

DELEGATED REPORT

Application No: P/21/0103

Site Address: 7 Santes Tudful Grove
Brecon View Park
Heolgerrig
Merthyr Tydfil
Merthyr Tydfil

Development: Certificate of Lawfulness for a proposed single storey rear garden room extension

Case Officer: Rebecca Owens

Site Visit: 26th April 2021

Application Expiry Date: 20th May 2021

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area. The site is bound by a highway to the front and dwellings on all other sides. It is not within a conservation area.

DESCRIPTION

A Certificate of Lawful Development is sought for the erection of a single storey garden room extension which would be erected off the main rear elevation of the dwelling. It would be 5.8m in width by 3.037m in depth and would have a flat roof with a height of 2.5m. The roof of the extension would overhang the rear elevation and north eastern facing side elevation by 0.55m and would contain a large roof lantern. The roof lantern would be 3m by 1.5m and would have a height of 0.7m above the roof (3.2m above the ground level). The extension would feature full height glazed bi-folding doors in the rear and north eastern facing side elevation. The roof of the extension would be dark grey in colour, the external walls would be finished with face brick in a colour to match the existing elevations and the doors would be upvc in anthracite grey.

PLANNING HISTORY

There is no relevant planning history relating to this site.

- P/05/0125 Erection of 112 dwellings with associated highway and engineering works (Reserved Matters)
Granted planning permission subject to conditions on 22 March 2006
- P/04/0127 Residential development (Outline) - including highway improvements to Heolgerrig Road and Winchfawr Road
Granted outline planning permission subject to conditions on 20 September 2004.

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.

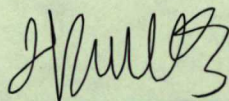
It is therefore recommended that the application be approved.

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

REASON:

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:

20/4/21