

DELEGATED REPORT

Application No: P/21/0081

Site Address: 25 Durham Close
Heolgerrig
Merthyr Tydfil
CF48 1SL

Development: Extending of existing dormers

Case Officer: Rebecca Owens

Site Visit: 12th April 2021

Application Expiry Date: 6th May 2021

Consultation reply date expired:

APPLICATION SITE

The application relates to a semi-detached dormer bungalow which occupies a corner plot within 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 extension of existing dormers on the front and rear roof planes.

The front dormer extension would extend the width of the existing dormer by 0.85m (to 6.6m) and would be of the same depth (3.1m). It would also have the same height and flat roof so it would appear as a continuation of the existing dormer.

The rear dormer extension extends both the width and depth of the existing dormer with the width increasing by 2.55m (to 6.35m) and the depth extending to 3.75m. It would have a flat roof at the same height as the existing dormer. The extended dormer would feature two windows.

Both extensions to the existing dormers would be finished to match.

PLANNING HISTORY

There is no relevant planning history relating to this site.

PLANNING CONSIDERATIONS

In determining whether the proposed development constitutes permitted development, the principal elevation of the property needs to be determined. In this case the application dwelling has two elevations which front towards adjacent highways which could be

deemed as the principal elevation. However, only one elevation can be the principal elevation and it is deemed that the northern facing elevation is the principal elevation of this dwelling. The application has therefore been assessed on this basis and the proposed development is not considered to constitute 'Permitted Development' by virtue of Class B of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 for the following reasons:

1. The proposed works would extend beyond the plane of an existing roof slope which forms the principal elevation of the dwellinghouse.
2. The cubic content of the resulting roof space would exceed the cubic content of the original roof space by 50 cubic meters;

However, with respect to the other criteria outlined in Class B it is noted that:

1. As a result of the proposed works, no part of the dwellinghouse would exceed the height of the highest part of the existing roof;
2. The proposed works would not extend beyond any plane of the existing roof which is comprised in a side elevation of the dwellinghouse.
3. The proposal would not consist of or include the construction or provision of a veranda, raised platform, balcony or roof terrace.
4. The dwelling is not within a conservation area.

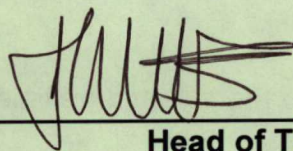
In addition, the dormer extension would be finished using materials that would match the appearance of the existing dormers.

It is therefore recommended that the application be refused.

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

The proposed dormer roof extensions do not constitute 'Permitted Development' by virtue of Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013. Planning permission is therefore required and a Lawful Development Certificate cannot be issued.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

19/4/21