Supplementary Planning Guidance Notes to improve Design Quality and Standards, this being one of them.
- ◆ sets out the legal basis for this advice note i.e. **Policy SC9 Extensions and Alterations to Residential Properties** which requires that such development has a sympathetic architectural character, ensures adequate privacy and garden size, and avoids overshadowing.

1.6 What general planning advice can be found pre- application?

When proposing to build an extension to a house the advice of the council's Development Control Officer for the local area should be sought for information on planning and other permissions, neighbour notification, fees, timescale and any further queries relating to this Guidance Note (see **Useful Contacts**). The submission of preliminary sketches would be useful to forestall any major redesign at a future date with its consequences for wasted time and money.

1.7 How can a suitable designer be engaged?

It is generally advisable to engage a qualified professional, preferably a chartered architect, to design and oversee the building work for the extension proposed (see **Useful Contacts**). Even when a proprietary type structure is proposed, e.g. a garage or conservatory, an architect is best able to determine its appropriateness to the house in terms of its physical character, impact on privacy, overshadowing and garden size.

1.8 Will the design requirements mean greater costs?

The design guidance aims generally to create simpler, discreet extensions next to the main house, avoiding over elaborate shapes, materials and details. This approach should, of itself, help to achieve a more economic design. It should also be appreciated that an architect is trained to achieve the most cost effective arrangement of the proposed accommodation overall and has a duty (of care) to recommend the lowest builder estimate.

Certain design features may initially be more costly but will create savings in the longer term e.g. pitched roofs may be more long lasting than flat roofs as well as offering additional accommodation.

Design Guidance

General Approach ■ Side and Forward Extensions

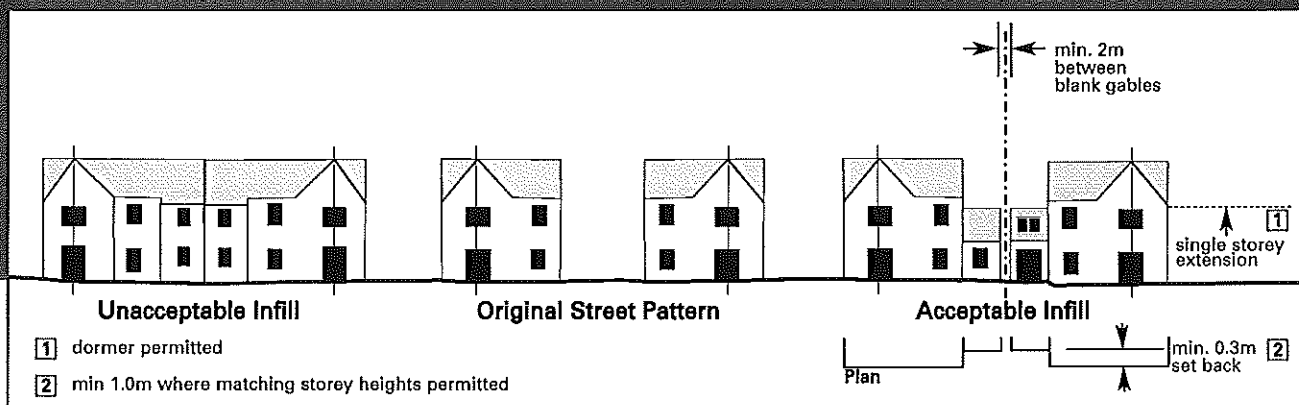


Figure 2 PROTECTING STREET PATTERN

2.1 General Approach

Where a house extension is proposed the external context should be examined as much as the internal relationships i.e. the form and style of the house, the size shape and landscape character of the garden ground, vehicle issues, the streetscape and the neighbour's amenity. Design guidance for this is set out as follows:

DIMENSIONAL information for :

- ◆ Side and Forward Extensions which mainly affect the streetscape pattern and public realm
- ◆ Rear Extensions which mainly affect garden size and amenity and the neighbour issues of privacy/overlooking and overshadowing

BUILDING DESIGN information for :

- ◆ Building and Roof Form and Elevational Composition
- ◆ External Finishes and Detailing (windows and doors)

The key terms "scale" and "character", noted in Local Plan policies, are interpreted in these paragraphs

DORMER EXTENSIONS

2.2 Side and Forward Extensions

PUBLIC REALM/ STREETSCAPE PATTERN

Side Extensions (Figure 2)

In historic urban streets, where buildings butt up against each other naturally, it is appropriate to infill gap sites. However within more recent areas of detached and semi detached houses the spaces between the buildings help to create the character of the street and should be protected as follows:

An extension must be no closer to the side boundary than 1.0 metre to ensure that:

- ◆ the extension can be constructed and its parts (e.g. down pipes) maintained in the future without encroaching on the neighbour's land or privacy.
- ◆ the access from the front to the back of the house is retained e.g. for refuse bin access.

