

DELEGATED REPORT

Application No:	P/25/0233
Site Address:	63 Brecon Rise Pant Merthyr Tydfil CF48 2EE
Development:	Demolition of existing single-storey side extension and construction of new single-storey, rear extension
Case Officer:	Rebecca Owens
Application Expiry Date:	22nd October 2025

APPLICATION SITE

The application relates to detached dwelling located in a mainly residential area. The site is bounded by a footpath to the front, a highway to the western side, a dwelling to the eastern side and private garages and dwellings to the rear.

DESCRIPTION

A certificate of Lawful Development is sought for the demolition of an existing single-storey side extension and construction of new single-storey, rear extension. The proposed extension would have an irregular footprint featuring a chamfered corner. It would have a maximum depth of 4m and a maximum width of by 4.45m in width with a flat roof 2.94m in height. The roof would be covered with grey membrane, the external walls would be finished with render to match the dwelling and the windows and doors would be white upvc.

PLANNING HISTORY

There is no recent 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 existing dwellinghouse;
4. The extension would not be within 2m of the boundary of the dwelling;
5. The extension is proposed on the rear elevation and thus would not extend beyond a wall comprised in the principal elevation or beyond a wall comprised in a side elevation of the existing dwellinghouse;
6. 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;
7. The extension would not consist of or include the provision of a veranda, raised platform, balcony or roof terrace.

In addition, the extension's elevations 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:**

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



Director of Neighbourhood Services

DATE: 01.09.2025