

REPORT CRITERIA: Decisions issued between 21/08/2023 and 03/09/2023

Application No: 0/47388 Grid Reference: 278122,382649  
Application Type: Full Target Date: 19/01/2022  
Determination Level: Delegated Decision Date: 30/08/2023  
Development Type(s): New Development Decision Type: Approved With Conditions  
Electoral Division: Gogarth  
Community Council: Cyngor Tref Llandudno Town Council  
Location: Former Pier Pavillion Llandudno Conwy LL30 2LP  
Proposal: Variation of condition no 2 of planning approval 0/43785 (Re-development to create up to 54 No. apartments, commercial (A3) floorspace, and related access and parking) to allow for changes to approved plans

Application No: 0/47389 Grid Reference: 278335,382926  
Application Type: Listed Building Consent Target Date: 19/01/2022  
Determination Level: Delegated Decision Date: 30/08/2023  
Development Type(s): New Development Decision Type: Approved With Conditions  
Electoral Division: Gogarth  
Community Council: Cyngor Tref Llandudno Town Council  
Location: Former Pier Pavillion Llandudno Conwy LL30 2LP  
Proposal: Variation of condition no 2 of Listed Building Consent 0/43784 (Redevelopment to create up to 54 no. apartments, commercial (A3) floorspace, and related access and parking. (Listed Building Consent)) to allow for amendments to approved plans

Application No: 0/50397 Grid Reference: 279838,381869  
Application Type: Full Target Date: 17/03/2023  
Determination Level: Delegated Decision Date: 24/08/2023  
Development Type(s): Change Build Use Decision Type: Approved With Conditions  
Electoral Division: Craig-Y-Don  
Community Council: Cyngor Tref Llandudno Town Council  
Location: Roslin Sylva Gardens North Craig Y Don Llandudno LL30 1BP  
Proposal: Full planning permission for the change of use of the property from Class C3 residential dwelling to Class C2 children`s residential home along with proposed extension

Application No: 0/50556 Grid Reference: 294677,377741  
Application Type: Full Target Date: 01/05/2023  
Determination Level: Delegated Decision Date: 22/08/2023  
Development Type(s): New Development Decision Type: Approved With Conditions  
Electoral Division: Pen-sarn Pentre Mawr  
Community Council: Cyngor Tref Abergele Town Council  
Location: Glendalough Peel Street Abergele LL22 7LA  
Proposal: Erection of two semi-detached properties and ancillary drainage landscaping and surfacing works.

Application No: 0/50612 Grid Reference: 277267,382650  
Application Type: Full Target Date: 17/05/2023  
Determination Level: Delegated Decision Date: 21/08/2023  
Development Type(s): Household Decision Type: Approved With Conditions  
Electoral Division: Gogarth Mostyn  
Community Council: Cyngor Tref Llandudno Town Council  
Location: Bryn Heulog 18 Ty`N Y Coed Road Great Orme Llandudno Conwy LL30 2QA  
Proposal: Site works including retaining wall on vacant site behind existing no 18 house and garden, and adjustment of sloping ground to form level ground in 2 tiers

Application No: 0/50836 Grid Reference: 279938,361841  
Application Type: Full Target Date: 09/08/2023  
Determination Level: Delegated Decision Date: 29/08/2023  
Development Type(s): Change Build Use Decision Type: Refused  
Electoral Division: Llanrwst a Llanddoged  
Community Council: Cyngor Tref Llanrwst Town Council

Location: Chapel Scotland Street Llanrwst LL26 0AL  
Proposal: Change of use from a chapel to a pair of semi-detached bungalows within the existing structure

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Application No: 0/50840 Grid Reference: 281706,381249  
Application Type: Full Target Date: 09/08/2023  
Determination Level: Delegated Decision Date: 21/08/2023  
Development Type(s): Household Decision Type: Approved With Conditions  
Electoral Division: Penrhyn  
Community Council: Cyngor Tref Llandudno Town Council  
Location: 23 Plas Penrhyn Penrhyn Bay LL30 3EU  
Proposal: Proposed single storey extension to rear

