

DELEGATED REPORT

Application No: P/26/0150

Site Address: 45 Taldwyn Terrace
Merthyr Road
Troedyrhiw
Merthyr Tydfil
CF48 4JL

Development: Rear dormer roof extension (lawful development certificate)

Case Officer: Rebecca Owens

Site Visit: 16th July 2026

Application Expiry Date: 1st September 2026

Consultation reply date expired:

APPLICATION SITE

The application relates to mid-terrace dwelling located in a mainly residential area. The site is bounded by a highway to the front, a lane to the rear and other dwellings to either side. It is not within a conservation area.

DESCRIPTION

A certificate of Lawful Development is sought for the erection of a rear dormer roof extension. The proposed dormer would be 3m in width, 1m in height and would project out from the rear roof plane by a maximum of 1.49m. The external elevations of the dormer would be sand cement render painted grey, the roof would be covered with black rubber roofing, and the window would be anthracite uvpc.

PLANNING HISTORY

The recent planning history is summarised below:

P/22/0176 Two storey and single storey rear extensions, erection of garage and other external alterations
Granted planning permission subject to conditions on 21 September 2022

PLANNING CONSIDERATIONS

The proposed development is considered to constitute 'Permitted Development' by virtue of Class B of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 for the following reasons.

1. The roof extension would be set below the ridge of the main roof and as such no part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof.
2. The roof extension would be on the rear roof plane and as such no part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse;
3. The roof extension would be on the rear roof plane so no part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which is comprised in a side elevation of the existing dwellinghouse and is within 10.5 metres from a highway opposite the side elevation of the dwellinghouse;
4. The cubic content of the roof extension would be just over 24 cubic metres so the resulting roof space would not exceed the cubic content of the original roof space by 40 cubic metres.
5. The roof extension would be more than 20cm from the eaves of the existing roof.
6. The development does not include any veranda, raised platform, roof terrace or balcony.
7. The dwellinghouse is not within a conservation area

In addition, the roof extension would be finished using materials that would match as far as practicable, the appearance of the existing house, with the external elevations rendered to match the rear elevations and the windows anthracite upvc to match the existing windows. It is noted that the roof of the dormer would be flat so there is no equivalent to match). Furthermore, the development would not include any side windows.

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 B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

RECOMMENDATION ENDORSED *G. Davies*

PP.Director of Neighbourhood Services

DATE: 23rd July 2026