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45/2018/0217

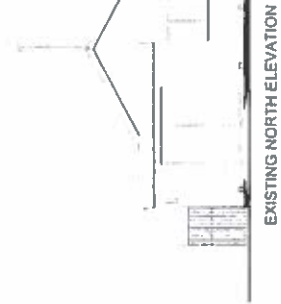
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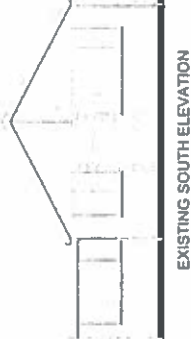
Existing Elevations



EXISTING NORTH ELEVATION



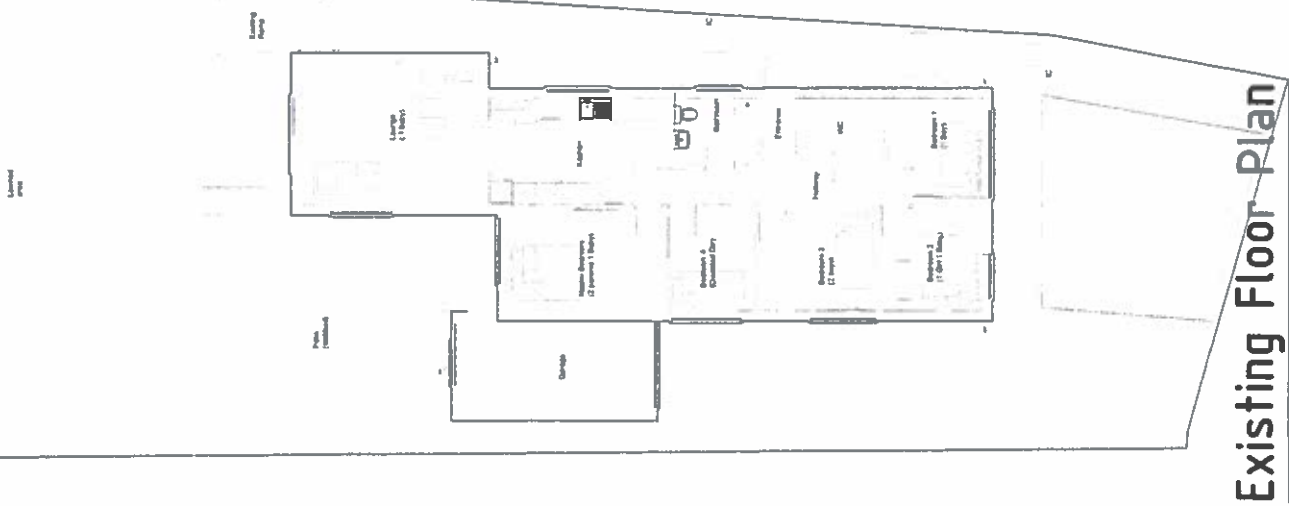
EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



Existing Floor Plan

EXISTING ELEVATIONS



Location Plan
scale 1: 1250



Site Plan Scale 1: 500

All elevations to be displayed on site plan to match elevations.
The Contents of this drawing are the property of Pennaf Ltd.

Pennaf
42 Weaverston Drive, Rhyd
Cwmwd A163 / DEVELOPMENT
Existing Full Plans

Project No: 25_03_2011
Drawn By: Y 100 @ A2
As shown

Client: Cwmwd A163 / DEVELOPMENT
Drawn No: No 11
Rev No: JRJ

Project No: 25_03_2011
Drawn By: JRJ
Rev No: JRJ

4/5/2018/02/17/06

PROPOSED ELEVATIONS

Proposed Elevations



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

EXTENSION

**EXISTING
EXTENSION
WITH NEW
ROOF OVER**



Site Plan Scale 1: 500

Window Schedule

Window No.	U x V (ft)	Depth	Type
W01	10'0" x 10'0"	10'0"	Standard (C2)
W02	10'0" x 10'0"	10'0"	Standard (C2)
W03	8'4" x 10'0"	10'0"	Standard (C2)
W04	17'0" x 10'0"	10'0"	Standard (C2)
W05	8'0" x 10'0"	10'0"	Standard (C2)
W06	8'0" x 10'0"	10'0"	Standard (C2)
W07	6'10" x 10'0"	10'0"	Standard (C2)

Roofing Schedule

Roof No.	Area (sq ft)	Depth	Type
R01	10'0" x 10'0"	10'0"	Standard (C2)
R02	10'0" x 10'0"	10'0"	Standard (C2)
R03	8'4" x 10'0"	10'0"	Standard (C2)
R04	17'0" x 10'0"	10'0"	Standard (C2)
R05	8'0" x 10'0"	10'0"	Standard (C2)
R06	8'0" x 10'0"	10'0"	Standard (C2)
R07	6'10" x 10'0"	10'0"	Standard (C2)
R08	8'0" x 10'0"	10'0"	Standard (C2)
R09	8'0" x 10'0"	10'0"	Standard (C2)
R10	6'10" x 10'0"	10'0"	Standard (C2)

Roof Plan

NTS



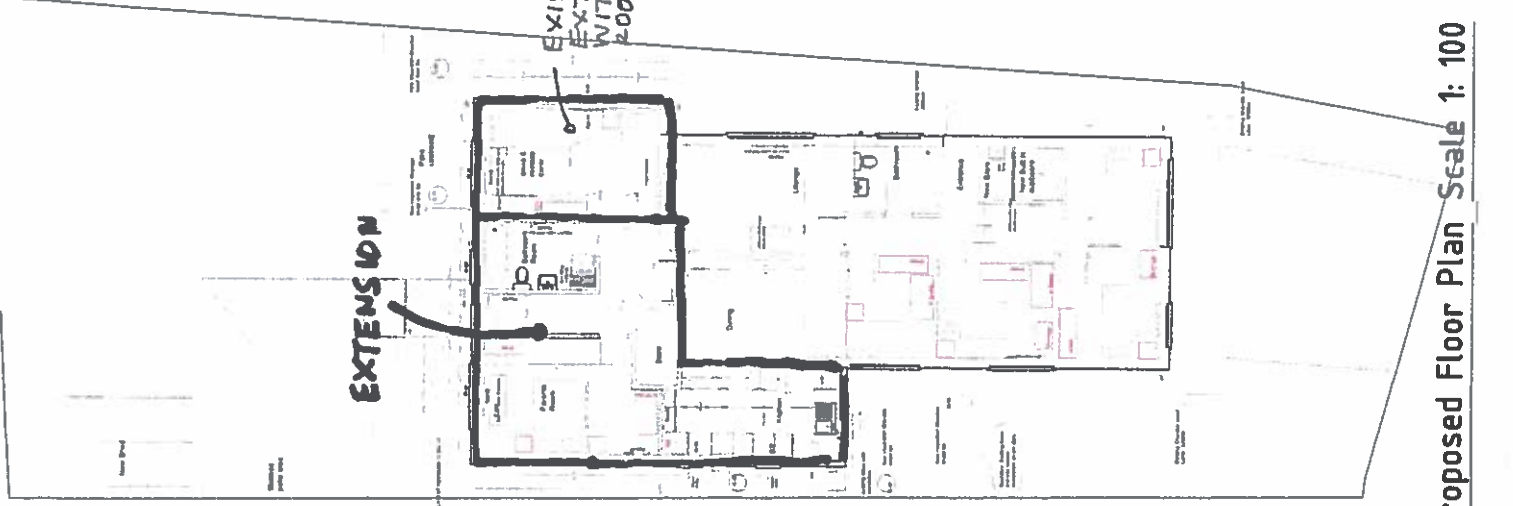
All drawings to be reviewed on site prior to construction.
The Contractor shall be responsible for the accuracy of the proposed elevations.

Project: 42 Weaverston Drive, Rhyd
Client: Pennaf
Architect: Pennaf
Date: 11/13/13
Scale: As Shown

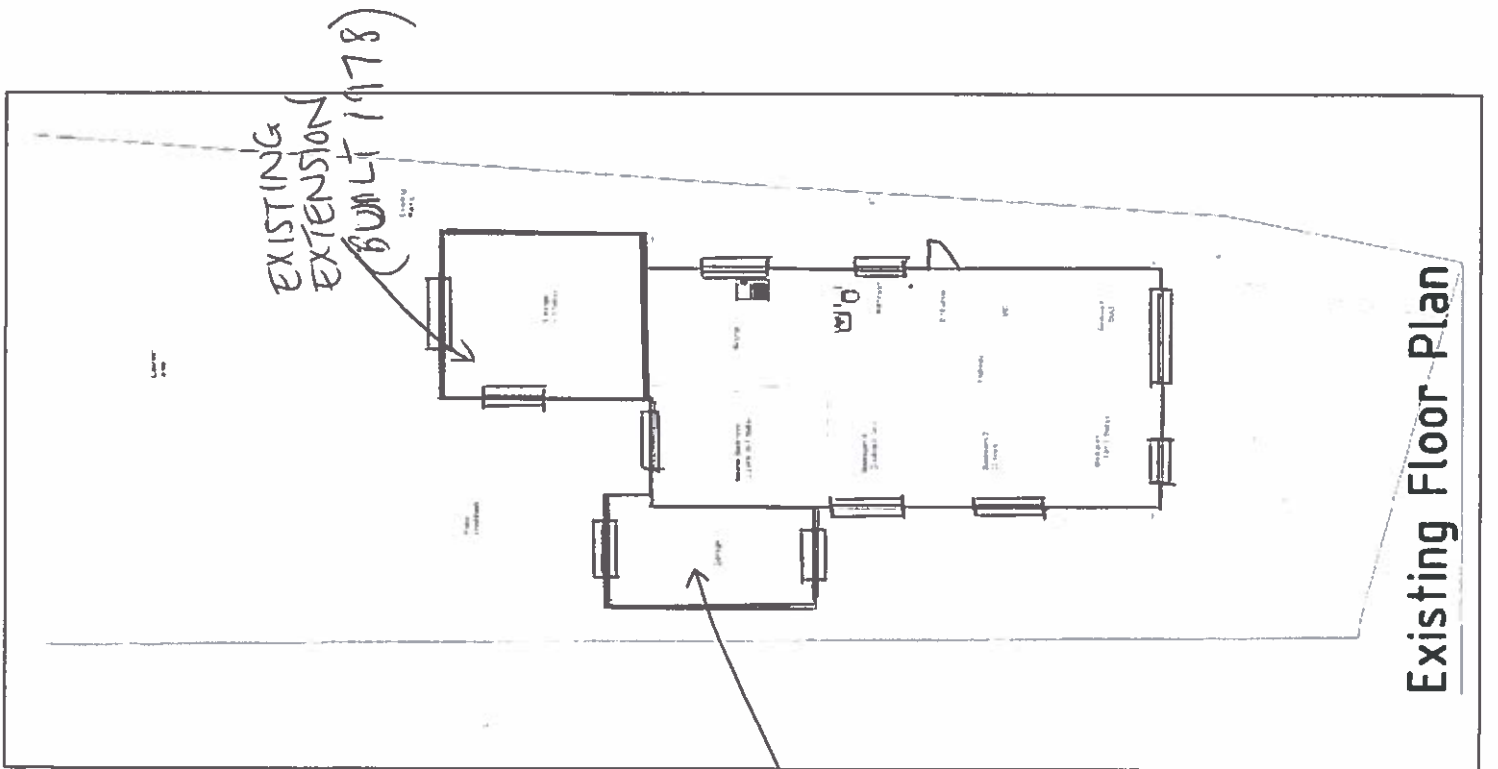
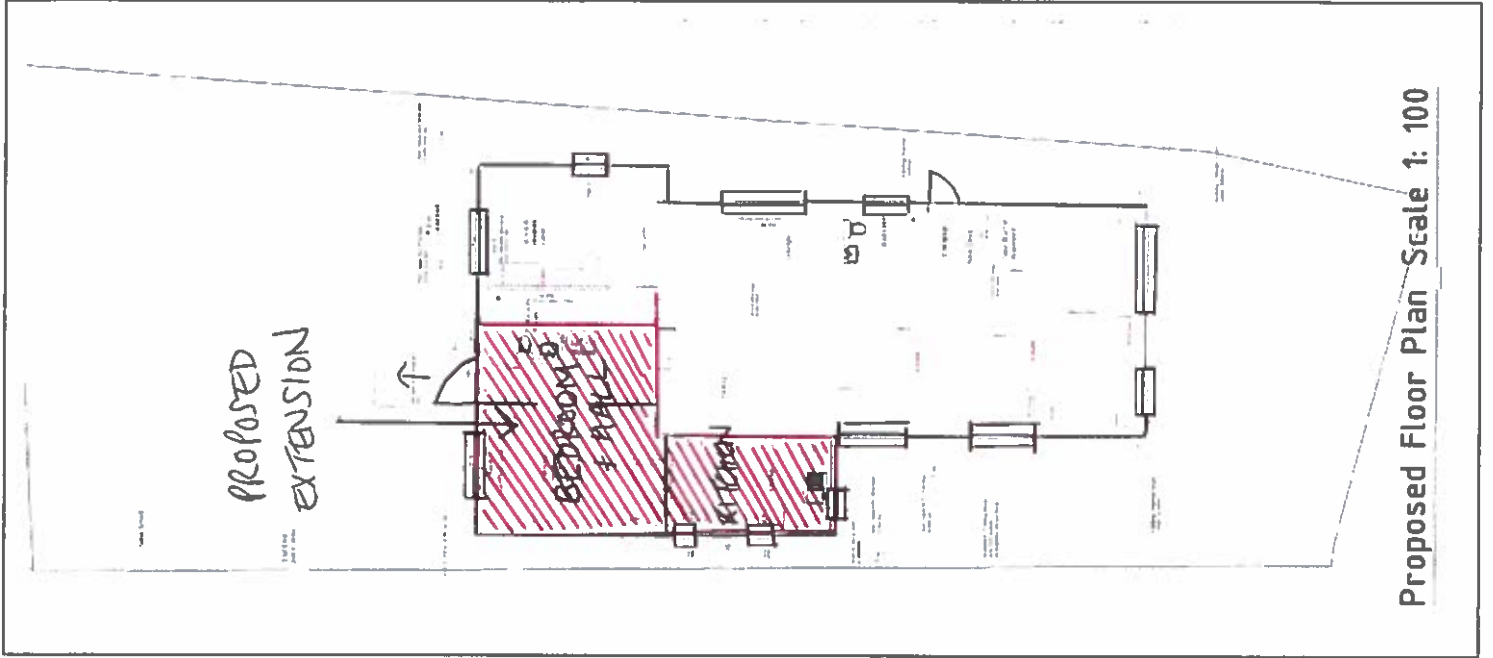


Project No.	Sheet No.	Scale	Date
42 Weaverston Drive, Rhyd	No. 33	As Shown	11/13/13

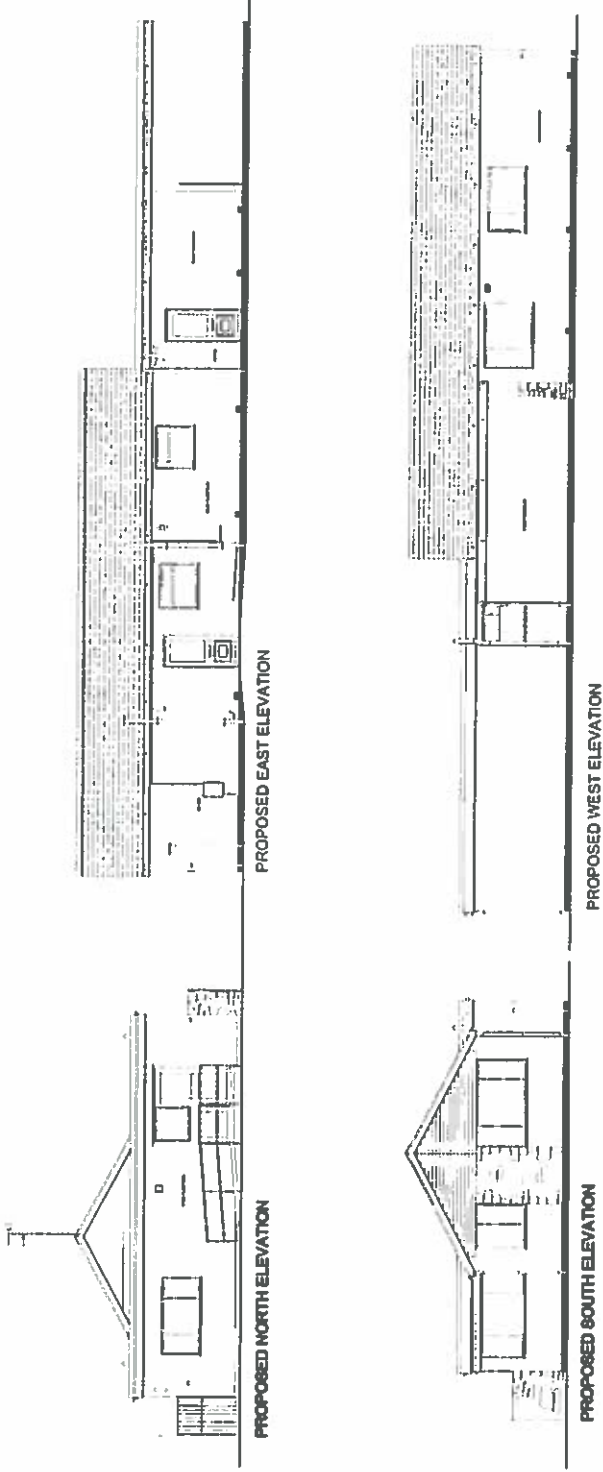
Proposed Floor Plan Scale 1: 100



FLOOR PLANS



Proposed Elevations



Proposed Floor Plan

REFUSED SCHEME 2011

All elevations to be submitted as separate representations
 The location of the building on the site plan is indicated

Project Location:
 42 Westcliffe Drive, Rye,
 Surrey, Surrey,
 GU24 0JL, UK

Project Details:
 1st Floor Office
 2nd Floor Office
 3rd Floor Office
 4th Floor Office
 5th Floor Office



42 Westcliffe Drive, Rye,
 Surrey GU24 0JL
 Proposed Floor Plans

Project No.	Project Name	Project Status	Project Date
25 03 2311	165 Z1	RU	16/01/11
1 133 0 A2	165 Z1	RU	16/01/11
A3 625200	165 Z1	RU	16/01/11

City of Aylesbury Development
 42 Westcliffe Drive, Rye,
 Surrey GU24 0JL



WARD : Rhyl South

WARD MEMBER(S): Cllr Ellie Chard (c)
Cllr Jeanette Chamberlain Jones

APPLICATION NO: 45/2018/0217/ PF

PROPOSAL: Demolition of garage to erect a single storey pitched roof extension to rear of dwelling

LOCATION: 42 Weaverton Drive Rhyl LL184LB

APPLICANT: Mr John Robert Jones Clwyd Alyn Housing Association

CONSTRAINTS: Article 4 Direction

PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – 4 or more objections received
- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

RHYL TOWN COUNCIL

“Out of character with the scale and form of development in the surrounding area.
- The extensions are no longer subordinate to original building and therefore constitute over intensification of site.
- Concerns over additional traffic and lack of onsite parking availability for occupiers and visitors including onsite carer

The Town Council would also wish to express concerns that:-
- the submitted “existing plans” do not appear to represent the current layout of the building in that the garage appears to have been converted to an additional room. It is not known whether this change benefited from planning consent but appears to have been undertaken prior to 2009.”

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Ms J P Sturgess, 78 Bryn Cwnin Rd, Rhyl
Mr T W Baylis 84 Brycwnin Road, Rhyl
Muriel T Mathews, 82 Bryncwnin Road, Rhyl Edward John Newson, 80 Bryn Cwnin Road, Rhyl
Peter Harrison, 40 Weaverton Avenue, Rhyl Mrs Pauline Jackson, 30 Doren Avenue, Rhyl

Summary of planning based representations in objection:

Residential amenity:

Proximity of new lounge window to bedroom window of nearby property; proposed new pitched roof would result in loss of light for bedroom of nearby property at 78 Bryn Cwnin Road; the proposed will be clearly visible from the garden and rear windows of 80 Bryn Cwnin Road

changing the rear view and blocking the light; would encroach on light and privacy for nearby property at 82 Bryn Cwnin Road; changes to window sizes which will directly overlook neighbouring properties

General Comments:

The property would be too big in the area which is 2/3 bed bungalows for retired people and therefore allowing an extension would make it out of character with the area.

The property already has too many cars which cause cars to park on the road.

Queries existing use of the 'garage'.

Construction works would cause disruption for local residents.

EXPIRY DATE OF APPLICATION: 23/5/2018

REASONS FOR DELAY IN DECISION: N/A

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is for the erection of a single storey pitched roof extension to an existing bungalow at 42, Weaverton Drive in Rhyl.
- 1.1.2 The extension would be located to the side and rear of the property, and would involve the demolition of an existing flat roof garage on the western side of the dwelling, i.e. between Nos. 42 and 44. The side section of the proposed extension would be on the same footprint as the existing garage.
- 1.1.3 To the rear, the proposed extension would extend 5.2m out from the rear elevation of the original property to bring it in line with an existing flat roof extension. It is proposed to erect a pitched roof over the whole of the proposed extension and to carry this over the existing flat roof extension.
- 1.1.4 The eaves height of the extensions would be 2.7m, with a ridge height at the rear of 4.4m. The kitchen extension proposed to the side, on the footprint of the existing garage to be demolished would also have a pitched roof, with a marginally lower ridge height of 4.1m.
- 1.1.5 There are no changes to existing window details within the main front elevation. The proposed side kitchen extension which is set back from the front elevation by approximately 8.5m would have a smaller window facing south than that currently on this elevation of the garage.
- 1.1.6 Within the rear (north) elevation 2 bedrooms and a door are shown with a ramped access to the rear garden. Within the side (west) elevation facing 44 Weaverton Drive it is proposed to locate 2 higher level (1.6m high cill), obscure glazed kitchen windows. Within the other side elevation (east) facing the rear of properties on Bryn Cwnin Road, it is intended to insert a larger window which would serve a living room instead of a kitchen and within the existing extension it is proposed to insert a bedroom window.
- 1.1.7 The rear elevation of the extension would be level with the existing extension which is approximately 13.5m from the rear garden boundary.
- 1.1.8 The application form states the roof would be tiled and walls would have a smooth painted rendered finish to match the existing dwelling.

1.1.9 The detailing can best be appreciated from the plans at the front of the report.

1.2 Description of site and surroundings

1.2.1 The application site comprises of a single storey dwelling located within an area of Rhyl characterised by single storey properties.

1.2.2 The dwelling has previously been extended with a flat roof extension to the rear measuring 4.5m wide by 5.2m and also a flat roof garage extension to the side measuring 2.7m by 5.7m.

1.2.3 A number of properties within the area have extensions to the rear and sides, with some dormer extensions.

1.2.4 The property is set within a spacious plot which measures approximately 477sqm.

1.2.5 To the front and side of the property are off street car parking spaces for up to 3 cars.

1.2.6 The boundaries of the property are a mix of timber fencing and breeze block walls.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the development boundary of Rhyl as defined in the Local Development Plan.

1.4 Relevant planning history

1.4.1 Planning permission was refused in 2011 for an extension to the rear of the property. This refusal has been referred to by local residents within their representations.

1.4.2 Details of the 2011 extension are shown at the front of the report. This was a flat roof extension projecting some 9 metres out from the original rear wall of the dwelling, refused on basic design and scale grounds.

1.5 Developments/changes since the original submission

1.5.1 In response to a query raised during the consultation stage, the applicant has confirmed the use of the garage is as specified on the plans, although windows were inserted many years ago by the previous owner, and the space has been used for storage purposes and has not been converted to living accommodation. Planning permission for this work would not have been required.

1.6 Other relevant background information

1.6.1 Although not required with householder planning applications, a Design and Access Statement (DAS) has been submitted which sets out the reasoning for the proposal. The DAS explains that the extension has been designed to meet the requirements of a family with various disabilities which affect their daily living and the extension and adaptations proposed are to assist in meeting their long term medical needs.

2. DETAILS OF PLANNING HISTORY:

2.1 RYL/483/78 Flat roof extension (for dining/living room) GRANTED 25th July, 1980.

45/2011/0427/PF Erection of a single storey flat roof extension to rear of dwelling REFUSED under Delegated Powers on 13th July, 2011 for the following reason:

"It is the opinion of the Local Planning Authority that the design, form and scale of the proposed extension would be harmful to the appearance of the original dwelling and would be out of character with the scale and form of development in the surrounding area. It is therefore considered that the proposal would be contrary to Policy GEN 6 criteria i) and ii),

Policy HSG 12 criteria i), ii) and iii) of the adopted Denbighshire Unitary Development Plan, and advice as contained in SPG 1, Extensions to Dwellings”

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

Policy RD3 – Extensions and alterations to existing dwellings

Policy ASA3 – Parking standards

3.2 Supplementary Planning Guidance

SPG Residential Development

SPG Access for all

SPG Parking Standards in New Development

3.3 Government Policy / Guidance

Planning Policy Wales Edition 9 November 2016

Development Control Manual

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, 2016 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.3). It advises that material considerations '... must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability' (Section 3.1.4).

The Development Management Manual 2016 states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

4.1.1 Principle

4.1.2 Visual amenity/character of the area

4.1.3 Residential amenity

4.1.4 Highways including parking

Other matters

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy RD 3 relates specifically to the extension and alteration of existing dwellings, and states that these will be supported subject to compliance with detailed criteria.

Policy RD1 supports development proposals within development boundaries providing a range of impact tests are met.

The Residential Development SPG offers basic advice on the principles to be adopted when designing domestic extensions and related developments.

The principle of appropriate extensions and alterations to existing dwellings is therefore acceptable. The assessment of the specific impacts of the development

proposed is set out in the following sections.

4.2.2 Visual Amenity/character of the area

Criteria i) of Policy RD 3 requires the scale and form of the proposed extension or alteration to be subordinate to the original dwelling, or the dwelling as it was 20 years before the planning application is made.

Criteria ii) of Policy RD 3 requires that a proposal is sympathetic in design, scale, massing and materials to the character and appearance of the existing building.

Criteria iii) of Policy RD3 requires that a proposal does not represent an overdevelopment of the site.

Criteria i) of Policy RD 1 requires that development respects the site and surroundings in terms of siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings.

Criteria vi) of Policy RD1 requires that development proposals do not affect the amenity of local residents and land users and provide satisfactory amenity standards itself.

The impact of the proposals on visual amenity is therefore a basic test in the policies of the development plan.

There are no representations specifically raising visual amenity issues in relation to the detailing of the proposed extension. Some general comments have been made in relation to the character of the area being retirement bungalows which are 2/3 bed in size and that the proposed extension would result in a larger property which is out of keeping with the area.

It is acknowledged that the property has already been extended, and that the proposal would result in a further increase in the size of the property. However, having regard to the size of the plot and detailing of the proposed extension it is considered that this remains subordinate to the original and would not appear out of character with the dwelling or others in the area.

Policy RD 3 Criteria i) *requires the scale and form of the proposed extension or alteration to be subordinate to the original dwelling, or the dwelling as it was 20 years before the planning application is made.*

Rhyl Town Council have raised concerns that the extensions are no longer subordinate to the original building.

The existing rear extension was built approximately 40 years ago with planning and building regulation records available to confirm this. In policy terms the starting point is the dwelling as it was 20 years before the making of an application, hence the flat roof extension at the rear has to be considered as part of the original dwelling. Officers' view is that the proposed extension is subordinate to the dwelling as it was 20 years ago.

Policy RD 3 Criteria ii) *requires that a proposal is sympathetic in design, scale, massing and materials to the character and appearance of the existing building.*

The proposal is considered to be appropriate in design, scale and massing and all external materials would match those on the main dwelling. The use of a pitched roof detailing is entirely in keeping with the original dwelling, and as the proposals would remove the flat roof garage and extend a pitched roof over the old flat roof extension, this is considered to represent a marked improvement in the appearance of this dwelling.

Policy RD3 Criteria iii) *requires that a proposal does not represent an overdevelopment of the site.*

Rhyl Town Council have raised concerns that the extensions constitute over intensification of the site.

The proposal is for a single storey pitched roof extension which wraps around the side and rear of the property. It is proposed to demolish an existing garage, so overall the actual increase in floorspace is 35sqm.

With respect to Rhyl Town Council's concern relating to subordination and over-intensification of the site, the size of the plot is 477sq.m. Existing built development on the site measures approximately 130sq.m, and with the proposed extension would be approximately 165sq.m, which equates to 35% coverage of the site.

The Residential Development SPG states that over development of residential curtilages should be avoided, which can occur when a substantial part of the amenity space is taken over by buildings including extensions. As a rule of thumb the SPG refers to no more than 75% of the site being covered. As noted, the application site occupies a large plot, as a result of the development 35% of the plot would be taken over by built development. This is significantly below the SPG guidance and hence it is not considered there are reasonable grounds to argue that the site would be overdeveloped or that the proposals would represent over intensive development. .

Having regard to the design, siting, scale, massing and materials of the proposed extension, in relation to the character and appearance of the dwelling itself, the locality and landscape, it is considered the proposals would not have an unacceptable impact on visual amenity and would therefore would be in general compliance with the tests in the policies referred to.

4.2.3 Residential Amenity

Criteria iii) of Policy RD 3 requires that a proposal does not represent an overdevelopment of the site.

Criteria vi) of Policy RD 1 requires that proposals do not unacceptably affect the amenity of local residents and land users and provide satisfactory amenity standards itself.

The Residential Development SPG states that no more than 75% of a residential property should be covered by buildings.

The Residential Space Standards SPG specifies that 40m² of private external amenity space should be provided as a minimum standard for residential dwellings.

With respect to rear extensions, the Residential Development SPG advises that one of the main issues involved is the need to protect the amenities of occupiers of dwellings immediately adjoining, in terms of protecting privacy, maintaining sunlight and daylight and maintaining a reasonable outlook.

There are representations by local residents raising residential amenity issues in relation to the height of the roof of the proposed extension and location of windows resulting in overlooking and loss of privacy.

In relation to properties opposite on Weaverton Drive.

The extension is located to the rear of the property and within the front (south) elevation there are no changes to existing window arrangements within the main elevation.

In relation to 44, Weaverton Drive

The window detailing of the proposed side kitchen extension facing 44 Weaverton Drive (west elevation) would differ from the existing extension as 2 higher level kitchen windows are proposed.

Having regard to the proximity and relationship of the property with its neighbour at no 44 (which has a side window) and that the boundary fence is lower in this location, the plans show 2 small high level kitchen windows with a 1.6m high internal cill height and also that the windows would be glazed with obscure glass to avoid impacting upon the privacy of the neighbouring property. The applicant has confirmed that the windows could be detailed to ensure they have no opening sections.

There is a 2m gap in between the application site and its neighbour at No. 44 and the proposal would not result in any part of the building being any closer. There are windows within the rear elevation of no.44.

SPG guidance provides a tool to help assess whether a proposal would have an adverse impact on adjoining property in terms of overshadowing habitable windows in neighbouring properties. This is referred to as the '45 degree guide'.

The basis of the 45 degree guide is to project an imaginary line from the centre of the nearest ground floor window of any habitable room in an adjoining property, horizontally at a 45 degree angle. The guidance suggests that no part of the proposed development should cross this line. The guidance is worded to contain an element of flexibility and requires consideration of matters such as the direction of sunlight and shadow fall predicted from the new development.

In relation to the 45 degree guide, the proposal is for a pitched roof single storey extension. The roof of the extension would be of a 'hipped' detailing to the rear side adjacent to the boundary with no 44. Based on Officers' assessment of the location of windows in the rear elevations of no 44 and the position of the proposed extension, there would be a small section of the proposed extension falling within the 45 degree arc in relation to a rear ground floor window in No 44. Officers do not however consider that the extent of intrusion would give rise to unacceptable impacts on no 44, taking account of the fact that the proposed extension is single storey, with 2.7m eaves height and having a hipped roof which mitigates the impact of the roof when viewed from No.44. There is also a 1.8m screen fence between the application site and no 44. It is concluded there would be limited loss of sunlight and overshadowing from the extension on the north side of the application site, in relation to No.44.

