

APPLICANT: Mr. Ciaran O'Beirne 32, Aneurin Road, Barry, CF63 4PP

AGENT: Mr. Ciaran O'Beirne 32, Aneurin Road, Barry, CF63 4PP

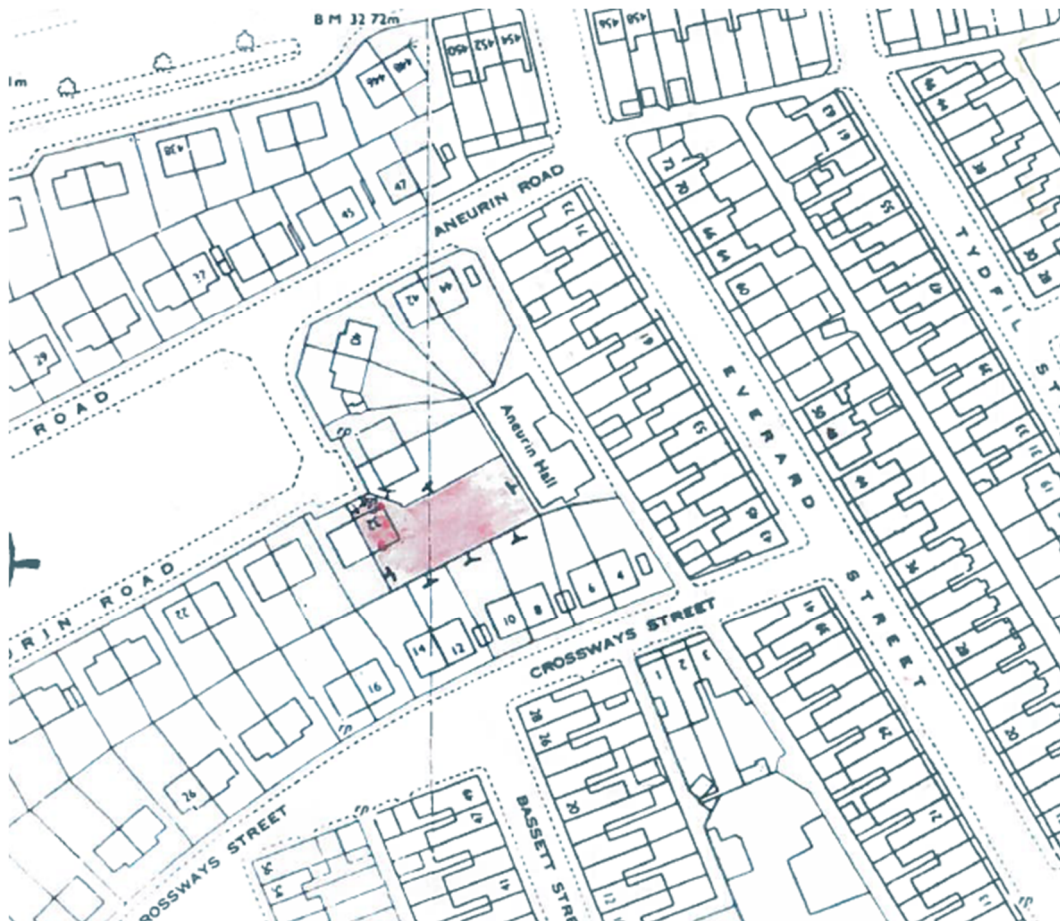
32, Aneurin Road, Barry

Alterations to side addition. No change to existing footprint and reconstructed in line with current building regulations

SITE AND CONTEXT

The application relates to 32, Aneurin Road, which is a two storey semi-detached dwelling which occupies a corner plot. The site is located within Barry settlement boundary, as identified within the Vale of Glamorgan Local Development Plan 2011-2026.

A site location plan is shown below:

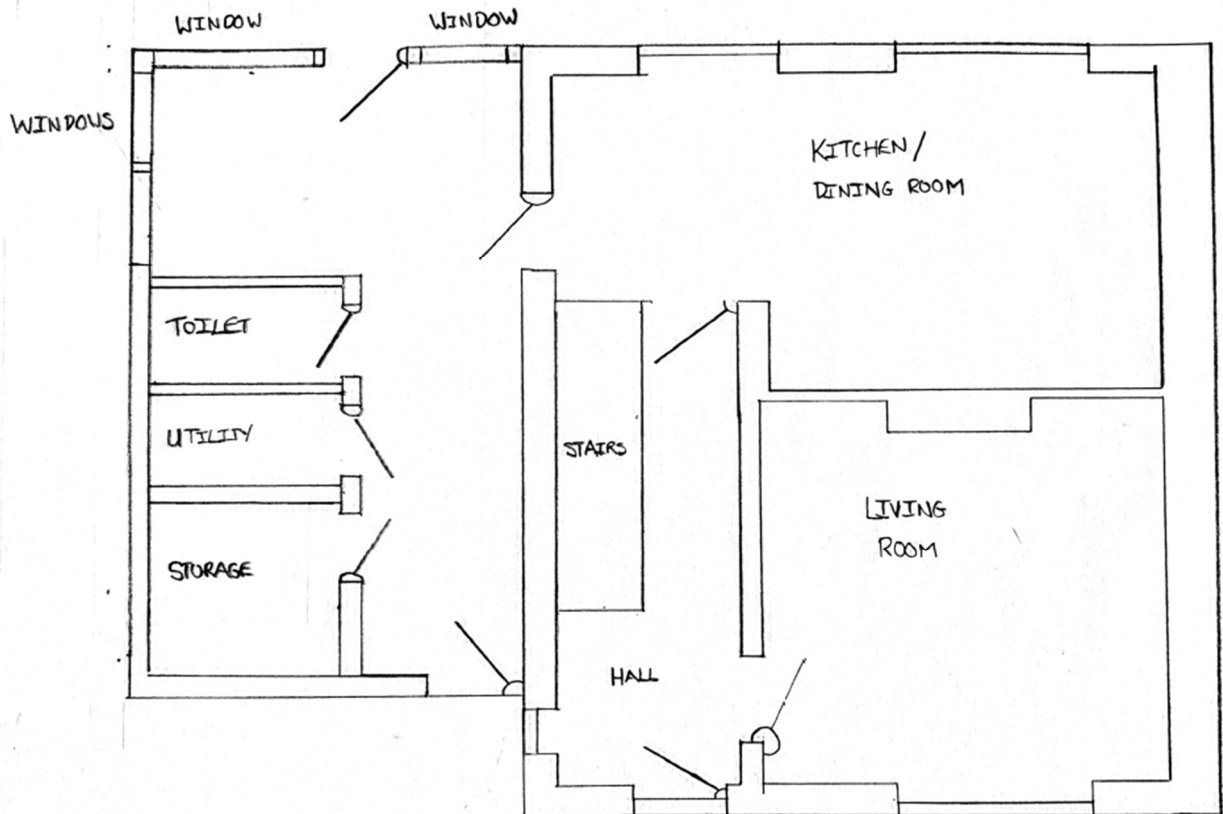


DESCRIPTION OF DEVELOPMENT

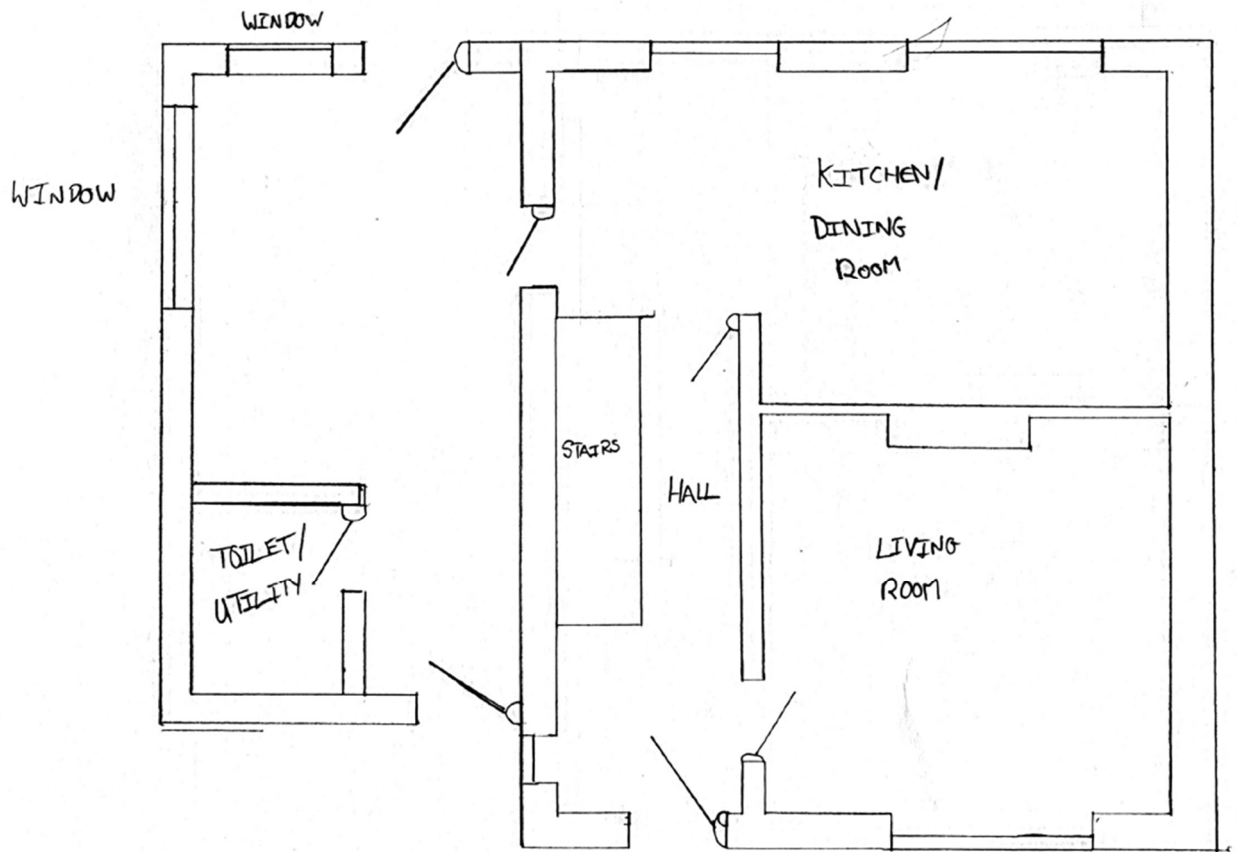
The application seeks a Lawful Development Certificate for the replacement of the existing structure with a single storey side extension.

The submitted plans detail that the new extension would be on the same footprint as the existing structure, which adjoins the neighbouring boundary. The extension would have a mono pitch roof with a total height of 3.9m and eaves height of 2.5m. The proposed materials include slate grey tiles to the roof and face brick to match the main dwelling.

