

DELEGATED REPORT

Application No: P/22/0042

Site Address: 4 Tyn-Y-Banwen Road
Treharris
CF46 5NU

Development: Single storey rear extension

Case Officer: Rebecca Owens

Site Visit: 7th March 2022

Application Expiry Date: 14th April 2022

Consultation reply date expired:

APPLICATION SITE

The application relates to a mid-terraced dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, lane to the rear and other dwellings on either side. The site is not within a conservation area.

DESCRIPTION

A Certificate of Lawful Development is sought for the erection of a single storey rear extension which would be erected off the main rear elevation of the dwelling. It would have an 'L' shaped footprint with a maximum width of 4.65m and a maximum depth of 2.6m. It would have a mono-pitched roof with a ridge height of 3.22m and an eaves height of 2.35m. The extension would feature a window and door in its rear elevation which would serve a kitchen. The roof would be covered with concrete tiles to match the existing roof and the external walls would be finished with fine down render to match the existing dwelling.

PLANNING HISTORY

There is no relevant planning history relating to this site.

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:**

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:

8/3/22