

DELEGATED REPORT

Application No: P/24/0259

Site Address: 74 Swansea Road
Swansea Road
Merthyr Tydfil
CF48 1HR

Development: Single storey side extension with alterations

Case Officer: Rebecca Owens

Application Expiry Date: 3rd January 2025

APPLICATION SITE

The application relates to a semi-terraced dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, undeveloped land 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 two-storey side extension and for external alterations.

The extension would be set back from the main front elevation of the property by 4.77m and would be 2m in width by 6.55m in depth. It would have a mono-pitched roof with a ridge height of 3.6m and an eaves height of 2.7m. The walls would be finished with dash render and the roof would be covered with grey concrete tiles to match the existing finishes.

The external alterations comprise the blocking up of the existing rear access door and the insertion of a bi-folding door and the extension of the existing driveway to create an additional parking space. The driveway would be extended a further 6.42m in to the site.

PLANNING HISTORY

It would appear that this pair of semi-detached dwellings were originally a single property which was converted to two dwellings under planning permission P/06/0601, granted permission subject to conditions on 11 April 2007. Condition 2 of this permission states:

“The parking spaces relating to 74 Clwydyfagwr hereby approved shall be kept free from obstruction. The parking spaces shall be completed in accordance with the details submitted on 14th March 2007 and retained in perpetuity thereafter”.

PLANNING CONSIDERATIONS

The proposed extension and alterations to the doorways are 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 developments would not result in more than 50% of the dwelling's curtilage being covered by buildings;
2. The development 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 not be within 2m of the boundary of the dwelling;
5. The extension would not extend beyond a wall comprised in the principal elevation;
6. The extension would extend beyond a wall comprised in the side elevation of the existing dwellinghouse but this would not be adjacent to a highway.
7. The extension would extend beyond a wall comprised in a side elevation of the original dwellinghouse and would be single storey but it would not exceed 4m in height and it would not exceed the width of the widest part of the original dwellinghouse by more than 50%;
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 recognised that planning permission for this dwelling (planning ref: P/06/0601) included a condition which required the parking spaces serving it to be completed in accordance with the approved details, kept free from obstruction and retained in perpetuity thereafter. The approved plan illustrates two parking spaces positioned side by side and located some distance back into the rear garden of the property. It is not clear if these were ever provided but it would appear that they have not been in place for in excess of ten years. As such, the condition has already been breached for a significant period of time and would no longer prevent the approval of this certificate of lawful development.

In addition, the proposed extension of the driveway is considered to constitute 'Permitted Development' by virtue of Classes E and F of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 for the following reasons:

1. the total area of ground covered by buildings, enclosures, raised platforms, pools and containers within the curtilage (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

2. The raised platform would be located to the rear of the property so it would not extend beyond the principal elevation of the original dwellinghouse;
3. Whilst the raised platform would extend beyond a wall comprised in a side elevation of the existing dwellinghouse, this is not adjacent to a highway
4. It would not include the construction or provision of raised platform of which any part is more than 30 centimetres above the surface of the ground directly below it;
5. The hard surface would not be forward of the principal elevation of the dwellinghouse

It is therefore recommended that the application be approved.

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

The proposed extension and external alterations to the dwellinghouse 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.

The proposed extended driveway constitutes 'Permitted Development' by virtue of Classes E and F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 28.11.2024