

Supporting Statement

Domestic Extension at

Thirlmere, Pentwyn Deintyr, The Graig, Treharris CF46 5EA

This Statement responds to the Appeal Decision dated 25/03/2019 (appeal ref. APP/U6925/D/19/3221068) for a “proposed extension and alteration to bungalow and creating additional parking to front”.

This proposal recognises the comments made by the Inspector in paragraph 6, in which he states that “the proposed extension would represent an overbearing and oppressive form of development” given its close proximity to the existing property at Ty Dyffryn. The scheme does not increase the footprint of the dwelling on the front or side elevation facing Ty Dyffryn, and limits its ground floor increase to the rear. Its first floor is extended in the roof space to the rear with a dormer to provide 2no. bedrooms and a bathroom.

The Inspector was satisfied that the previous scheme, in terms of its scale and overall design of the dormers, would be proportionate to, and consistent with, the resulting roof form. The proposed dormers are considered acceptable in comparison. Additionally, the proposal would not result in a loss of light to adjacent properties, or be overbearing.

It is concluded that the proposal is acceptable, in that it complies with LDP policies, and the single reason for the dismissal of the Appeal has been addressed.