

DELEGATED REPORT

Application No: P/20/0198

Site Address: 33 The Birchway
Trefechan
Merthyr Tydfil
CF48 2HA

Development: Single storey side extension

Case Officer: Rebecca Owens

Site Visit: 21st September 2020

Application Expiry Date: 20th October 2020

Consultation reply date expired:

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area in the settlement boundary. The site is bound to the front partially by the highway and by a footpath with steps. It is bound by other dwellings on either side and undeveloped land to the rear. The dwelling occupies an elevated position above the highway to the front and dwelling to the south with a sloping front garden.

PROPOSED DEVELOPMENT

A Certificate of Lawful Development is sought for the erection of a single storey side extension. The proposed extension would be flush with the front elevation of the dwelling and would span the full depth of the flank elevation. It would be 6m in depth by 2.65m in width and would have a shallow, mono-pitched roof. The height of the roof would vary due to the sloping profile of the land on which it would be erected. However, at its highest point it would have a maximum height of 3.1m. The extension would feature French doors in its rear elevation and a window in its front elevation which would both serve a utility room. The roof would also have two roof lights, which would project above the roof plane by 0.15m.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

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;
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 would not extend beyond a wall comprised in the principal elevation;
6. The extension would not extend beyond a wall comprised in the rear elevation of the existing dwellinghouse.
7. The extension would extend beyond the side wall of the original dwellinghouse and would be single storey. However, the resultant width of the dwellinghouse would not exceed the width of the original dwellinghouse by more than 50% and the extension would not exceed 4m in height;
8. The extension would not consist of or include the provision of a veranda, raised platform, balcony or roof terrace.

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

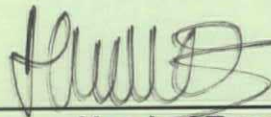
It is therefore recommended that the application be approved.

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

REASONS:

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



Head of Town Planning

DATE: 28/9/20