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Planning Department
Merthyr Tydfil County Borough Council
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Dear Sir / Madam

Re: Application for Certificate of proposed lawful development - Land at Cefn Fforest Farm, Treharris, CF46 5RN

I write with regard to the property known as Cefn Fforest Farm, located to the north of Treharris (hereafter referred to as the Site). This letter has been prepared by Boardman Planning Ltd. to accompany an application for a certificate of proposed lawful development at the property for a two storey side extension, single storey rear extension(s), and front porch. Below I set out the position from a householder permitted development perspective in respect of the proposed development(s). It should be noted that a Notification for Prior Approval of the existing barn has also been submitted alongside this application.

Site Location / Context

The Site comprises Cefn Fforest Farm, which includes an existing lawful farmhouse and associated agricultural buildings set within a wider agricultural holding. The farmhouse forms part of an established farmstead accessed via an existing private access.

The Site is located in open countryside, outside of the defined settlement boundary. The surrounding area is characterised by agricultural land and dispersed rural dwellings and farmsteads, reflecting the established rural character of the area. There are no Conservation Areas or designated heritage assets on or immediately adjacent to the Site.



Figure 1: Photograph of existing farmhouse

Development Proposals

It is proposed to construct a two storey side extension (to the south of the main dwellinghouse), and a single storey rear extension (to the west of the dwellinghouse), as well as a porch to the front (eastern elevation). All of these developments have been designed to comply with householder permitted development rights in Wales (as outlined below). The statement below outlines why the development proposals do not require planning permission and are indeed classed as permitted development.

Relevant Planning Policy

The relevant planning legislation in the context to this application is as follows:

- The Town and Country Planning (General Permitted Development) 1995 (As amended) (Wales)

Principal Elevation

The principal elevation of CefnF forest farm is its east facing elevation. Welsh Government guidance on what determines the principal elevation is outlined below.

“In most cases, the principal elevation is obvious and will be the front of the house as you know it. But sometimes you will need to consider a combination of the following points in order to identify the principal elevation of your house:

- *The principal elevation will usually contain the main entrance door, porch, driveway, bay windows, and/or gables.*
- *The principal elevation will usually contain more windows and doors than any other elevation.*
- *The principal elevation will usually be the most visible elevation when you look at your house from a highway (the term "highway" includes public roads, footpaths, bridleways and byways).*
- *The layout, design and orientation of other houses in your street should be taken into account.*
- *If you live in an older property that has been extended and altered, you may need to consider the original layout of your home.*
- *The layout of your house and main access arrangements should be considered: e.g. an entrance door leading to the hallway/internal staircase/main living area will usually be found on the principal elevation of the dwelling.*
- *The principal elevation will usually be the widest elevation of the property (or one of the 2no. widest elevations).*
- *The boundary of your home, including garden walls, fencing can also help to define the principal elevation."*

In the case of the application site, it is clear and obvious that the principal elevation is the east facing elevation, i.e. where the main entrance to the property is located, as well as numerous criteria from the list above.

Proposed single storey rear extension

Single storey rear extensions are permitted providing they meet a number of conditions. Any single storey rear extension will need to meet all of the following conditions otherwise a planning application will need to be submitted to the local planning authority:

- No more than half of the area of land around the "original house" can be covered by additions or other buildings.
- The eaves height of the extension cannot be higher than the eaves height of that part of the house from which the extension projects.
- If your extension is located within 2 metres of any boundary of your house, the eaves height of the extension cannot exceed 3 metres.
- The extension cannot be more than 4m long - length should be measured from the rear wall of the original house to the outer edge of the wall of the extension.
- The extension cannot be more than 4 metres in height - you should measure the height of the proposed extension from the ground level immediately next to it.
- The appearance of the materials used in the extension (both the walls and roof) must, as far as possible, match the appearance of those on your existing home. The requirement to match materials does not apply to conservatories.
- No verandas, raised platforms, roof terraces or balconies (other than a Juliet balcony that has no platform, does not project from the extension by more than 300mm, and is not on the principal elevation of your house).

As can be seen from the submitted plans, the proposed single storey rear extension complies with all of the criteria outlined above and is therefore permitted development in accordance with the relevant Act.

Proposed two storey side extension

Side extensions of more than one storey are permitted providing they meet all the following conditions, otherwise a planning application will need to be submitted to the local planning authority:

“A.1 (h) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the original dwellinghouse, would have more than one storey, either in its own right or if considered together with any part of the existing dwellinghouse, and—

- i. the enlarged part of the dwellinghouse would be within 10.5 metres of any boundary which is—
 - (aa) a boundary of the curtilage of the dwellinghouse; and*
 - (bb) opposite the relevant side elevation;**
- ii. (ii) the enlarged part of the dwellinghouse would be set back, by less than 1 metre, from the point nearest to that part in any wall comprised in the principal elevation of the original dwellinghouse; or*
- iii. the width of the widest part of the resulting dwellinghouse would exceed the width of the widest part of the original dwellinghouse by more than 50 per cent.”*

The proposed two storey side extension satisfies all of the above requirements. Side extensions of more than one storey are also required to comply with the following conditions:

- Not to exceed 50% of the total area of the curtilage
- Not to exceed the height of the roof of the existing dwelling
- Not to exceed height of the eaves of the existing dwellinghouse
- Not to be within 2 metres of a boundary of the dwellinghouse where height of the eaves of the enlarged part exceeds 3 metres
- Not to exceed a height of 4 metres within 2 metres of the boundary
- Not to extend beyond a wall comprised in the principal elevation
- Not to be nearer a highway than any wall in the side elevation of the existing dwellinghouse or at least 5 metres from the highway, whichever is nearest to the highway
- Extension not to be within 10.5m of the side boundary, opposite the side elevation of the dwellinghouse
- Development to be set back from principal elevation of the dwellinghouse by at least 1m
- The width of the widest part of the resulting dwellinghouse not to exceed the width of the widest part of the original dwellinghouse by more than 50%
- No verandas, raised platforms, roof terraces or balconies,
- Appearance of materials in wall & roof to match existing
- Upper floor window in side elevation is further than 10.5m from boundary
- Roof pitch to match existing

As can be seen from the submitted plans, the proposed two storey side extension complies with all of the criteria outlined above and is therefore permitted development in accordance with the relevant Act.

Proposed porch

It is also proposed to construct a porch at the principal entrance to the farmhouse. This element of the proposal is considered to be permitted development on the basis that it satisfies all of the following criteria:

- a. the total area of ground covered by the structure does not

- b. the structure does not exceed 3 metres in height from ground level;
- c. no part of the structure would be located within 2 metres from the boundary of the site.

As can be seen from the submitted plans, the proposed porch complies with all of the criteria outlined above and is therefore permitted development in accordance with the relevant Act.

Conclusions

This statement of case has been prepared on behalf of the applicant in respect of an application for a certificate of lawful proposed development at Cefn Fforest Farm, Treharris. The statement above outlined why the proposal as submitted complies with the relevant Planning Act, and is deemed as householder permitted development for which planning permission is not required. It is respectfully requested that the Local Planning Authority grant the requisite Certificate.

Warm regards,

Chris Boardman (Agent)
Boardman Planning Ltd.