

DELEGATED REPORT

Application No: P/21/0066

Site Address: 10 Caerhendy Street
Penydarren
Merthyr Tydfil
CF47 9NJ

Development: Single storey rear extension (Lawful development Certificate)

Case Officer: Rebecca Owens

Site Visit: 8th March 2021

Application Expiry Date: 25th April 2021

Consultation reply date expired:

APPLICATION SITE

The application relates to a mid-terrace dwelling located in a mainly residential area. The site is bounded by a highway, lane and other residential dwellings. 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 erected off the main rear elevation of the dwelling and adjacent to an existing single storey rear annexe. The extension would be 1.73m in width by 2.84m in depth and would have a flat roof with a height of 3m. The extension would feature a single window in the rear elevation serving a bathroom. The roof would be covered with grey polymer, the external walls would be finished with render and the windows, doors and rainwater good would be white pvcu.

PLANNING HISTORY

There is no relevant planning history relating to this site.

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.

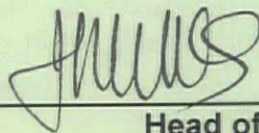
It is therefore recommended that the application be approved.

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

REASONS:

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:

11/3/21