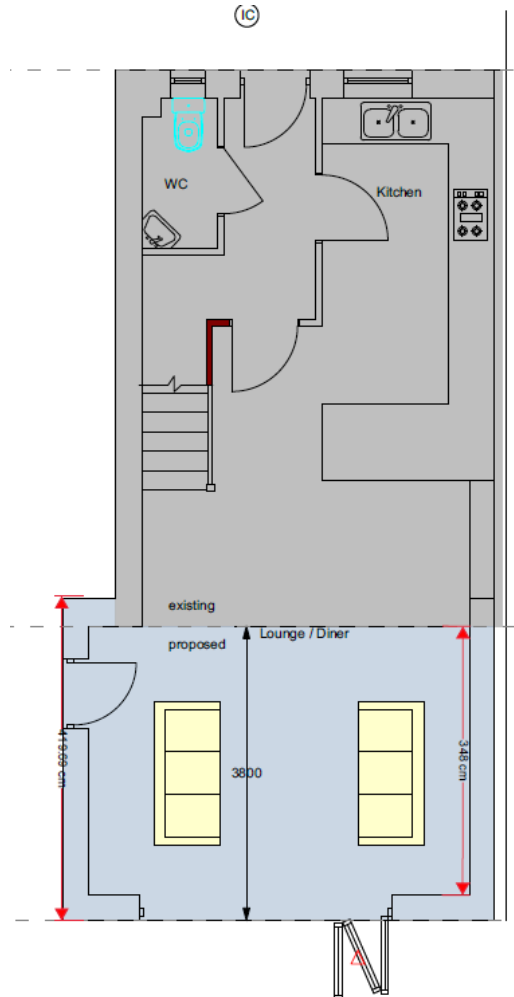


BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to:	Planning, Regulatory & General Licensing Committee
Report Subject:	<i>Application: C/2020/0209</i> <i>Site: 53 Larch Lane, Tredegar</i> <i>Proposal: Two storey rear extension</i>
Report Author:	Planning Officer Development Management
Directorate:	Regeneration and Community Services
Date of meeting:	24 th November 2021

1.0	Purpose of Report
1.1	This planning report is being presented to Members to clarify an issue raised during consideration of the above application at 4 th November 2021 meeting of the Planning Committee regarding the correct length of the proposed extension.
1.2	Following my presentation of the appended officers report, the applicant spoke in support of his application. He advised that the stated length of the proposed extension in the report of 4.2m was incorrect. He advised that the extension measured 3.5m long.
1.3	It was resolved by Planning Committee to defer making a decision to allow for the accurate measurement to be clarified.
1.4	The agent has since confirmed that the measurement of 3.5m provided by the applicant was the internal measurement of the extension and not an external measurement.

1.5 However, I would also bring the Members attention to an error within the report. The extension projects **3.8m** from the rear building line of the house rather than the 4.2m stated. The total length of the extension as viewed from the road to the west does however measure 4.19m.



PROPOSED GROUND FLOOR LAYOUT

The Officer recommendation remains as per the appended report that planning permission should be **refused for the reasons set out in my report.**