

DELEGATED REPORT

Application No: P/25/0156

Site Address: Tawelfryn
26 Llewellyn Street
Merthyr Tydfil
CF47 8SR

Development: Certificate of lawfulness for a proposed replacement single storey rear extension

Case Officer: Marlene Ferreira

Site Visit:

Application Expiry Date: 24th July 2025

Consultation reply date expired:

APPLICATION SITE

The application site relates to a semi-detached dwelling, 26 Llewellyn Street, in the area of The Quar. The dwelling, finished with rendered elevations, has been extended to the rear, by means of a conservatory, and is also served by a small outbuilding to the side of the property. There is no on-site parking provision, however unrestricted on-street parking is available to the front of the dwelling.

DESCRIPTION OF DEVELOPMENT

This application is for a lawful development certificate in respect of a proposed single storey extension to the rear of the property. The application has therefore been submitted to determine whether the proposed extension is 'permitted development' under the Town and Country Planning (General Permitted Development) (Amendment) Order 2013.

The submitted plans illustrate that the existing rear conservatory extension would be demolished and a new flat roof rear extension would be constructed to provide an enlarged kitchen, WC and storage area. The flat roof extension, which would be finished with rendered elevations, would measure 3.3 metres wide, 3.5 metres deep and 2.77 metres in height (2.97m including roof light).

PLANNING HISTORY

The council's records do not show any other relevant or recent planning history relating to this property which would be relevant to the consideration of this application.

CONSULTATIONS

None are applicable under certificate of lawfulness applications.

PUBLICITY

None are applicable under certificate of lawfulness applications.

POLICY CONTEXT

As a certificate of lawfulness is sought for the proposed extension, the planning merits of the proposal are not under consideration. The planning policies are therefore not relevant to the assessment of this application.

PLANNING CONSIDERATIONS

This application, in respect of the proposed extension, is considered under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) (Amendment) Order 2013. Part 1, Class A allows an extension to the property subject to the following conditions:

- A.1 *a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);*
- (b) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;*
- (c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;*
- (d) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse and—*
- (i) the height of the eaves of any part of the enlarged part which is within 2 metres of the boundary of the curtilage of the dwellinghouse would exceed 3 metres; or*
- (ii) the height of any part of the enlarged part which is within 2 metres of the boundary of the curtilage of the dwellinghouse would exceed 4 metres;*
- (f) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the existing dwellinghouse, and would be nearer to the highway than—*
- (i) the wall comprised in that side elevation which is nearest to the highway;*
or
(ii) any point 5 metres from the highway;
whichever is the nearer to the highway;

(i) the enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwellinghouse, would have a single storey and would —

- (i) extend beyond the relevant part or, as the case may be, any of the relevant parts of the rear wall of the original dwellinghouse by more than 4 metres; or*
- (ii) exceed 4 metres in height;*

A.3 *(a) the appearance of the materials used in the walls, roof or other element of any exterior work must so far as practicable match the appearance of the materials used in the majority of the equivalent element of the existing dwellinghouse.*

The proposed single storey extension would not result in a development which would exceed 50% of the total curtilage area and as such would comply with part A.1 a). The proposed extension would be within 2 metres of the boundary and would have a total flat roof height of 2.97m and as such would comply with part A.1 b), c) and d).

The extension would extend beyond a wall comprised in the side elevation but would not be nearer to any highway, would not exceed 4 metres in height and would not exceed the width of the original dwelling by more than 50%. As such, it would comply with A.1 (f). The extension would extend wall comprised in the rear elevation but it would not exceed 4 metres in depth or 4 metres in height. As such, it would comply with A.1 (i). The proposed extension would be finished in matching materials and finishes and as such, would comply with part A.3 (a). The proposed extension therefore satisfies the above relevant conditions and would be classed as permitted development under the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2013.

Furthermore, it should be noted that the property does not lie within a conservation area. In addition, the Council does not hold any records which suggests that there are restrictive conditions or that the removal of permitted development rights have been enforced on this particular property. Thus, it is considered that the plans submitted with the application adequately indicates that the proposed development would be classed as permitted development. Accordingly, it is recommended that a certificate of lawfulness be issued.

RECOMMENDATION: BE APPROVED

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.

G. Davies

RECOMMENDATION ENDORSED

PP Director of Neighbourhood Services

DATE: 17th July 2025

