

DELEGATED REPORT

Application No: P/21/0425

Site Address: 7 Orchard Row
Trelewis
Treharris
Merthyr Tydfil
CF46 6EJ

Development: Certificate of Lawful Development for the erection of single-storey rear extension

Case Officer: David James

Site Visit: 14th January 2022

Application Expiry Date: 18th February 2022

Consultation reply date expired: 26th January 2022

APPLICATION SITE

The application relates to a detached dwelling on a relatively new residential development at Gelligaer Road in Trelewis, and within the settlement boundary. The site is bound by a highway to the front, other dwellings on either side and 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 rear extension, with associate alterations.

The proposed extension would be erected on the rear elevation of the dwelling. It would be 5.5m wide and 3.8m deep. It would have a flat roof, with a glazed lantern feature, with a maximum height of 3.7m and an eaves height of 3m. It would have two windows in its rear elevation, and patio doors in its south side elevation. The walls of the extension would have a brickwork finish to match the existing dwelling. The roof would be of a flat warm roof design, with glazing.

PLANNING HISTORY

P/18/0304 Variation of conditions 2 and 3 of outline planning permission P/15/0053 (residential development) to extend the time period for the commencement of development and for the submission of reserved matters (a further 3 years)
(Outline) Approved 01/11/18

P/15/0053	Variation of a condition attached to outline planning permission P/10/0078 for residential development (of up to 300 residential units) to allow a further 3 years for the submission of reserved matters Approved 14/07/15
P/13/0191	Residential development comprising 124 (2, 3 & 4 bedroom) dwellings and all associated work Approved 30/09/13
P/10/0078	Residential development (of up to 300 residential units) and associated infrastructure works (Outline) Approved 16/11/11

PLANNING CONSIDERATIONS

The proposed extension 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 property boundary, however, the eaves height of the extension would not exceed 3m nor would the overall height 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 a 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 **REASONS:**

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



Head of Town Planning

DATE:

27/1/22