In relation to properties adjoining / fronting Bryn Cwnin Road

There are 3 properties that have a rear boundary abutting the eastern (side) boundary of the application site – Nos.78, 80 and 82 Bryn Cwnin Road.

Within the elevation facing the rear of properties on Bryn Cwnin Road, it is intended to insert a larger window which would serve a living room instead of a kitchen within the side elevation of the original property, and within the existing extension it is proposed to insert a bedroom window.

The existing extension facing these properties is to be retained in its current form with the change proposed being to replace the flat roof with a pitched roof, forming a gable with an eaves height of 2.7m and ridge of 4.4m. The increase of 1.5m in overall height, from an existing flat roof height of 2.9m to a proposed 4.4m pitched roof height at a distance of approximately 11m to the nearest wall of No. 80 Bryn Cwnin Road is not considered to be significant or likely to adversely impact on this property. The side window it is proposed to introduce in this existing extension at ground floor level would be located behind a 2m high breeze block boundary wall.

In relation to the existing kitchen window which would serve the relocated living room, with respect to the comments made by the neighbour, internal alterations and alterations to existing windows can be made to most residential properties without the need for planning permission. The internal living space is being re-configured to meet the needs of the residents which is resulting in some changes and a larger window required in the side elevation, this does not need planning permission, but has been shown on the proposed plans as it results from the extension and alterations overall. In any event, the 2m high breeze block wall which runs along this boundary effectively screens this window from view from Nos, 78 -82.

Having regard to the detailing of the proposal, the distance and relationship of the properties in addition to boundary detailing in this location, there would be no unacceptable adverse impact on residents on Bryn Cwnin Road.

In relation to properties to the rear on Doren Avenue

Within the proposed rear (north) elevation 2 bedrooms and a door are shown with a ramped access to the rear garden. The extension would be no closer to the boundary of the property with its neighbour on Doren Avenue than the existing extension but its overall height would be increasing from a 2.9m high flat roof to a 4.4m high pitched roof. As the closest property on Doren Avenue is located some 23m away from the rear of the single storey extension and it is also orientated at an angle so that it does not directly face the application site property, it is not considered there would be any loss of privacy or outlook for this property.

In relation to the amenity afforded to the occupiers of the dwelling itself, SPG guidance states that sufficient private garden space should be left after any extensions have been built to firstly, provide private play and amenity space and secondly, to ensure that enough space is kept between neighbouring properties so as to prevent a cramped, overcrowded feel to the area. The property would have in excess of 175sqm of rear amenity space which would be retained which is well in excess of the 70sq.m standard recommended for a larger property in the SPG. Existing off street car parking facilities are unaffected by the proposal.

Overall, having regard to the scale, location and design of the proposed development, it is considered that the proposals would not have an unacceptable impact on residential amenity, and would therefore be in general compliance with the tests of the policies referred to.

4.2.4 Highway Issues including parking

Local Development Plan Policy RD 1 supports development proposals subject to meeting tests (vii) and (viii) which oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and require consideration of the impact of development on the local highway network.

Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards.

Rhyl Town Council have raised concerns over additional traffic and lack of on-site parking availability for occupiers and visitors including on-site carer.

The property has off street parking space for 3 cars with on street parking available on Weaverton Drive and surrounding streets. The proposal is to extend an existing dwelling, to meet the requirements of a family with various disabilities which affect their daily living and the extension and adaptations proposed are to assist in meeting their long term medical needs.

Officers consider it unlikely that the proposed extension would result in an increase in traffic. What demand is generated for parking can be accommodated within the site or on highways in the vicinity. It is not considered there are any reasonable grounds to resist the application on highway / parking impacts.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the

Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The principles of sustainability are promoted in the Local Development Plan and its policies and are taken into account in the consideration of development proposals. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs.

It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

- 5.1 Having regard to the detailing of the proposals, the potential impacts on the locality, and the particular tests of the relevant policies, the application is considered to be acceptable and is recommended for grant.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 23rd May 2023.
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
 - (i) Existing elevations and floor plan (drawing number 11) received 6 March 2018
 - (ii) Proposed elevations, floor and roof plan (drawing number 33) received 6 March 2018
 - (iii) Location plan (drawing number 12) received 6 March 2018
3. The 2 no. kitchen windows shown on the proposed west elevation plan which face the residential curtilage of 44 Weaverton Drive shall be non-opening windows fitted with obscure glazing. The windows shall be retained as non opening and obscurely glazed windows unless otherwise agreed in writing by the Local Planning Authority.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. In the interests of protecting residential amenity.