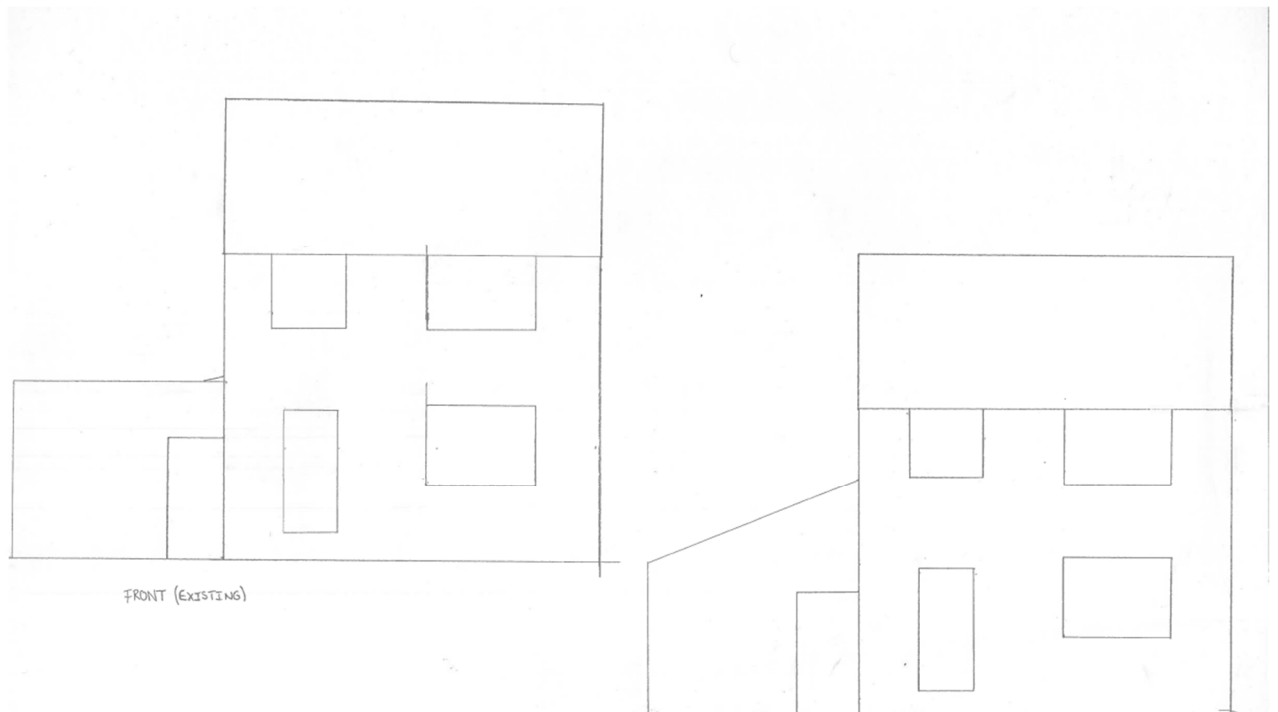
The existing and proposed plans are shown below:



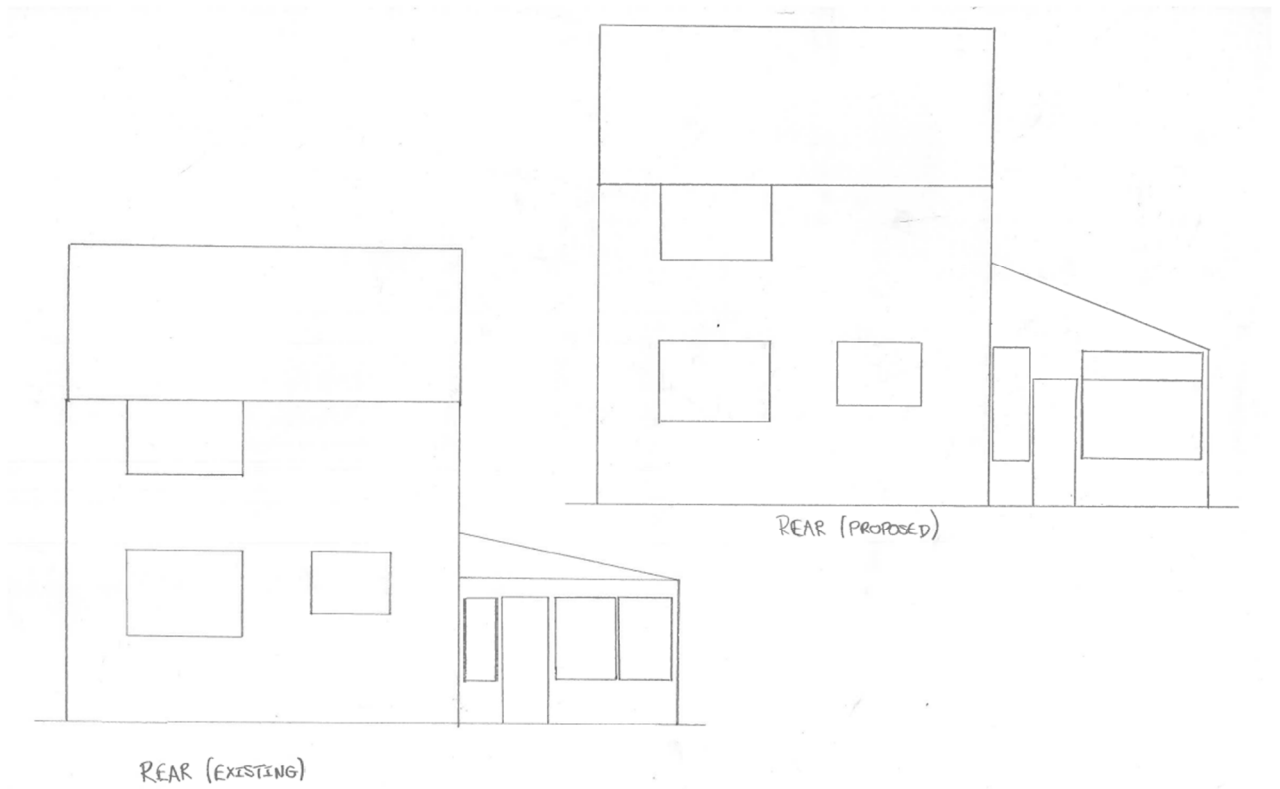
Existing Ground Floor Plan



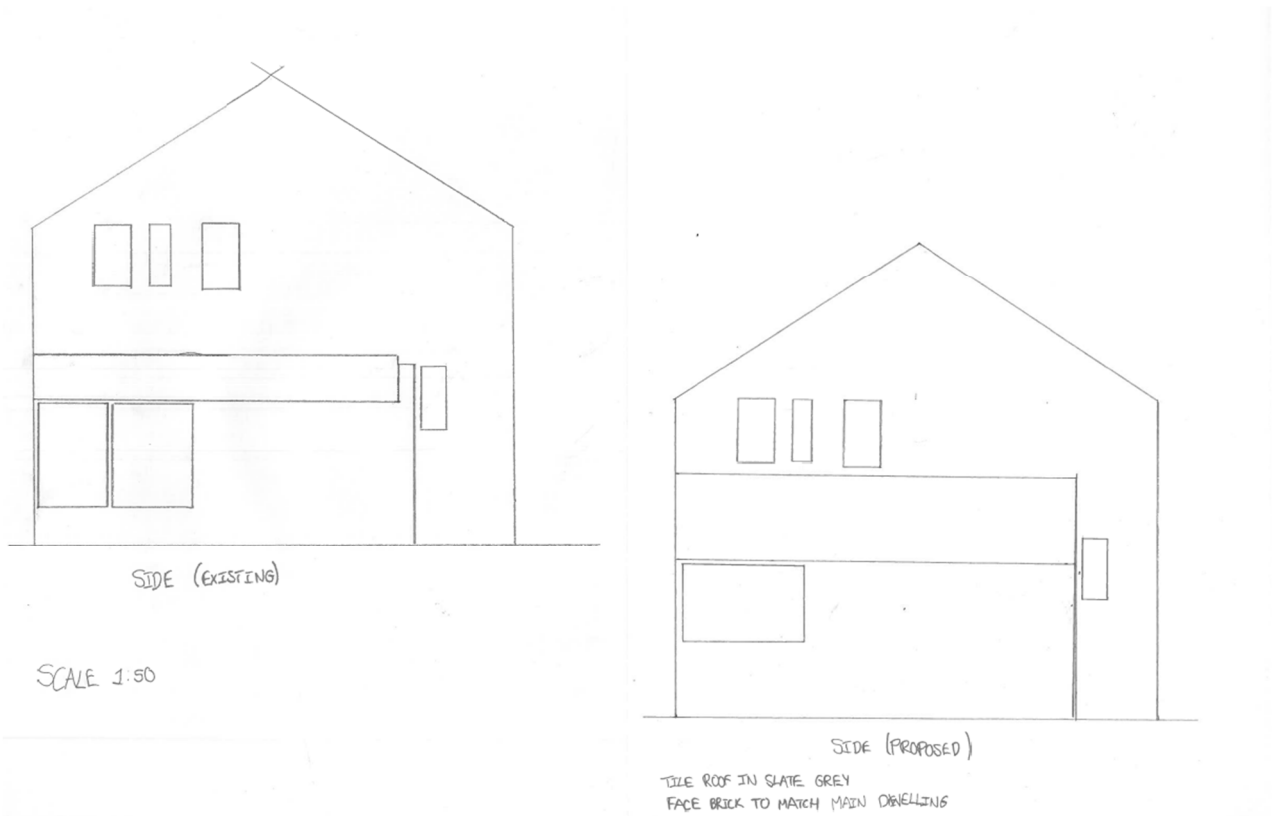
Proposed Ground Floor Plan



Existing and Proposed Front Elevation



Existing and Proposed Rear Elevation



Existing and Proposed Side Elevation

PLANNING HISTORY

None.

CONSULTATIONS

Due to this type of application, consultation is not statutorily required and was therefore not carried out.

REPRESENTATIONS

Due to this type of application, consultation is not statutorily required and was therefore not carried out.

Issues

This application is considered under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) (Amendment) (Wales) Order 2014. Permitted Development under class A relates to the enlargement, improvement or other alteration of a dwellinghouse.

The application site does not relate to a Listed Building and as such Part 1, Class A allows an extension to the property subject to the following relevant conditions:

A.1 Development is not permitted by Class A if:

- a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); - **Condition met**
- b) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse; - **Condition met**
- c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse. – **Condition met**
- d) the enlarged part of the dwellinghouse would be within 2 meters of the boundary of the curtilage of the dwellinghouse and —
 - i) the height of the eaves of any part of the enlarged part which is within 2 metres of the boundary of the curtilage of the dwellinghouse would exceed 3 metres; or **Condition met – eaves height is 2.5 metres.**
 - ii) the height of any part of the enlarged part which is within 2 metres of the boundary of the curtilage of the dwellinghouse would exceed 4 metres; **Condition met – total height is 3.9 metres**
- f) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the existing dwellinghouse, and would be nearer to the highway than—