Side extensions to 2 storey houses will generally be single storey. Discreet rooflights or dormers and hipped ends may allow this to rise to 1½ storeys where the pattern of space between the houses remains essentially undisturbed.

2 storey extensions are only permitted where they do not disturb the street pattern or are 4m. from any adjacent gable.
(see Rear Extension/Privacy and Overlooking)

Design Guidance

Side and Forward Extensions



Figure 3a SIDE EXTENSIONS General Rule : understated and set back

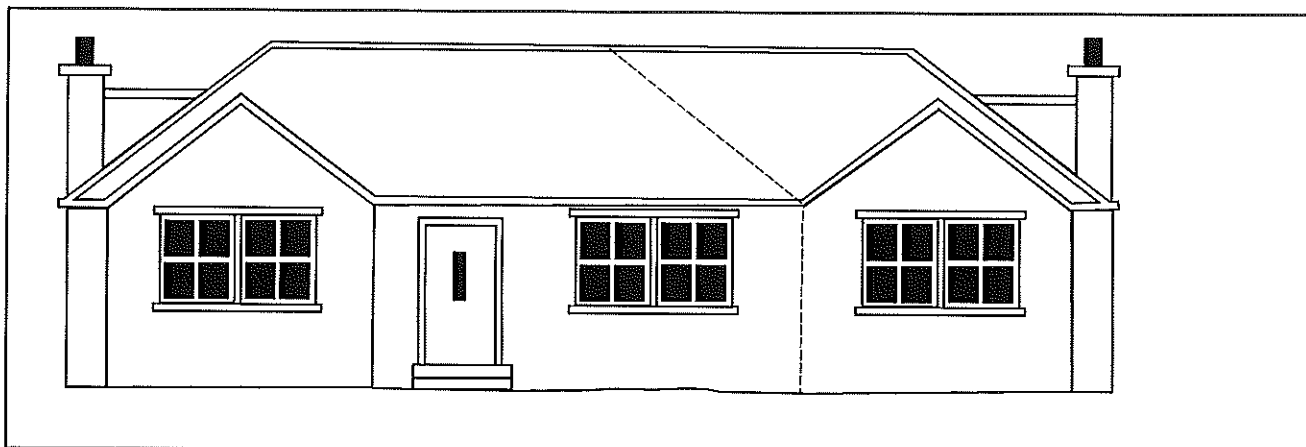


Figure 3b SIDE EXTENSIONS Exception : creates whole new building - re-roof and render

An extension should generally be set back by a minimum of 300 mm from the building line in order to:

- ◆ avoid an unsatisfactory join of existing and new materials on the same plane.
- ◆ reinforce the dominance of the original house by lowering the ridge line where the new roof pitch matches the existing and the extension does not extend beyond the rear face of the house. (Figure 3a)
(see Building Form and Roof Types)

Where an extension is the same storey height as the main house it should be set back by a minimum of 1.0m. A hipped end onto the side extension may be appropriate where the retention of the integrity of the original house is more important than street pattern and continuity.

These set back restrictions will not apply for large detached houses in landscape dominated plots where the extension becomes a complimentary part of the front elevation and the refurbishment of the whole house ensures a seamless joint of existing and new. (Figure 3b)

Design Guidance

Side and Forward Extensions

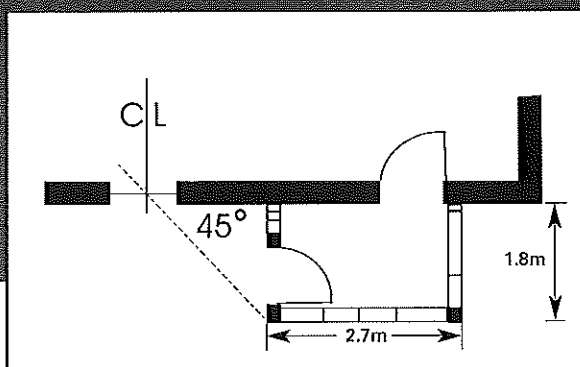


Figure 4a PORCH - Max Dimensions

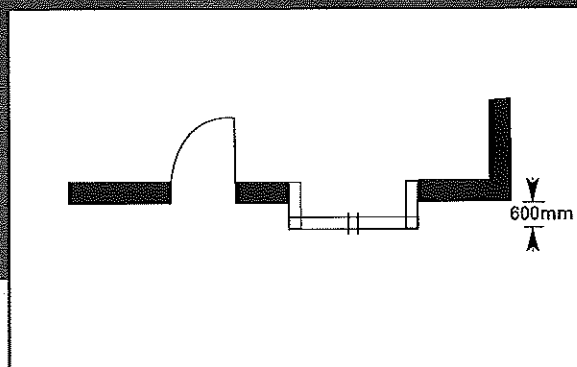


Figure 4b BAY WINDOW - Rectangle preferred unless angle is a feature of street - Max Dimensions

Forward Extensions

The "building line" is the main plane of the building frontage which excludes porches or bay windows on the original house. Any extension forward of this should integrate into the existing house frontage and also into the street pattern. Planning Permission will be required and "individualising" of the elevation will be discouraged. Extensions will be permitted as follows:

Porch extension: projecting no more than 1.8 metres from the wall and no more than 2.7 metres wide.

