

DELEGATED REPORT

Application No: P/21/0292

Site Address: 19 Georgetown Villas
Georgetown
Merthyr Tydfil
CF48 1BD

Development: Certificate of lawful development for a proposed rear extension with alterations

Case Officer: David Cross

Application Expiry Date: 4th October 2021

Consultation reply date expired:

APPLICATION SITE

This application relates to a detached property located in the residential area of Georgetown. The site is bound to the front (south-west) by the main highway (Georgetown Villas) which serves the property. To the north-west and south-east are adjoining residential properties and to the north-east is Swansea Road.

PROPOSED DEVELOPMENT

A Certificate of Lawful Development is sought for the demolition of an existing conservatory and the erection of a single storey rear extension. The proposed extension would be erected off the main rear elevation of the dwelling. It would be 11m wide by 2m deep and would have mono-pitched roof with an eaves height of 2.4m and a ridge height of 3.6m. The extension would feature full height glazed bi-folding windows and a window serving a kitchen on the rear elevation. A small ground floor window would also be provided on the side (north-west) elevation. The proposed extension would also feature three roof lights. The submitted plans indicate the external material finishes of the extension would comprise facing brickwork on the elevations and concrete roof tiles to match those used on the dwelling.

PLANNING HISTORY

There is no relevant planning history relating to the property.

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 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 not extend beyond a wall comprised in the side elevation of the existing dwellinghouse.
7. The extension would extend beyond the rear wall of the original dwellinghouse and would be single storey but it would not extend out more than 4m from this elevation and 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.

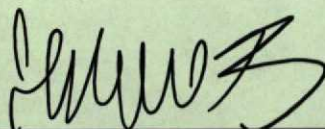
In addition, the extension walls would be finished using materials that would match the appearance of the existing house.

Accordingly, the following recommendation is made:

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

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:

20/8/21