- i) the wall comprised in that side elevation which is nearest to the highway; or
- ii) any point 5 metres from the highway;

whichever is the nearer to the highway; **Condition met**

- g) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the original dwellinghouse, would have a single storey and—
 - i) the enlarged part of the dwellinghouse would exceed 4 metres in height; or **Condition met – total height is 3.9m**
 - ii) 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%; **Condition met**

A.3 Development is permitted by Class A subject to the following conditions:

- a) The appearance of the materials used in the walls, roof or other element of any exterior work must so far as practicable match the appearance of the materials used in the majority of the equivalent element of the existing dwellinghouse. **Condition met – Face brick will match the main dwellinghouse and the slate grey tiles reasonably match the roof of the main dwellinghouse.**

The extension as proposed complies with all of the relevant conditions identified above. In addition it is noted that the property is neither subject to an Article 4 Direction nor are there any planning conditions removing permitted development rights for this form of development.

REASON FOR RECOMMENDATION

It is considered that the proposal amounts to permitted development under Schedule 2, Part 1, Class A, of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and therefore planning permission is not required. Accordingly, a Lawful Development Certificate can be granted.

RECOMMENDATION

APPROVE

1. The proposal, as detailed on the submitted plans, satisfies the criteria to be classed as permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and planning permission is not required for the proposed development.

NOTE:

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.