

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2015/0531	<u>DATE:</u> 24/06/2015
PROPOSAL:	Certificate of Lawful Development (Proposed) - single storey rear extension
LOCATION:	35 Mayberry Road, Baglan, Port Talbot SA12 8DG
APPLICANT:	Mrs Tammie Davies
TYPE:	Lawful Development Certificate - Proposed
WARD:	Baglan

The following application is reported to Committee because the applicant is a specified member of staff defined in the delegated arrangements - Committee Clerk involved in the Development Management process.

Planning History:

None

Publicity and Responses if applicable:

Baglan Ward Members (for info only) – No responses received

Description of Site and its Surroundings:

The application property, 35 Mayberry Road, is a semi-detached property sited in a residential street. It has front and rear gardens with pedestrian access to the eastern side of the dwelling. An existing single storey extension is sited to the rear elevation and a detached garage and outbuilding are sited to the eastern side of the property.

Brief description of proposal:

A Certificate of Lawful Development (Proposed) has been submitted for a single storey rear extension which will tie into the existing single storey rear extension.

Assessment

The proposed single storey rear extension will have a width of 1.5 metres, a length of 4 metres and a maximum height of 2.5 metres. It will be sited to the rear of the property, opposite the Principal elevation. The proposal is wholly within the curtilage of the dwelling house as it will be set off the boundary by 100mm. The property is not in a conservation area and the development is not to a Listed Building. Permitted Development Rights have not been removed for the property.

The proposal has been measured in association with the application site and existing property, extensions and outbuildings, which take up approximately 24% of the site, and, accordingly, the proposed extension and existing outbuildings will not exceed 50% of the total area of curtilage.

The proposed extension is within 2 metres of a boundary, however, it will not exceed the height of the main dwelling, it will not exceed an eaves height of 3 metres or a height of 4 metres as the maximum height of the extension will be 2.5 metres. The extension will have a maximum projection of 4 metres from the rear wall of the original dwelling and would have external materials that will match the existing property. It will not adjoin an outbuilding.

Conclusion:

By virtue of the fact that the proposed development meets all of the Permitted Development regulations, it is 'Permitted Development' under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). As such, it does not require the benefit of planning permission.

Recommendation:

To issue a Lawful Development Certificate.

RECOMMENDATION: Issue Lawful Development Certificate .

By virtue of the fact that the proposed development meets all of the Permitted Development regulations, it is 'Permitted Development' under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). As such, it does not require the benefit of planning permission.