

DELEGATED REPORT

Application No: P/22/0079

Site Address: 26 Briarmead
Penydarren
Merthyr Tydfil
CF47 9BZ

Development: Certificate of lawfulness for the erection of a single-storey rear extension and single-storey side extension

Case Officer: David James

Site Visit:

Application Expiry Date: 31st May 2022

Consultation reply date expired:

APPLICATION SITE

The application relates to a semi-detached dwelling in the residential area of Penydarren, and within the settlement boundary. The site is bound by a highway to the front, dwellings on either side and wooded land to the rear. It is not in a conservation area.

DESCRIPTION

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

The dwelling as existing has a rectangular footprint. The proposed side extension would be erected on the north side elevation of the dwelling. It would be 2.3m wide and 4.7m deep. It would have a mono-pitched roof with a maximum height of 2.7m and an eaves height of 2.4m. It would have a roller shutter in its front elevation, and patio doors in its rear elevation. The proposed rear extension would be 3.2m wide and 3m deep. It would have a flat roof measuring 2.8m high and an eaves height of 2.4m. The roof would also have a glazed lantern feature measuring a maximum of 3.6m high. It would have bi-folding doors in its rear elevation, and glazed panels in its north side elevation. The walls of the extensions would have a brickwork finish and the windows and doors would be white upvc. These materials would match the dwelling. The side extension's roof would be covered in plastic sheeting, and the roof of the rear extension would have a rubber finish, with a glazed feature.

PLANNING HISTORY

The relevant planning history is summarised below:

P/98/0132 Residential development - 36 dwellings, consisting of 30 houses and 6 flats(Re-submission following refusal of P/97/0201)
Refused planning permission on 29/05/98

Appeal U6925/A/98/511972
Granted planning permission on appeal on 14/08/98

P/97/0201 Residential development of 31 No. dwellings comprising 27 houses and 4 flats
Refused planning permission on 24/10/97

Appeal U6925/A/98/511582
Granted planning permission on appeal on 14/08/98

PLANNING CONSIDERATIONS

Planning applications P/97/0201 and P/98/0132 were refused planning permission, but were granted on appeal. The permission included conditions, including condition 12, which stated that:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, Article 3, Schedule 2, Part 1 (or any Order revoking and re-enacting that Order) no enlargements, improvements or other additions including outbuildings to the dwellinghouses (other than those expressly authorised by this permission) shall be erected without prior submission of a planning application for consideration of the Local Planning Authority.

As such, the extensions proposed would require the submission of a Planning Application.

It is therefore recommended that the application be refused.

RECOMMENDATION: BE REFUSED

REASONS:

1. Permitted Development Rights for the enlargement, improvement, or other additions including outbuildings, to the dwellinghouse were removed as part of appeal decisions U6925/A/98/511582 and U6925/A/98/511972 (Condition 12). Planning permission is therefore required and a Lawful Development Certificate cannot be issued.

RECOMMENDATION ENDORSED



DATE:

27/4/22

Head of Town Planning