Bay window: projecting no more than 600mm

A porch or bay window must be light and understated in character and mainly glazed below the roof. Unless an original feature of the house, angled bays will be considered less acceptable than the straight types and vertical proportioned window divisions will be preferred to horizontal. A uniform style will be required in the case of terrace and semi-detached housing. (Figures 4a & 4b)

The above constraints may be reduced where a house is within its own self contained plot and distinct in appearance from its neighbour or where, in a more uniform street scene, a precedent has been set which the proposal seeks to copy.

All front extensions must conform to the 45° rule (see Rear Extension/Overshadowing).

Garages and Pend Access

Roads standards require that curtilage parking be provided at the rate of one space for 2-bed (and less) houses and two for larger properties, in addition to any garage provision. Thus if a garage is proposed on a street frontage any loss of space for parking, access or turning vehicles must be relocated elsewhere within the garden ground. An open car port will count as a parking space as will a pend access below an extension at first floor where (i) it is a minimum of 3.5 metres wide to permit passenger exit and (ii) the planning permission includes a condition that the pend remain open front and back.

Access over the public footway will require Roads Construction Consent.

Design Guidance

Rear Extensions

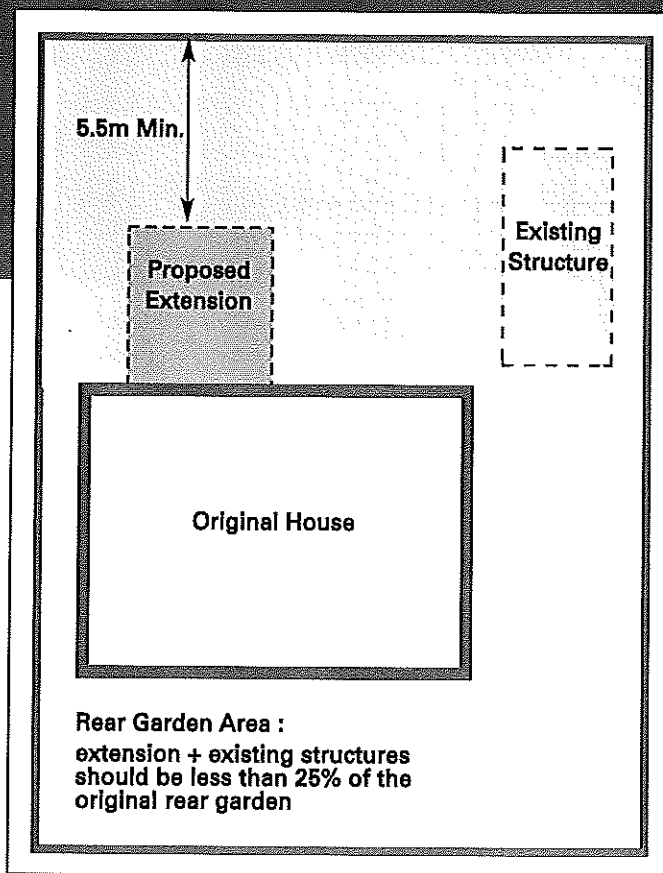


Figure 5 RETAINING GARDEN GROUND

2.3 Rear Extensions NEIGHBOUR ISSUES

General

The concealed location of a rear extension means that the main planning concern is with garden amenity, privacy and internal daylighting. The following general points are made :

- ◆ A ground extension may be appropriate where an adequate garden size is retained and the option of a roof extension might result in visually intrusive dormers to the front.
(see **Roof Extensions and Dormer Windows**)
- ◆ Additional accommodation should not generally be greater than 50% of the existing ground floor area.
- ◆ Any extension should be lower, appear the same or of a smaller scale than the main house, and be set in from any side of it.
- ◆ The proportion of new solid walls to window openings should continue the existing pattern.

