

DELEGATED REPORT

Application No: P/25/0190

Site Address: 46 Six Bells Estate
Heolgerrig
Merthyr Tydfil
CF48 1TU

Development: Demolition of existing conservatory and erection of single storey rear extension (Certificate of Lawful Development)

Case Officer: Rebecca Owens

Site Visit: 7th July 2025

Application Expiry Date: 28th August 2025

Consultation reply date expired:

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area. The site is bounded by a highway, other residential dwellings and a retail outlet. It is not within a conservation area.

DESCRIPTION

A certificate of Lawful Development is sought for the erection of a single storey rear extension. The proposed extension would be 4m in depth by 5m in width. It would have a mono-pitched roof with a maximum height of 4m and an eaves height of 2.45m. The external walls would be finished with render to match the dwelling and the roof would be covered with tiles to match its roof.

PLANNING HISTORY

The relevant planning history relating to this site is summarised below:

P/18/0210 Demolition of existing conservatory and erection of single storey rear extension (Certificate of Lawful Development)
Granted on 6 August 2018

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. Whilst there is a garage within the rear garden, 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 existing dwellinghouse;
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 is proposed on the rear elevation and thus would not extend beyond a wall comprised in the principal elevation;
6. 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;
7. The extension would not consist of or include the provision of a veranda, raised platform, balcony or roof terrace.

In addition, the extension's elevations 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:**

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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 08.07.2025