

DELEGATED REPORT

Application No:	P/20/0134
Site Address:	9 St Johns Grove Penydarren Merthyr Tydfil CF47 9AL
Development:	Attic conversion
Case Officer:	Marlene Ferreira
Application Expiry Date:	24th August 2020

APPLICATION SITE

The application site relates to a two-storey semi-detached dwelling, 9 St. John's Grove, Penydarren. The dwelling is accessed off a pedestrian path, enclosed from the front highway by a low stone boundary wall. It is served by front and rear garden areas. On-site parking is provided by means of a driveway accessed off the highway at the rear of the property.

DESCRIPTION OF DEVELOPMENT

This application is for a lawful development certificate in respect of a proposed loft conversion. The application has been submitted to determine whether the proposed loft conversion is 'permitted development' under the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

The submitted plans illustrate that the loft conversion would include the installation of one roof light, located centrally, to the front roof slope of the property and two roof lights, located centrally, to the rear roof slope of the property. Each roof light would measure 980mm wide and 1180mm in height and protrude approximately 150mm above the slope of the roof.

PLANNING HISTORY

The council's records do not show any other relevant or recent planning history relating to this property which would be relevant to the consideration of this application.

CONSULTATIONS

None are applicable under certificate of lawfulness applications.

PUBLICITY

None are applicable under certificate of lawfulness applications.

POLICY CONTEXT

As a certificate of lawful development is sought for the proposed loft conversion, the planning merits of the proposal are not under consideration. The planning policies are therefore not relevant to the assessment of this application.

PLANNING CONSIDERATIONS

This application is considered under Schedule 2, Part 1, Class C of the Town & Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

Under Class C the following development is permitted:

Permitted development

C. *Any other alteration to the roof of a dwellinghouse.*

Under Class C.1 the following development is not permitted:

Development not permitted

C.1. *Development is not permitted by Class C if:*

(a) the alteration would protrude more than 15 centimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

(b) it would result in the highest part of the alteration being higher than the highest part of the original roof;

(c) it would consist of or include:

(i) the installation, alteration or replacement of a chimney;

(ii) the installation, alteration or replacement of a microwave antenna;

(iii) the installation, alteration or replacement of an air source heat pump, solar PV, solar thermal equipment or a flue forming part of a biomass heating system or combined heat and power system;

(iv) the construction or provision of a veranda or raised platform;

(v) the construction or provision of a balcony which:

(aa) contains a platform of any description;

(bb) projects from the part of the exterior of the dwellinghouse to which it is affixed by more than 30 centimetres; or

(cc) if projected downwards in a vertical line to ground level, is within 10.5 metres of any boundary of the curtilage of the dwellinghouse opposite the relevant side elevation;

(vi) the construction or provision of a roof terrace, whether or not it would incorporate associated railings, fencing or other means of enclosure;

(vii) the removal of a chimney from a dwellinghouse on article 1(5) land or within a World Heritage Site; or

(d) the alteration would consist of or include the insertion of a roof light into a roof slope and the dwellinghouse is on article 1(5) land or within a World Heritage Site.

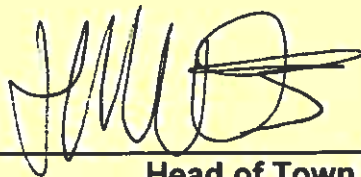
The proposed roof lights would not protrude more than 15cm beyond the plane of the slope of the original roof (C.1a); The proposed roof lights would not exceed the highest part of the original roof (C.1b); The proposed roof lights would not include any other development (C.1c). The proposed roof lights would not be installed on a property sited in a conservation area (C.1d).

In addition, there are no restrictive conditions nor have the removal of permitted development rights been enforced on this particular property. Thus, it is considered that the evidence submitted adequately indicates that the proposal would be classed as permitted development under the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013. Accordingly, it is recommended that a certificate of lawfulness be issued.

RECOMMENDATION: BE APPROVED

1. The proposal is permitted development by virtue of Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

27/7/20

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