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Application No: 0/50887 Grid Reference: 278239,382375  
Application Type: Listed Building Consent Target Date: 25/08/2023  
Determination Level: Delegated Decision Date: 24/08/2023  
Development Type(s): Minor Development Extension Decision Type: Refused  
Electoral Division: Gogarth Mostyn  
Community Council: Cyngor Tref Llandudno Town Council  
Location: 79 Mostyn Street Llandudno LL30 2NN  
Proposal: Proposed alterations to the existing building including to allow for the installation of an external seating area at first floor level

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Application No: 0/50889 Grid Reference: 279443,381914  
Application Type: Full Target Date: 22/08/2023  
Determination Level: Delegated Decision Date: 21/08/2023  
Development Type(s): Minor Development Extension Decision Type: Approved With Conditions  
Electoral Division: Craig-Y-Don  
Community Council: Cyngor Tref Llandudno Town Council  
Location: Independent Evangelical Church Queen's Road Craig Y Don Llandudno LL30 1TE  
Proposal: Single storey side extension. Change existing front timber doors to full glazed doors

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Application No: 0/50890 Grid Reference: 282035,380079  
Application Type: Full Target Date: 22/08/2023  
Determination Level: Delegated Decision Date: 21/08/2023  
Development Type(s): Minor Development Extension Decision Type: Approved With Conditions  
Electoral Division: Penrhyn  
Community Council: Cyngor Tref Llandudno Town Council  
Location: Uwchryn Bryn Pydew Road Bryn Pydew Conwy LL31 9JH  
Proposal: Shed extension, additional storage provisions and new field shelter (Part Retrospective)

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Application No: 0/50891 Grid Reference: 280599,374331  
Application Type: Discharge of Conditions Target Date: 22/08/2023  
Determination Level: Delegated Decision Date: 21/08/2023  
Development Type(s): Non Residential Decision Type: Approved  
Electoral Division: Llansanffraid  
Community Council: Cyngor Cymuned Llansanffraid Community Council  
Location: Gadlas Nant Y Cywarch Road Pentrefelin Glan Conwy LL28 5TH  
Proposal: Approval of details required by conditions 5 (Disposal of Foul Water), 7 (Rooflight Design) and 9 (Doors and windows) of planning consent 0/50565 (Conversion of the existing detached domestic garage and storage shed into an ancillary annex to the main dwellinghouse on the adjacent land for use by disabled family member)

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Application No: 0/50894 Grid Reference: 284477,378769  
Application Type: Full Target Date: 23/08/2023  
Determination Level: Delegated Decision Date: 22/08/2023  
Development Type(s): Change Build Use Decision Type: Approved With Conditions  
Electoral Division: Rhiw  
Community Council: Cyngor Tref Colwyn Town Council  
Location: Beecholme Queen's Drive Colwyn Bay LL29 7BW

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Proposal: Proposed change of use of former boarding house into offices falling under B1 use class and associated work to provide additional parking spaces.

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Application No: 0/50895 Grid Reference: 281350,381515  
Application Type: Full Target Date: 24/08/2023  
Determination Level: Delegated Decision Date: 23/08/2023  
Development Type(s): Household Decision Type: Approved With Conditions  
Electoral Division: Penrhyn  
Community Council: Cyngor Tref Llandudno Town Council  
Location: Iona View Pendre Road Penrhynside Llandudno LL30 3BY  
Proposal: Construction of balcony at front of dwelling

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Application No: 0/50896 Grid Reference: 278861,381360  
Application Type: Full Target Date: 23/08/2023  
Determination Level: Delegated Decision Date: 22/08/2023  
Development Type(s): Household Decision Type: Approved With Conditions  
Electoral Division: Tudno  
Community Council: Cyngor Tref Llandudno Town Council  
Location: 24 Gwydyr Road Llandudno Conwy LL30 1HQ  
Proposal: Single storey extension to rear of dwelling  
Loft conversion with dormer to side elevation

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Application No: 0/50897 Grid Reference: 282680,375043  
Application Type: Full Target Date: 28/08/2023  
Determination Level: Delegated Decision Date: 23/08/2023  
Development Type(s): Household Decision Type: Approved With Conditions  
Electoral Division: Llansanffraid  
Community Council: Cyngor Cymuned Llansanffraid Community Council  
Location: Pen Y Waen, Sarn Y Mynach To Glasfryn, Glan Conwy, LL28 5PG  
Proposal: Demolition of the old poor quality existing kitchen, dining and store rooms to create an open kitchen, dining and garden room on a similar footprint as the existing property.  
Construction of 3 no. parking spaces.

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Application No: 0/50902 Grid Reference: 278397,382294  
Application Type: Full Target Date: 31/08/2023  
Determination Level: Delegated Decision Date: 30/08/2023  
Development Type(s): Change Build Use Decision Type: Approved With Conditions  
Electoral Division: Gogarth Mostyn  
Community Council: Cyngor Tref Llandudno Town Council  
Location: 15 Clonmel Street Llandudno LL30 2LE  
Proposal: Variation of condition no 3 of planning approval 0/47351 (Change of use from A1 Shops to A3 Food & Drink) to allow for the sale of other food items

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Application No: 0/50903 Grid Reference: 284029,381165  
Application Type: Discharge of Conditions Target Date: 25/08/2023  
Determination Level: Delegated Decision Date: 29/08/2023  
Development Type(s): Non Residential Decision Type: Approved With Conditions  
Electoral Division: Llandrillo-yn-Rhos  
Community Council: Cyngor Tref Colwyn Town Council  
Location: 57 Marine Drive Rhos On Sea LL28 4HT  
Proposal: Approval of details required by condition no 8 (Construction Method Statement) of planning consent 0/48885 (Demolition of existing building;erection of a 1 no. building comprising 5 no. selfcontained apartments; car parking; and external private amenity space.)

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Application No: 0/50904 Grid Reference: 288949,366749  
Application Type: Full Target Date: 25/08/2023  
Determination Level: Delegated Decision Date: 23/08/2023  
Development Type(s): Household Decision Type: Approved With Conditions  
Electoral Division: Eglwys-bach a Llangernyw  
Community Council: Cyngor Cymuned Llangernyw Community Council  
Location: Dolwen Bach Wern Bach Llangernyw LL22 8RR

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Proposal: Extension to create bedrooms and additional living room. Insatallation of a new sewage treatment tank

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Application No: 0/50905 Grid Reference: 277204,377002  
Application Type: Full Target Date: 25/08/2023  
Determination Level: Delegated Decision Date: 23/08/2023  
Development Type(s): Household Decision Type: Approved With Conditions  
Electorial Division: Conwy  
Community Council: Cyngor Tref Conwy Town Council  
Location: 104 Parc Sychnant Conwy LL32 8SB  
Proposal: Proposed dropped kerb

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Application No: 0/50906 Grid Reference: 277671,373079  
Application Type: Full Target Date: 24/08/2023  
Determination Level: Delegated Decision Date: 23/08/2023  
Development Type(s): Change Build Use Decision Type: Approved With Conditions  
Electorial Division: Caerhun  
Community Council: Cyngor Cymuned Caerhun Community Council  
Location: Glasfryn Caerhun To Llanrwst Road Tyn Y Groes Conwy LL32 8SR  
Proposal: Change of use from residential ancillary accommodation to holiday letting unit

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Application No: 0/50907 Grid Reference: 278214,377499  
Application Type: Full Target Date: 30/08/2023  
Determination Level: Delegated Decision Date: 21/08/2023  
Development Type(s): New Development Decision Type: Withdrawn  
Electorial Division: Conwy  
Community Council: Cyngor Tref Conwy Town Council  
Location: St Mary's Church Hall Rose Hill Street Conwy LL32 8LD  
Proposal: The proposal is to construct a modest single-storey cafe, complete with landscaping, at the disused rear land of St Mary's Church in Conwy. Additionally, the project includes the installation of a permanent ramp to improve impaired access to the church and replace the existing steep ramp (rear elevation of the church hall) with a staircase

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Application No: 0/50908 Grid Reference: 278214,377499  
Application Type: Listed Building Consent Target Date: 30/08/2023  
Determination Level: Delegated Decision Date: 21/08/2023  
Development Type(s): New Development Decision Type: Withdrawn  
Electorial Division: Conwy  
Community Council: Cyngor Tref Conwy Town Council  
Location: St Mary's Church Hall Rose Hill Street Conwy LL32 8LD  
Proposal: The proposal is to construct a modest single-storey cafe, complete with landscaping, at the disused rear land of St Mary's Church in Conwy. Additionally, the project includes the installation of a permanent ramp to improve impaired access to the church and replace the existing steep ramp (rear elevation of the church hall) with a staircase

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Application No: 0/50909 Grid Reference: 282147,381186  
Application Type: Full Target Date: 28/08/2023  
Determination Level: Delegated Decision Date: 21/08/2023  
Development Type(s): Household Decision Type: Approved With Conditions  
Electorial Division: Penrhyn  
Community Council: Cyngor Tref Llandudno Town Council  
Location: Arfryn 5 Penrhyn Park Penrhyn Bay LL30 3HW  
Proposal: Single storey extension, full width to rear of property, enlarged kitchen/dining area, new utility and improved circulation

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Application No: 0/50911 Grid Reference: 280739,382300  
Application Type: Full Target Date: 28/08/2023  
Determination Level: Delegated Decision Date: 24/08/2023  
Development Type(s): Household Decision Type: Approved With Conditions  
Electorial Division: Craig-Y-Don  
Community Council: Cyngor Tref Llandudno Town Council

Location: Ty'r Graig Longleat Avenue Craigside Llandudno LL30 3AE  
Proposal: Proposed erection of detached garage

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Application No: 0/50913 Grid Reference: 294238,377236  
Application Type: TPO Application Target Date: 31/08/2023  
Determination Level: Delegated Decision Date: 24/08/2023  
Development Type(s): Non Residential Decision Type: Approved With Conditions  
Electoral Division: Gele and Llanddulas  
Community Council: Cyngor Tref Abergele Town Council  
Location: 11 Coed Bedw Abergele LL22 7EH  
Proposal: To prune 1 no. eucalyptus tree

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Application No: 0/50914 Grid Reference: 288407,376462  
Application Type: Full Target Date: 31/08/2023  
Determination Level: Delegated Decision Date: 29/08/2023  
Development Type(s): Household Decision Type: Approved With Conditions  
Electoral Division: Betws Yn Rhos  
Community Council: Cyngor Cymuned Betws-yn-Rhos Community Council  
Location: Alltwn Dolwen Road Llysfaen LL29 8AQ  
Proposal: A single storey extension to the western elevation and two storey extension on the eastern elevation

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Application No: 0/50915 Grid Reference: 279117,378389  
Application Type: Full Target Date: 29/08/2023  
Determination Level: Delegated Decision Date: 25/08/2023  
Development Type(s): Household Decision Type: Approved With Conditions  
Electoral Division: Glyn y Marl  
Community Council: Cyngor Tref Conwy Town Council  
Location: 3 Overlea Avenue Deganwy LL31 9RN  
Proposal: Single storey extension to side of existing dwelling

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Application No: 0/50917 Grid Reference: 285125,378886  
Application Type: Discharge of Conditions Target Date: 30/08/2023  
Determination Level: Delegated Decision Date: 25/08/2023  
Development Type(s): New Development Decision Type: Approved  
Electoral Division: Glyn  
Community Council: Cyngor Tref Colwyn Town Council  
Location: 3-8 Bay View road Colwyn Bay LL29 8DW  
Proposal: Approval of condition no 14 (Demolition and Construction Method Statement) of planning approval 0/48566 (Demolition of existing buildings and erection of a supported living affordable housing development (Use Class C3), access, parking, landscaping and communal courtyard, drainage infrastructure and associated development)

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Application No: 0/50918 Grid Reference: 296128,348870  
Application Type: Full Target Date: 31/08/2023  
Determination Level: Delegated Decision Date: 30/08/2023  
Development Type(s): Household Decision Type: Approved With Conditions  
Electoral Division: Uwch Aled  
Community Council: Cyngor Cymuned Cerrigydrudion Community Council  
Location: Bwlch Y Beudy Ruthin Road Cerrigydrudion LL21 9UB  
Proposal: Proposed removal of existing conservatory and replaced with orangery

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Application No: 0/50921 Grid Reference: 277685,376891  
Application Type: Full Target Date: 01/09/2023  
Determination Level: Delegated Decision Date: 31/08/2023  
Development Type(s): Change Build Use Decision Type: Approved With Conditions  
Electoral Division: Conwy  
Community Council: Cyngor Tref Conwy Town Council  
Location: Community Hall Henryd Road Conwy LL32 8HN

Proposal: Variation of condition no 3 of planning approval 0/42933 (Change of use of existing, disused community centre into single residential dwelling, re-roofing of existing south lean-to and construction of new single storey extension to south) to allow approval of bat mitigation scheme post commencement

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Application No: 0/50922 Grid Reference: 283645,378930  
Application Type: Full Target Date: 01/09/2023  
Determination Level: Delegated Decision Date: 21/08/2023  
Development Type(s): New Development Decision Type: Refused  
Electoral Division: Mochdre  
Community Council: Cyngor Cymuned Mochdre Community Council  
Location: LAND ON THE NORTH WEST SIDE OF THE OLD HIGHWAY Colwyn Bay Conwy  
Proposal: Proposed New single dwelling, new access and associated landscaping

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Application No: 0/50923 Grid Reference: 277811,379246  
Application Type: Full Target Date: 01/09/2023  
Determination Level: Delegated Decision Date: 30/08/2023  
Development Type(s): Household Decision Type: Approved With Conditions  
Electoral Division: Deganwy  
Community Council: Cyngor Tref Conwy Town Council  
Location: The Hills York Road Deganwy LL31 9PX  
Proposal: 3 storey side extension to rear of existing outrigger to house internal lifting platform

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Application No: 0/50924 Grid Reference: 294661,377695  
Application Type: Discharge of Conditions Target Date: 05/09/2023  
Determination Level: Delegated Decision Date: 31/08/2023  
Development Type(s): Non Residential Decision Type: Approved  
Electoral Division: Pen-sarn Pentre Mawr  
Community Council: Cyngor Tref Abergele Town Council  
Location: Llys Onnen 22 Water Street Abergele LL22 7SH  
Proposal: Approval of details required by conditions 14 (Construction Method Statement) and 17 (Welsh Language Mitigation) of planning consent 0/49141 (Demolition of existing buildings and erection of an over 55s affordable housing development comprising of 43 apartments, access, parking, landscaping, drainage infrastructure and associated development.)

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Application No: 0/50929 Grid Reference: 293891,378163  
Application Type: Full Target Date: 05/09/2023  
Determination Level: Delegated Decision Date: 30/08/2023  
Development Type(s): Household Decision Type: Approved With Conditions  
Electoral Division: Pen-sarn Pentre Mawr  
Community Council: Cyngor Tref Abergele Town Council  
Location: 14 Heol Conwy Abergele LL22 7UT  
Proposal: Proposed side extension, garage conversion, link double garage and internal / external alterations

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Application No: 0/50932 Grid Reference: 279032,380846  
Application Type: Full Target Date: 04/09/2023  
Determination Level: Delegated Decision Date: 31/08/2023  
Development Type(s): Household Decision Type: Approved With Conditions  
Electoral Division: Tudno  
Community Council: Cyngor Tref Llandudno Town Council  
Location: 46 Vicarage Avenue Llandudno LL30 1PS  
Proposal: Rear single storey extension to provide a larger open plan living accommodation for a growing family. Small side extension to provide a covered walkway from the lower garage to the rear of the property at ground floor level. New patio space to the rear garden. Widening of the existing off street parking to provide an additional parking space with permeable finish and improved access to the property. Re-cladding of the front porch with timber cladding to provide a focal point to the main entrance.

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Application No: 0/50935 Grid Reference: 268721,375393

Application Type: Full Target Date: 06/09/2023  
Determination Level: Delegated Decision Date: 31/08/2023  
Development Type(s): Household Decision Type: Approved With Conditions  
Electoral Division: Pandy  
Community Council: Cyngor Tref Llanfairfechan Town Council  
Location: Hafod Y Mor Penmaen Park Llanfairfechan LL33 0RN  
Proposal: Proposed balcony, adaptation of access steps, infill of open porch and extension of driveway.

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Application No: 0/50944 Grid Reference: 283349,381205  
Application Type: Full Target Date: 13/09/2023  
Determination Level: Delegated Decision Date: 29/08/2023  
Development Type(s): Household Decision Type: Approved With Conditions  
Electoral Division: Llandrillo-yn-Rhos  
Community Council: Cyngor Tref Colwyn Town Council  
Location: 163 Penrhyn Avenue Rhos On Sea LL28 4LB  
Proposal: Proposed Rear Extension & Internal Alterations

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Application No: 0/50945 Grid Reference: 293947,377993  
Application Type: TPO Application Target Date: 14/09/2023  
Determination Level: Delegated Decision Date: 29/08/2023  
Development Type(s): Non Residential Decision Type: Approved With Conditions  
Electoral Division: Pen-sarn Pentre Mawr  
Community Council: Cyngor Tref Abergele Town Council  
Location: 5 Heol Aled Abergele LL22 7UR  
Proposal: To remove regrowth from 6 x previously reduced broadleaf trees

