

DELEGATED REPORT

Application No: P/24/0268

Site Address: Park Lodge Bungalow
Queens Road
Twynyrolyn
Merthyr Tydfil
CF47 0ES

Development: Erection of conservatory

Case Officer: Rebecca Owens

Application Expiry Date: 27th January 2025

Consultation reply date expired:

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front,. The site is also located within Thomastown conservation area.

DESCRIPTION

A Certificate of Lawful Development is sought for the erection of a single storey conservatory extension off the side elevation of an existing rear extension.

PLANNING HISTORY

The relevant planning history relating to this site is outline below:

P/91/0084	Two storey rear extension Granted planning permission on 17 April 1991
P/00/0355	Erection of detached garage Granted planning permission on 29 September 2000
P/19/0292	Dormer conversion comprising an increase in roof ridge height with front and side dormers, introduction of Juliette balcony and construction of a front conservatory Refused planning permission on 23 November 2019
P/20/0032	Single storey side extension Granted a certificate of lawful development on 13 February 2020

PLANNING CONSIDERATIONS

The proposed extension is not 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:

The extension, which is single storey, would extend beyond a wall comprised in a rear elevation of the original dwellinghouse and whilst it would not exceed 4m in height it would extend beyond the relevant part of the rear wall of the original dwellinghouse by more than 4m.

However, it would appear that it would comply with the other criteria as set out in this Part as details below:

1. The extension would not result in more than 50% of the dwelling's curtilage being covered by buildings;
2. The development 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 main roof of the dwellinghouse (off which it would project);
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 extend beyond a wall comprised in the side elevation of the existing dwellinghouse but this is adjacent to an unadopted lane which serves a garage and single dwelling. As such this is not considered to constitute a highway.
7. The extension would extend beyond a wall comprised in a side elevation of the original dwellinghouse and would be single storey but it would not exceed 4m in height and it would not exceed the width of the widest part of the original dwellinghouse by more than 50%;
8. The extension would not consist of or include the provision of a veranda, raised platform, balcony or roof terrace.

In addition, as the site is located within a conservation area;

9. The extension, would not be more than one storey, would be set back more than 1m from the principal elevation and would not extend beyond a wall comprised in a side elevation of the original dwellinghouse by more than 3m.

It is therefore recommended that the application be refused.

RECOMMENDATION: BE REFUSED the following **REASON:**

The proposed extension to the dwellinghouse does not 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. Planning permission is therefore required and a Lawful Development Certificate cannot be issued.

RECOMMENDATION ENDORSED


Director of Neighbourhood Services

DATE: 18.12.2024