

DELEGATED REPORT

Application No: P/22/0096

Site Address: 13 Mackintosh Terrace
Trelewis
Treharris
CF46 6DA

Development: Certificate of Lawful Development for the erection of single storey side and rear extensions, installation of rear, flat-roof dormer and two rooflights in front roof plane

Case Officer: David James

Site Visit:

Application Expiry Date: 16th June 2022

Consultation reply date expired:

APPLICATION SITE

The application relates to an end-of-terrace dwelling in the residential area of Trelewis, and within the settlement boundary. The site is bound by highways to the front and north side, dwellings to the south side, and a lane 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 extension, a single storey rear extension, a rear dormer, and front roof-lights.

The proposed side extension would be erected on the north side elevation of an existing rear annexe, and on the rear elevation of the main dwelling, in a similar position to an existing, smaller side extension. It would be 1.8m wide and 4m deep. It would have a mono-pitched roof with a maximum height of 3.2m and an eaves height of 2.7m. The external finishes of the walls and roof of the extension would match the existing dwelling. It would have a door and window in its rear elevation, 3 windows in its side elevation, and two roof-lights in its roof.

The proposed rear extension would be erected on the rear elevation of an existing rear annexe, in a similar position to an existing smaller rear extension. It would be 3.4m wide and 3m deep. It would have a mono-pitched roof with a maximum height of 3.6m and an eaves height of 2.6m. The external finishes of the walls and roof of the extension would match the existing dwelling. It would have a window in its side elevation, and a roof-light in its roof.

The proposed rear dormer would be installed on the rear roof plane of the dwelling's main roof. It would be 4.9m wide and 3.2m deep. It would set back at least 0.2m from the eaves of the main roof. It would have a flat roof with a maximum height of 2m. The walls of the dormer would be covered with tiles to match the existing dwelling. It would have two windows in its rear elevation, and a window in its side elevation.

The proposed roof-lights would be installed in the front plane of the dwelling's main roof. They would not protrude more than 15cm from the roof plane.

PLANNING HISTORY

P/21/0268	Replacement garage, new boundary walls and changes to level of rear garden. Change of use of grass verge to garden. Full approval 27/09/21
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PLANNING CONSIDERATIONS

The proposed rear and side extensions are 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 extensions would not result in more than 50% of the dwelling's curtilage being covered by buildings;
2. The extensions would not exceed the height of the highest part of the roof of the existing dwellinghouse;
3. The eaves height of the extensions would not exceed the height of the eaves of the main roof of the dwellinghouse (off which it would project);
4. The extensions 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 extensions would not extend beyond a wall comprised in the principal elevation;
6. The extensions would not extend beyond a wall comprised in a side elevation of the existing dwellinghouse.
7. The extensions would extend beyond the rear walls of the original dwellinghouse and would be single storey but would not extend out more than 4m from these elevations and would not exceed 4m in height;
8. The extensions would not consist of or include the provision of a veranda, raised platform, balcony or roof terrace.

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

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

1. As a result of the proposed works, no part of the dwellinghouse would exceed the height of the highest part of the existing roof;
2. The proposed works would not extend beyond the plane of an existing roof slope which forms the principal elevation of the dwellinghouse.
3. The proposed works would not extend beyond any plane of the existing roof which is comprised in a side elevation of the dwellinghouse.
4. The cubic content of the resulting roof space would exceed the cubic content of the original roof space by 40 cubic meters;
5. No part of the enlargement, would be less than 20 centimetres from the eaves of the existing roof;
6. The proposal would not consist of or include the construction or provision of a veranda, raised platform, balcony or roof terrace.
7. The dwelling is not within a conservation area or World Heritage Site.

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

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

1. The roof lights would not protrude more than 15cm beyond the planes of the slopes of the original roof;
2. The highest part of the roof lights would not be higher than the highest part of the original roof;
3. The dwelling is not on article 1(5) land or within a World Heritage Site;
4. It would not involve the construction or provision of a roof terrace, veranda, raised platform or balcony.
5. The roof lights would not be within a side roof slope.

It is therefore recommended that the application be approved.

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

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

18/5/22