[redacted]

AVA/2022/0317, Penrhyl 80 Burley Lane, Two storey extension to side and single storey extension to rear with balcony area.

QPC Quarndon Neighbourhood Plan policy QDBC1 (d) requires that **development shall be designed to limit the impact on neighbouring properties by reason of noise and loss of privacy that would affect amenity**, accordingly we recommend that AVBC require that the proposed 1.8m glazing to the eastern side of the proposed balcony should be specified to be opaque and kept that way in perpetuity.
The Quarndon Neighbourhood Plan together with the (2006 saved) AVBC Local Plan forms the statutory Development Plan for Quarndon. Section 38 of the Planning and Compulsory Purchase Act requires determination of planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise.

Kind Regards

[redacted]



