

DELEGATED REPORT

Application No: P/21/0368

Site Address: 4 Dane Terrace
Merthyr Tydfil
CF47 8SG

Development: Insertion of roof lights into the front and rear elevations

Case Officer: Rebecca Owens

Application Expiry Date: 17th December 2021

Consultation reply date expired:

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area. The site is bounded by a highway to the front and other dwellings to the sides and rear.

DESCRIPTION

A Certificate of Lawful Development is sought for the insertion of roof lights into the front and rear roof planes of the dwelling.

It is proposed to insert a single roof light into the rear roof plane which would be 1m by 1m and which would project above the roof slope by 0.02m.

It is also proposed to insert two roof lights into the front roof plane. One would be 1m by 1m while the other would be 0.7m by 0.65m. Both would project above the roof slope by 0.02m.

PLANNING HISTORY

There is no relevant planning history.

PLANNING CONSIDERATIONS

The proposed roof light windows are considered to constitute 'Permitted Development' by virtue of Class C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 for the following reasons:

- The roof lights would not protrude more than 15cm beyond the planes of the slopes of the original roof;
- The highest part of the roof lights would not be higher than the highest part of the original roof;

- The dwelling is not on article 1(5) land or within a World Heritage Site;
- It would not involve the construction or provision of roof terrace, veranda, raised platform or balcony.
- The velux roof lights would not be within a side roof slope.

It is therefore recommended that the application be approved.

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

REASONS:

1. The proposed roof lights constitute 'Permitted Development' by virtue of Class C 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:

1/11/21

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SITE NOTES:

CONDITIONS/REASONS:

RECOMMENDATION ENDORSED _____
Head of Town Planning

DATE:

