

DELEGATED REPORT

Application No: P/21/0154

Site Address: Thirlmere
Pentwyn Deintyr
Treharris
CF46 5EA

Development: Certificate of Lawfulness for a proposed single storey side and rear extension and porch

Case Officer: Rebecca Owens

Site Visit: 27th May 2021

Application Expiry Date: 21st June 2021

APPLICATION SITE

The application relates to a detached dwelling in a semi-rural area within the settlement boundary. The site is bound by a highway to the front, dwellings on either side and undeveloped land to the rear. It is not in a conservation area.

DESCRIPTION

A certificate of Lawful Development is sought for the erection of a single storey side and rear extension and a porch.

The dwelling as existing has a 'L' shaped footprint. The proposed side and rear extension would wrap around the western corner of the property. It would have a maximum width of 5.406m and a maximum depth of 6.345m, projecting off the rear elevation by 1.8m and off the existing flank elevation by 1.885m. The side element of the extension would have a flat roof with a maximum height of 2.652m and the rear element would feature a hipped roof with a ridge height of 3.966m and an eaves height of 2.7m. The walls of the extension would be finished with painted render and the roof would be covered with plain brown tiles to match the main roof.

The proposed porch would be erected off one of the principal elevations, in front of the main entrance door. It would be 1.725m in width by 1.7m in depth and would have a flat roof with a height of 2.65m.

PLANNING HISTORY

The relevant planning history relating to this site is outline below:

P/20/0033 Increase height of existing bungalow, erection of a rear extension featuring a dormer within the roof space and creation of additional car parking within front garden
Granted planning permission subject to conditions 20 April 2020

P/18/0315 Increase height of roof, construct front and rear dormers, two storey front extension and creation of additional car parking
Refused planning permission on 29 November 18 for the following reasons:

1. *"The proposed front dormers, by virtue of their design, size and siting would result in awkward, unsympathetic and prominent additions which would significantly harm and dominate the principal elevation of the property. This is contrary to Policy BW7 of the Merthyr Tydfil Local Development Plan".*
2. *"The proposed front extension by virtue of its siting, mass and height would be overbearing upon the adjacent residential property, Ty Dyffryn. The proposal would also result in a loss of light to this property. This is contrary to Policy BW7 of the Merthyr Tydfil Local Development Plan".*

Subsequent appeal dismissed on 25 March 2019

P/18/0130 Extensions to provide a two storey dwelling and change of use of land to rear to residential curtilage
Refused planning permission on 6 July 2018 for the following reasons:

1. *"The proposal would result in the undesirable and unwarranted extension of residential curtilage into the open countryside. The proposal neither maintains nor enhances the environment and does not respect the form, character and setting of the locality or respect or enhance the characteristic pattern and features of the surrounding landscape. As such, the proposed garden curtilage extension is contrary to Policies BW4, BW5 and BW7 of the Merthyr Tydfil Local Development Plan".*
2. *"The proposed extension, by virtue of its design, scale, mass and height, would result in a visually dominant form of development which would be out of keeping with the scale and height of the existing properties situated along Pentwyn Deintyr. The proposals would also have an adverse impact upon the proportions, scale and overall appearance of the existing dwelling. This is contrary to Policy BW7 of the Merthyr Tydfil Local Development Plan".*
3. *"The proposed extension, by virtue of its siting, mass and height would be overbearing upon the adjacent residential properties, namely Ty Dyffryn and 4 Pentwyn Deintyr. The proposal would also result in a loss of privacy to these properties as a result of the overlooking that would occur from the proposed garden curtilage extension. This is contrary to Policy BW7 of the Merthyr Tydfil Local Development Plan".*

PLANNING CONSIDERATIONS

The proposed extension is considered to constitute 'Permitted Development' by virtue of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 for the following reasons:

1. The extension would not result in more than 50% of the dwelling's curtilage being covered by buildings;

2. The extension would not exceed the height of the highest part of the roof of the existing dwellinghouse;
3. The eaves height of the extension would not exceed the height of the eaves of the main roof of the dwellinghouse (off which it would project);
4. The extension would be within 2m of the boundary of the dwelling but the eaves height would not exceed 3m and the overall height would not exceed 4m;
5. The extension would not extend beyond a wall comprised in the principal elevation;
6. The extension would extend beyond a wall comprised in a side elevation of the existing dwellinghouse but this would not be opposite a highway.
7. The extension would extend beyond a wall comprised in the side elevation of the existing dwellinghouse and would be single storey but it would not exceed 4m in height and the width of the resulting dwellinghouse would not exceed the width of the widest part of the original dwellinghouse by more than 50%.
8. The extension would extend beyond the rear wall of the original dwellinghouse and would be single storey but it would not extend out more than 4m from this elevation and would not exceed 4m in height;
9. The extension would not consist of or include the provision of a veranda, raised platform, balcony or roof terrace.

In addition, the extension walls would be finished using materials that would match the appearance of the existing house.

The proposed porch is considered to constitute 'Permitted Development' by virtue of Class D of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 for the following reasons:

1. The ground area of the porch (measured externally) would not exceed 3 square meters;
2. No part of the porch would be more than 3m above ground level;
3. No part of the porch would be within 2m of any boundary between the curtilage of the dwellinghouse and a highway.

It is therefore recommended that the application be approved.

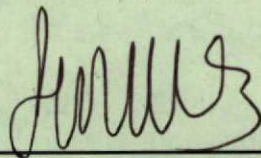
RECOMMENDATION: BE APPROVED for the following **REASONS:**

REASONS:

1. The proposed extensions constitutes 'Permitted Development' by virtue of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

The proposed porch constitutes 'Permitted Development' by virtue of Class D of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

RECOMMENDATION ENDORSED

A handwritten signature in dark ink, appearing to be 'J. Williams', written over a horizontal line.

Head of Town Planning

DATE:

17/6/21