

DELEGATED REPORT

Application No: P/21/0336

Site Address: 12 Maesgwynne
Cefn Coed
Merthyr Tydfil
CF48 2SB

Development: Single storey side and rear extension

Case Officer: David James

Site Visit:

Application Expiry Date: 16th November 2021

Consultation reply date expired:

APPLICATION SITE

The application relates to a semi-detached dwelling in the residential area of Cefn Coed, and within the settlement boundary. The site is bound by a highway to the front, dwellings on either side and wooded land to the rear. It is not in a conservation area.

DESCRIPTION

A certificate of Lawful Development is sought for the erection of a single storey side and rear extension. An existing rear conservatory would be demolished to accommodate the development.

The dwelling as existing has a square footprint. The proposed side and rear extension would be erected on the rear elevation of the dwelling, and project beyond the southwest side elevation by 1.2m. It would have a maximum width of 7.9m and a maximum depth of 4m. It would have a mono-pitched roof with a maximum height of 3.8m and an eaves height of 2.4m. The walls of the extension would have a brickwork finish and the roof would be covered with clay tiles to match the existing dwelling.

PLANNING HISTORY

There is no relevant planning history relating to the property.

PLANNING CONSIDERATIONS

The proposed 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 extend beyond a wall comprised in a side elevation of the existing dwellinghouse but this would not be opposite a highway.
7. The extension would extend beyond a wall comprised in the side elevation of the existing dwellinghouse and would be single storey but it would not exceed 4m in height and the width of the resulting dwellinghouse would not exceed the width of the widest part of the original dwellinghouse by more than 50%.
8. 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;
9. 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 **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

PR

DATE: 14/10/2021