

DELEGATED REPORT

Application No: P/20/0117

Site Address: 30 Forest Grove
Edwardsville
Treharris
CF46 5NG

Development: Garden summer house

Case Officer: Caroline Pulley

Site Visit: 19th June 2020

Application Expiry Date: 4th August 2020

Consultation reply date expired: 6th July 2020

APPLICATION SITE

The application site is located within a predominately residential area and comprises a detached two-storey dwelling set back from the road on the eastern side of Forest Grove. It is prominently located at the end of a row of houses, next to a small landscaped strip of land. It is bound by the highway to the front, another dwelling to the south-west and a woodland area to the rear (this area is covered by a Tree Preservation Order (TPO) and is a Site of Important Nature Conservation Area (SINC)).

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a summerhouse within the side garden area of the property. The summerhouse would be set back from the principal elevation of the house by approximately 2.7m. It would measure 4.8m wide by 4.6m deep and would be orientated to face a south-easterly direction onto the applicant's side/rear garden area. The summerhouse would have a flat roof measuring 2.67m in height. The external walls are proposed to be clad in timber shiplap and the roof would be covered with a grey Polymer. The windows and doors would be white uPVC.

PLANNING HISTORY

There is no recent planning history relating to this property.

CONSULTATION

None undertaken.