

DELEGATED REPORT

Application No: P/20/0283

Site Address: 64 Beacon Heights
Swansea Road
Merthyr Tydfil
CF48 1NL

Development: Conversion of garage to living room (Certificate of Lawful Development)

Case Officer: Rebecca Owens

Application Expiry Date: 18th January 2021

APPLICATION SITE

The application relates to a detached dwelling located within a cul-de-sac in a mainly residential area. It is bound by other residential dwellings on either side, a highway to the front and walkway to the rear.

DESCRIPTION

A Certificate of Lawful Development is sought to convert an existing integral garage into living accommodation namely a living room. This would involve the removal of the existing garage door in the front elevation and the insertion of a new window to match the other windows in the front elevation. The area below the window would then be blocked up and finished with brickwork matching the existing elevation.

PLANNING HISTORY

The relevant planning history is detailed below:

- P/18/0307 Discharge of condition 3 (drainage), 4 (sections), 5 (landscaping) and 12 (retaining walls) of planning permission P/16/0165 relating to a residential development
Conditions discharged on 20 November 2018
- P/16/0165 Erection of 4 detached dwellings and 10 semi detached dwellings and associated access road
Granted planning permission subject to conditions on 4 April 2017
- P/09/0044 Erection of 4 detached dwellings and 10 semi detached dwellings and associated access road
Granted planning permission subject to conditions on 3 July 2009

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 garage conversion would not encroach into the dwelling's curtilage.
2. It would not result in an alteration to the roof or affect the height or the eaves of the part of the dwellinghouse to be altered.
3. It would not result in an enlargement of the dwelling.
4. The proposal does not involve any external wall insulation or the provision of a roof terrace, veranda, raised platform or balcony.
5. The proposal does not involve the installation, alteration or replacement of a microwave antenna, chimney, an air heat source pump, solar PV or solar thermal equipment or a flue forming part of a biomass heating system or combined heat and power system.
6. It does not include the installation of shutters.

In addition, the proposed window would be white pvc to match the existing windows and infilled section of wall would be finished using brickwork to match the appearance of the existing house.

It is noted that there are no conditions on the original planning application relating to this property removing permitted development rights for the proposed garage conversion.

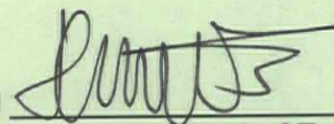
It is therefore recommended that the application be approved.

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

/REASONS:

1. The proposed garage conversion 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:

30/11/20