

DELEGATED REPORT

Application No: P/21/0347

Site Address: 45 Pen Y Dyffryn
Swansea Road
Merthyr Tydfil
CF48 1PL

Development: Certificate of Lawful Development for the erection of a single storey rear extension

Case Officer: David James

Site Visit:

Application Expiry Date: 23rd November 2021

Consultation reply date expired:

APPLICATION SITE

The application relates to a detached dwelling on a relatively new development in the residential area of Swansea Road, and within the settlement boundary. The site is bound by a highway to the front, dwellings on either side, and undeveloped land 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 rear extension, with associate alterations.

The dwelling as existing has a square footprint. The proposed rear extension would be erected on the rear elevation of the dwelling. It would be 6m wide and 4m deep. It would have a flat roof, with a glazed lantern feature, with a maximum height of 3.4m and an eaves height of 2.4m. The walls of the extension would have a brickwork finish to match the existing dwelling. The roof would be polymer rubber, with glazing.

PLANNING HISTORY

P/04/0575	Residential Development (Outline) Approved 21/12/04
P/08/0221	Erection of 65 residential units and associated works (Reserved Matters) Approved 19/11/08
P/10/0006	Erection of 40 residential units and associated works (Reserved Matters) Approved 10/03/10

PLANNING CONSIDERATIONS

The proposed extension 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 not be within 2m of the boundary of the dwelling, nor would the eaves height exceed 3m or the overall height 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 a 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.

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 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:

3/11/21