



PLANNING STATEMENT



1.0 Background

- 1.1 A certificate of proposed lawful development is submitted for a single storey rear extension at No 87 Ruskin Street, Britton Ferry, Neath-Port Talbot.
- 1.2 The scheme will provide a ground floor bedroom.

2.0 Proposal

- 2.1 As previously discussed, planning permission is sought for a single storey rear extension:

Existing and Proposed Rear Elevations

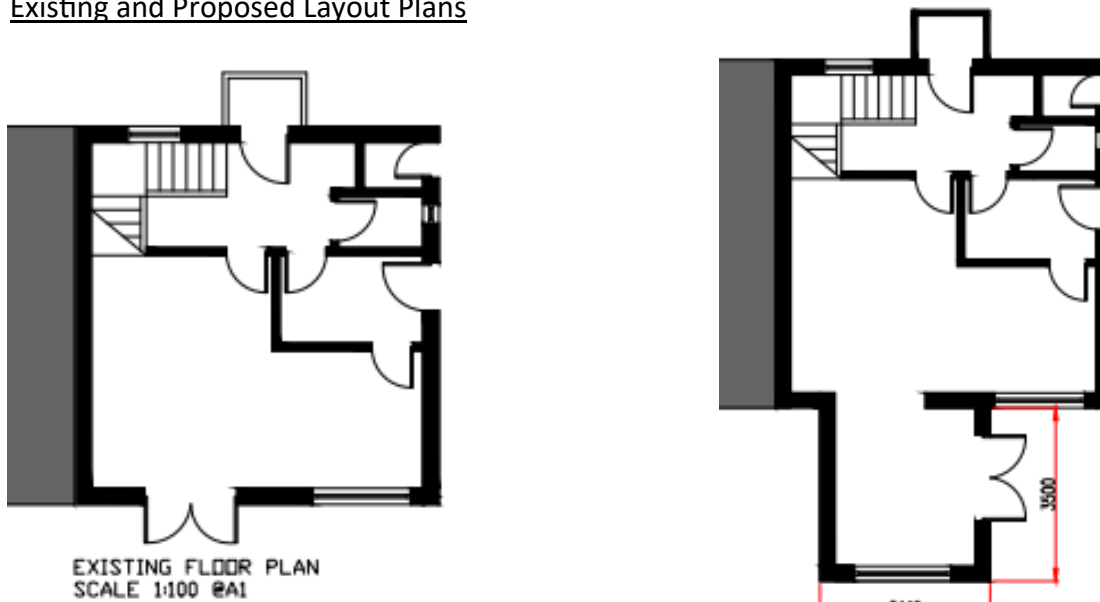
- 2.2 The modest extension would provide a modest bedroom with side patio doors and rear window:



Existing and Proposed Side Elevations



Existing and Proposed Layout Plans



3.0 Main Issues

3.1 The main issues for consideration during the determination of this application relates to whether

- The single storey rear extension complies with the criteria set out in Section 3 of the Welsh Permitted Development Rights.

4.0 Section 3—Single Storey Rear Extensions

4.1 Single storey rear extensions are permitted under Section 3 A.1 if:

- (i) the enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwellinghouse, would have a single storey and would —
- (ii) extend beyond the relevant part or, as the case may be, any of the relevant parts of the rear wall of the original dwellinghouse by more than 4 metres; or
- (ii) exceed 4 metres in height;

The proposed extension is single storey rear extension would not extend beyond the rear wall of the original dwelling house by more than 4m or exceed 4m in height.

4.2 The above example complies with the conditions for a single storey rear extension, which are:

- The development does not exceed 50% of the total area of the curtilage : A.1 (a)
- The eaves height of extension is not higher than the eaves height of that part of the house from which the extension projects : A.1 (c) and A.5
- The extension is not within 2 metres of a boundary of the dwellinghouse where height of the eaves of the enlarged part exceeds 3 metres : A.1 (d) (i) and A.5
- The extension does not exceed a height of 4 metres within 2 metres of the boundary : A.1 (d) (ii)
- The extension does not project beyond the rear wall of the original dwellinghouse by more than 4 metres : A.1 (i) (i)
- The extension does not exceed 4 metres in height : A.1(i) (ii) and A.7
- The extension does not include verandas, raised platforms, roof terraces or balconies, other than a balcony that complies with condition A.1 (l) (ii) : A.1 (l)
- The extension will utilise materials to match existing the existing property : A.3 (a)

5.0 Conclusion

5.1 The proposed single storey rear extension is considered to comply with the criteria outlined in the General Permitted Development Order . As such you are respectfully requested to grant consent for this proposal.

