

DELEGATED REPORT

Application No: P/22/0031

Site Address: 18 Vernon Close
Penyard
Merthyr Tydfil
CF47 0HY

Development: Single storey rear extension with raised decking

Case Officer: Rebecca Owens

Site Visit: 28th March 2022

Application Expiry Date: 14th April 2022

Consultation reply date expired:

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area. The site is bound by a highway to the front, dwellings on either sides and Cyfarthfa High School to the rear. It is not within a conservation area.

DESCRIPTION

A certificate of Lawful Development is sought for the erection of a single storey rear extension and raised decking.

The extension would be erected off the rear elevation of the dwelling but would be of a greater width and thus would project past the main side elevation. It would have a maximum depth of 3.83m (due to a slight overlap of the side elevation) but would project off the rear elevation by 3.5m. It would be 10.2m in width, projecting beyond the flank elevation by 1.7m. The extension would have a very shallow mono-pitched roof which due to the difference in the levels of the site would have a ridge height of 3.6m and an eaves height of 3.5m. It would feature two windows and bi-folding doors in its rear elevation and patio doors in its north-eastern facing side elevation. The roof of the extension would be covered with grey polymer and the external elevations would be finished with fortex cladding to match the existing elevations of the dormer windows and side extension. It is noted that there is a discrepancy in the proposed side elevation with the roof of the extension not correctly illustrated in relation to the main roof but this would not impact on the details required in order to assess whether the proposal is permitted development

The decking would be erected off the rear elevation of the proposed extension. It would be 2.4m in depth, 9.4m in width and 0.9m above the ground level. On top of the proposed decking it is proposed to erect a balustrade which is 0.9m in height. Again, it is noted that there are discrepancies in the drawings in respect to the width of the decking with the proposed site plan illustrating the decking as spanning the full width of the extension and

thus being 10.2m in width. However, again, this does not prevent a decision can be made on the application.

PLANNING HISTORY

The relevant planning history is summarised below:

- P/07/0078 Erection of dormer windows to side roof plane, erection of front porch, single storey rear extension and ridged roof above existing side porch
Granted planning permission on 12 April 2007
- P/03/0170 Two new dormer extensions to front and rear of property
Granted planning permission subject to conditions on 17 July 2003

PLANNING CONSIDERATIONS

The proposed extension would not 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 be within 2m of the boundary of the dwelling and the eaves height would exceed 3m.

However, with respect to the other criteria outlined in Class A it is noted that:

1. The extension (including existing additions and the proposed decking) 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 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 it would not be any nearer to a highway.
7. The extension would extend beyond a wall comprised in a side elevation of the of original dwellinghouse and would be single storey but it would not exceed 4 metres in height and the width of the widest part of the resulting dwellinghouse would not exceed the width of the widest part of the original dwellinghouse by more than 50%;
8. 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;

9. The extension itself would not consist of or include the provision of a veranda, balcony or roof terrace. However, a raised platform in the form of decking is also proposed which is considered separately below.

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

The proposed raised decking would not constitute 'Permitted Development' by virtue of Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 for the following reasons:

1. The decking would result in a raised platform which is more than 30 centimetres above the surface of the ground directly below it.

However, with respect to the other criteria outlined in Class E it is noted that:

- The proposed decking would not result in the total area of ground covered by buildings, enclosures, raised platforms, pools and containers within the curtilage (other than the original dwellinghouse) exceeding 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- The decking would not extend beyond a wall comprised in the principal elevation of the original dwellinghouse;
- The decking would extend beyond a wall comprised in a side elevation of the existing dwellinghouse, but it would not be nearer to a highway.

It is therefore recommended that the application be refused.

RECOMMENDATION: BE REFUSED

REASONS:

1. The proposed extension does not constitute '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.
2. The proposed decking does not constitute 'Permitted Development' by virtue of Class E 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



Head of Town Planning

DATE:

30/3/22

