

DELEGATED REPORT

Application No: P/25/0191

Site Address: 9 Pond Row
Abercanaid
Merthyr Tydfil
CF48 1YT

Development: Erection of single storey rear extension

Case Officer: Rebecca Owens

Site Visit: 19th August 2026

Application Expiry Date: 21st August 2026

Consultation reply date expired:

APPLICATION SITE

The application relates to a mid-terrace detached dwelling located in a mainly residential area. The site is bounded by a highway to the front, other dwellings on either side and a highway to the rear. It is not within a conservation area.

DESCRIPTION

A certificate of Lawful Development is sought for the erection of a single storey rear extension. The proposed extension would sit wholly within the boundary of the property and would be 3.3m in depth by 6.5m in width. It would have a mono-pitched roof with a maximum height of 3.12m and an eaves height of 2.44m. The external walls would be finished with stone cladding to match the existing stone finish of the rear elevation and the roof would be covered with tiles to match its roof.

PLANNING HISTORY

There is no recent planning history relating to this site.

PLANNING CONSIDERATIONS

The proposed development 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. It is noted that the red line site boundary has been increased to include the land to the bottom of the garden. It would seem that this is not currently in the ownership of the applicant but it would also appear that this land has historically formed part of the residential curtilage and been used as garden

area for a significant period of time. Thus despite its ownership status, the extension would not cover more than 50% of the garden area and there are no other outbuildings or platforms to account for.

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 existing dwellinghouse;
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 is proposed on the rear elevation and thus would not extend beyond a wall comprised in the principal elevation;
6. 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;
7. The extension would not consist of or include the provision of a veranda, raised platform, balcony or roof terrace.

In addition, the external finishes are considered to comply with the specified condition. The extension's elevations would be finished using stone cladding to match the stone finish of the rear elevation which is considered to be a practicable option that would not incur the expense of a stone finish. In addition, the roof would be covered in tile to match the main roof of the existing house.

It is therefore recommended that the application be approved.

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

1. The proposed extension 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 04.09.2026