

28.04.2025

Ref: 146 – 5 Beacon Heights, Merthyr Tydfil, CF48 1NL

Verification of Compliance under Permitted Development Rights

The package of information submitted with this Planning Application complies with the design guidance set out within the WAG publication entitled “Planning: A guide for householders” (May 2020) – Section C “Buildings and other structures in land around your house”.

The proposed building measures 4.26 x 2.40m in plan with an eaves height of 2.00m and ridge height of 2.20m and will be located alongside the rear garden boundary of their existing dwelling.

The proposed location is further than 5.0m from the designated highway onto which the property fronts as set out within clause 4, and the guidance given on Principal Elevations and Highways in Sections A, clauses 2, 3 and 8. And Figure 1.

On this basis, I would suggest that the proposed Summer House is in compliance with the above criteria and falls within Permitted Development Rights.