

DELEGATED REPORT

Application No: P/21/0078

Site Address: 18 Penyfan View
Gurnos
Merthyr Tydfil
CF47 9BX

Development: Demolition of existing conservatory and erection of single storey rear extension

Case Officer: Rebecca Owens

Site Visit: 29th March 2021

Application Expiry Date: 3rd May 2021

APPLICATION SITE

The application relates to an end of terrace dwelling located in a mainly residential area. The site is bound by a highway to the front and dwellings on all other sides. It is not within a conservation area.

DESCRIPTION

A certificate of Lawful Development is sought for the demolition of an existing conservatory and the erection of a single storey rear extension. The proposed extension would be erected off the main rear elevation of the dwelling. It would be 4.89m in width by 3.52m in depth and would have mono-pitched roof with an eaves height of 2.5m and a ridge height of 3.6m. The extension would feature full height glazed windows and doors in the rear and a further window in the south facing side elevation. The roof would also feature three roof lights. The roof of the extension would be covered with concrete tiles to match the existing roof, the external walls would be finished with face brick to match the existing elevations and the fascia, rainwater goods, windows and doors would all be upvc woodgrain.

PLANNING HISTORY

There is no relevant planning history relating to this site.

P/12/0253 New first floor extension and loft conversion with new roof
Refused planning permission on 9 November 2012 for the following reason:

"The proposed first floor extension by virtue of its inappropriate height and depth in conjunction with its close proximity to the common boundary with the neighbouring property, known as 19, Penyfan View, is considered to represent an un-neighbourly form of development, which would appear overbearing and intrusive to the private amenities of the adjacent occupiers of this neighbouring dwelling. The proposal is therefore contrary to Policy

P/00/0098 Single storey extension to side of property
Granted planning permission subject to conditions on 25 April 2000

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.

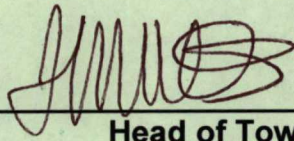
It is therefore recommended that the application be approved.

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

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



Head of Town Planning

DATE:

1/4/21