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Application No: 0/50949 Grid Reference: 278239,382375  
Application Type: Full Target Date: 01/09/2023  
Determination Level: Delegated Decision Date: 31/08/2023  
Development Type(s): Minor Development Extension Decision Type: Refused  
Electoral Division: Gogarth Mostyn  
Community Council: Cyngor Tref Llandudno Town Council  
Location: 79 Mostyn Street Llandudno LL30 2NN  
Proposal: Proposed alterations to the existing building including to allow for the installation of an external seating area at first floor level

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Application No: 0/50967 Grid Reference: 285854,378224  
Application Type: TPO Application Target Date: 20/09/2023  
Determination Level: Delegated Decision Date: 30/08/2023  
Development Type(s): Non Residential Decision Type: Approved With Conditions  
Electoral Division: Glyn  
Community Council: Cyngor Tref Colwyn Town Council  
Location: 186 Abergele Road Colwyn Bay LL29 8AA  
Proposal: To prune 1 no. lime tree

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Application No: 0/50972 Grid Reference: 294590,377961  
Application Type: Tree in Conservation Area Target Date: 06/09/2023  
Determination Level: Delegated Decision Date: 29/08/2023  
Development Type(s): Non Residential Decision Type: No Objection  
Electoral Division: Pen-sarn Pentre Mawr  
Community Council: Cyngor Tref Abergele Town Council  
Location: Park View Residential Home 15 Dundonald Avenue Abergele LL22 7SP  
Proposal: To remove 2 x conifer trees

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Application No: 0/50974 Grid Reference: 294593,377953  
Application Type: Tree in Conservation Area Target Date: 06/09/2023  
Determination Level: Delegated Decision Date: 29/08/2023  
Development Type(s): Non Residential Decision Type: No Objection

Electoral Division: Pen-sarn Pentre Mawr  
Community Council: Cyngor Tref Abergele Town Council  
Location: 11 Dundonald Avenue Abergele LL22 7SP  
Proposal: To prune 2 no. broadleaf trees

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<u>Application No:</u>	0/50985	<u>Grid Reference:</u>	284593,378682
<u>Application Type:</u>	Non-material Amendment	<u>Target Date:</u>	28/08/2023
<u>Determination Level:</u>	Delegated	<u>Decision Date:</u>	24/08/2023
<u>Development Type(s):</u>	New Development	<u>Decision Type:</u>	Approved

Electoral Division: Rhiw  
Community Council: Cyngor Tref Colwyn Town Council  
Location: The John Braddock & Mary Bamber Convalescent Centre Queens Avenue Colwyn Bay Conwy LL29 7BD  
Proposal: Non material amendment to planning approval 0/46130 (Conversion of John Braddock (Former Queens Lodge) building to provide 14 no. apartments and 3 no. town houses. Demolition of former Mary Bamber Convalescent centre and construction of 46 no. apartments, 42 no. new dwellings. Demolition of all other buildings and structures, associated works and car parking, hard and soft landscaping including areas of open space) to change house types on plots 10 & 14

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<u>Application No:</u>	0/51026	<u>Grid Reference:</u>	285552,376022
<u>Application Type:</u>	Non-material Amendment	<u>Target Date:</u>	18/09/2023
<u>Determination Level:</u>	Delegated	<u>Decision Date:</u>	30/08/2023
<u>Development Type(s):</u>	Household	<u>Decision Type:</u>	Approved

Electoral Division: Betws Yn Rhos  
Community Council: Cyngor Cymuned Betws-yn-Rhos Community Council  
Location: Ty Newydd Cilgwyn Road Llanellian Yn Rhos Colwyn Bay LL29 8YR  
Proposal: Non material amendment to planning consent 0/49463 (Reconstruction of an existing outbuilding which is structurally unsound to bring the thermal envelope inline with current standards. This will house a larger kitchen, additional home office, utility, garage and a first floor bedroom, bathroom and lounge.) to allow for Altered the ground floor front glazing and provide a rear patio door to the kitchen. Provide a window to the utility and WC to the rear elevations. Provide a chimney on the gable elevation. Provide a store below the rear balcony.

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