

DELEGATED REPORT

Application No: P/21/0327

Site Address: 4 Gladstone Terrace
Plymouth Street
Merthyr Tydfil
CF47 0UU

Development: Single storey extension to rear and first floor infill extension to rear

Case Officer: Rebecca Owens

Site Visit: 21st September 2021

Application Expiry Date: 12th November 2021

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 other dwellings on either side, a highway to the front and a lane to the rear. The profile of the land to the rear of the site is relatively flat and there is an existing outbuilding within the rear garden.

DESCRIPTION

A certificate of Lawful Development is sought for the erection of a single storey rear extension and a first floor infill extension to the rear of the dwelling.

The proposed rear extension would be 4.363m in width by 3.6767m in depth and would have a pitched roof with an eaves height of 2.6m and a ridge height of 3.31m. The extension would feature French doors in its rear elevation and two velux roof lights, one in each roof plane.

Whilst the ground floor of the dwelling has a rectangular footprint, the first floor is stepped in twice at the rear. It is proposed to erect a first floor extension above the existing single storey annexe to fill in this area. The first floor extension would therefore be 'L' shaped with a maximum width of 3.45m and a maximum depth of 2.45. The extension would have a mono-pitched roof, which would follow the slope of the existing rear roof plane to appear as an indistinguishable part of the main roof. The roof would have a maximum height of 7.25m and an eaves height of 5.7m. The extension would feature a window in its rear elevation.

The external walls of the extensions would be finished with render and the roofs would be covered with tiles to match the main roof of the dwelling.

PLANNING HISTORY

There is no relevant planning history relating to this site.

PLANNING CONSIDERATIONS

The proposed single storey rear extension 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 a 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 elevations would be finished using materials that would match the appearance of the existing house.

The proposed first floor infill extension would not 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 be within 2m of the boundary of the dwelling and the eaves height would exceed 3m and the overall height would exceed 4m;
2. The extension would extend beyond the side walls of the original dwellinghouse and would have more than one storey when considered together with the existing dwelling. It would be within 10.5m of a boundary of the curtilage of the dwellinghouse which is opposite the relevant side elevations;

However, with respect to the other criteria outlined in Class B it is noted that:

3. The extension would not result in more than 50% of the dwelling's curtilage being covered by buildings;
4. The extension would not exceed the height of the highest part of the roof of the existing dwellinghouse;
5. 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);
6. The extension would not extend beyond a wall comprised in the principal elevation;
7. The extension would extend beyond walls comprised in the side elevations of the existing dwellinghouse but there is no highway opposite these.
8. The extension would extend beyond the side walls of the original dwellinghouse and would have more than one storey when considered together with the existing dwelling but it would be set back more than 1m from the principal elevation and the width of the resulting dwellinghouse would not exceed the width of the widest part of the original dwellinghouse;
9. The extension would extend beyond the rear walls of the original dwellinghouse and would have more than one storey when considered together with the existing dwelling. However, the first floor would not extend beyond the relevant parts of the rear wall of the original dwellinghouse by more than 3m and it would not be within 10.5m of a boundary of the curtilage of the dwellinghouse which is opposite the rear wall of the dwellinghouse;
10. The extension would not consist of or include the provision of a veranda, raised platform, balcony or roof terrace.

It is therefore recommended that the application be refused.

RECOMMENDATION: BE REFUSED for the following REASONS:

1. The proposed first floor extension does not constitute '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. Planning permission is therefore required and a Lawful Development Certificate cannot be issued.

RECOMMENDATION ENDORSED


P.P. Head of Town Planning

DATE: 08.10.2021