Usable Garden Ground

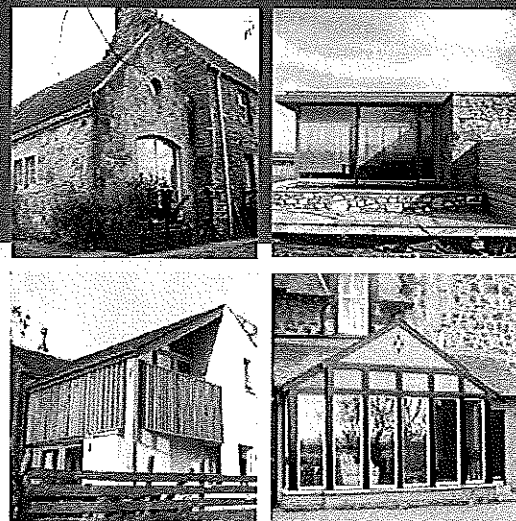
(Figure 5)

Controls relating to overlooking, overshadowing, and the proportional relationship of the extension to the original house will generally ensure that an adequate standard of enclosed private garden area is retained. However, as a general rule any rear extension:

- ◆ together with existing sheds and garages, should not exceed 25% of the original enclosed garden to the rear of the building line.
- ◆ should not encroach beyond 5.5 metres of the rear garden boundary.

Concessions on these standards would be considered where the extension:

- ◆ creates a garden size no less than is the average in the particular area.
- ◆ is required to meet tolerable standards or disability needs.



Design Guidance

Rear Extensions

Minimum distances between window openings

		Angle at window of building to be erected not more than									
		90°	80°	70°	60°	50°	40°	30°	20°	10°	0°
Angle at window of any other building not more than	90°	18	18	18	18	13	9	6	4	3	2
	80°	18	18	18	13	9	6	4	3	2	
	70°	18	18	13	9	6	4	3	2		
	60°	18	13	9	6	4	3	2			
	50°	13	9	6	4	3	2				
	40°	9	6	4	3	2					
	30°	6	4	3	2						
	20°	4	3	2							
	10°	3	2								
	0°	2									

- NOTE 1. Angle means the horizontal angle included between :
 A. the shortest line joining any part of one window opening to any part of the other
 B. the vertical plane of the opening of the window
2. Distances shall be interpolated for intermediate angles

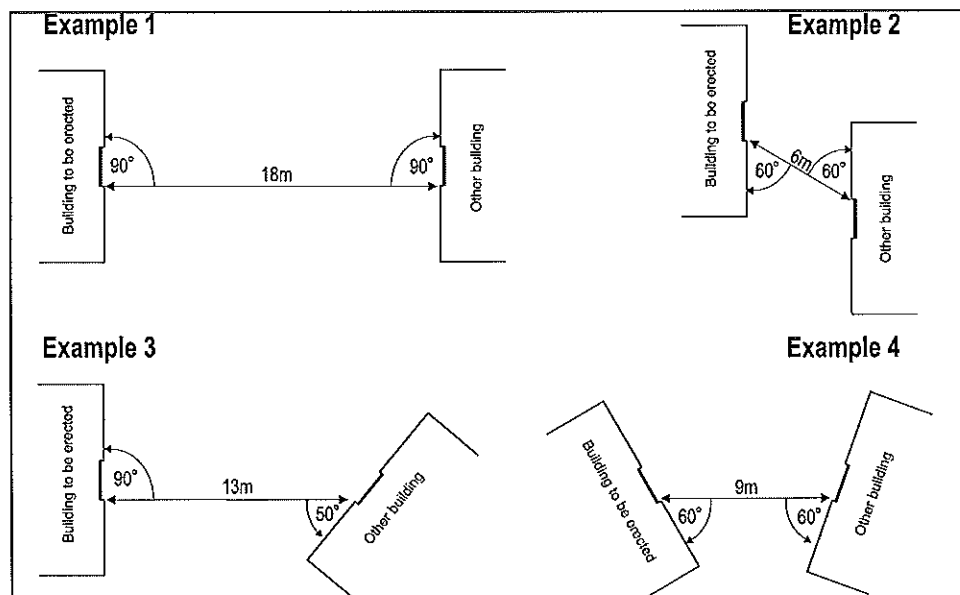


Figure 6 PRIVACY AND OVERLOOKING window to window distances

Privacy and Overlooking (Figure 6)

In establishing measures to prevent overlooking, the privacy of the house is considered of greater importance than that of the garden. The guidelines are:

- ◆ The minimum distance between the windows to "habitable" *rooms and/or conservatories directly facing each other should be 18 metres.
- ◆ This dimension may be reduced where
 - (i) windows do not directly face each other
 - (ii) windows are at an angle to each other
 - (iii) there is effective permanent screening e.g. a 2 metre high wall or fence defines the mutual boundary.

◆ Where an extension is 1 ½ or 2 storey there should not be any side windows to "habitable" rooms to avoid a precedent which may be the cause of neighbour dispute. Windows on the rear frontage or in roof light form could be considered instead.

◆ Non-habitable room windows will be encouraged on side elevations to avoid blank walls e.g. bathrooms with opaque glass.

* living rooms and bedrooms