



Working with the citizens of Monmouthshire

**Cymeradwyo Planning Permission  
Approval of Planning Permission**

**Deddf Cynllunio Tref a Gwlad 1990  
Gorchymyn Cynllunio Tref a Gwlad (Gweithdrefn Rheoli Datblygu) Cymru  
2012**

**Town and Country Planning Act 1990  
The Town and Country Planning (Development Management Procedure)  
(Wales) Order 2012**

Cais Rhif/ Application No:DC/2016/00230

<b>Ymgeisydd/Applicant:</b> Mr & Mrs D Morgan  Oak Lodge Pen-y-Clawdd NP25 4BW	<b>Asiant/Agent</b> Buckle Chamberlain Partnership Ltd Mill House Llancayo Court Llancayo Usk NP15 1HY
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Mae **CYNGOR SIR FYNWY** fel yr Awdurdod Cynllunio Lleol drwy hyn yn **caniatáu**'r datblygiad dilynol yn unol â'r cynlluniau a'r cais a gyflwynwyd i'r Cyngor, yn ddarostyngedig i unrhyw amodau.

**MONMOUTHSHIRE COUNTY COUNCIL** as Local Planning Authority hereby **permits** the following development in accordance with the plans and application submitted to the Council, subject to any conditions.

<b>Lleoliad/Location:</b>	Oak Lodge Pen-y-Clawdd NP25 4BW
<b>Disgrifiad o'r Cynnig/Description of Proposal:</b>	Proposed single storey extension to existing dwelling and detached Garage/Out-Building

**DARLLENWCH Y NODIADAU A ATODIR OS GWELWCH YN DDA  
PLEASE READ THE ATTACHED NOTES**

Dyddiad/Date: 09 January 2017

Llofnod/Signed:

**Rheolwr Gwasanaethau Datblygu/Development Services Manager**

Cyngor Sir Fynwy/Monmouthshire County Council  
Neuadd y Sir/County Hall  
Rhadyr/Rhadyr  
Brynbuga/Usk. NP15 1GA

**MAE'N BWYSIG EICH BOD YN CYDYMFFURFIO GYDA'R CYNLLUNIAU A GYMERADWYWYD A'R CANIATÂD CYNLLUNIO, YN CYNNWYS AMODAU. DARLLENWCH Y NODIADAU SY'N CYD-FYND Â'R PENDERFYNIAD HWN OS GWELWCH YN DDA.**

**PWYSIG: MAE'R CYFATHREBIAD YMA'N EFFEITHIO AR EICH EIDDO**

**IT IS IMPORTANT THAT YOU COMPLY WITH THE APPROVED PLANS AND THE PLANNING PERMISSION, INCLUDING CONDITIONS. PLEASE READ THE NOTES ACCOMPANYING THIS DECISION.**

**IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**Amodau a Rhesymau/Conditions and Reasons**

<b>Amod Rhif/Condition No.</b>	<b>Amod/Condition</b>
1	This development shall be begun within 5 years from the date of this permission.
2	The development shall be carried out in accordance with the list of approved plans set out in the table below.
3	Notwithstanding the provisions of Article 3, Schedule 2, Part 40 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no roof or wall mounted solar photo voltaic or solar thermal equipment shall be erected or constructed on the building.

**Rhesymau/Reasons:-**

1.	To comply with Section 91 of the Town and Country Planning Act 1990.
2.	To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.
3.	In the interests of visual amenity.

**Gwybodaeth/Informatives :-**

None

**Polisiau Cynllun Datblygu Lleol Sir Fynwy  
Monmouthshire Local Development Plan Policies :-**

1	EP1 LDP Amenity and Environmental Protection
2	DES1 LDP General Design Considerations
3	H4 LDP Conversion/Rehabilitation of Buildings in the Open Countryside for Residential Use
4	S17 LDP Place Making and Design
5	S13 LDP Landscape, Green Infrastructure and the Natural Environment

Y **Cynlluniau** a gymeradwywyd gyda'r caniatâd hwn yw:  
The **Plans** approved with this permission are:

<b>Cyfeirnod Cynllun /Plan Ref No.</b>	<b>Fersiwn Rhif/Version No.</b>	<b>Statws/Status</b>
1205(BD)06C Site Plans as Proposed Garage Details 1205(BD)03A Ground Floor Plan as Proposed DC/2016/00230 Site Location Plan		Approved

## HYSBYSIAD PWYSIG

### RHODDWDYD EICH CANIATÂD CYNLLUNIO

#### DARLLENWCH YR WYBODAETH DDILYNOL YN OFALUS OS GWELWCH YN DDA

#### Os ydych yn asiant rhowch yr Hysbysiad hwn i'ch cleient gyda'r Caniatâd Cynllunio os gwelwch yn dda

*Gall sut y symudwch ymlaen gyda'ch datblygiad effeithio ar eich eiddo, er enghraifft ei werth neu werthiant ac arwain at gamau gorfodaeth os nad ydych yn dilyn y cyngor yma.*

#### Amodau

*Darllenwch yr amodau'n ofalus os gwelwch yn dda. Eich cyfrifoldeb chi yw cydymffurfio â nhw.*

- Gall rhai amodau olygu fod angen cyflwyno manylion, ee deunyddiau neu dirlunio, cyn i'r gwaith ddechrau neu cyn y gwneir newid defnydd. Mae'n rhaid i chi sicrhau eich bod yn cydymffurfio gyda holl amodau o'r math yma cyn i'r gwaith ddechrau neu o fewn y cyfnod a nodwyd.
- Bydd methiant i gyflwyno materion sydd eu hangen gan amod yn gwneud eich caniatâd cynllunio yn annilys a gall arwain at gamau gorfodaeth yn eich erbyn.

#### Cydymffurfio gyda Chynlluniau Cymeradwy

*Mae'n rhaid i chi wneud y datblygiad fel y'i cymeradwywyd neu gytuno ar newidiadau. **Bydd eich caniatâd yn annilys os nad ydych yn gwneud y datblygiad yn llwyr yn unol â chynlluniau cymeradwy.***

- Bydd angen i chi wneud cais newydd os dymunwch amrywio eich cynllun neu newidiadau yn ganlyniad gofynion eraill.

*Gall y Cyngor gymryd camau gorfodaeth a all arwain at erlyniad yn y Llys Ynadon lle medrir gosod cosb o hyd at £20,000. Er mwyn sicrhau eich bod yn osgoi unrhyw un o'r canlyniadau uchod, gofynnir i chi sicrhau eich bod yn cydymffurfio gyda phob agwedd o'ch caniatâd a chynlluniau.*

**Cadwch yr Hysbysiad yma gyda'ch Caniatâd Cynllunio os gwelwch yn dda  
Gwnewch yn siŵr fod gan eich Adeiladwr gopi o'r Cynlluniau a  
Gymeradwywyd.**

## NODIADAU

### Apeliadau i Lywodraeth Cymru

- Os ydych wedi eich tramgwyddo gan benderfyniad yr Awdurdod Cynllunio Lleol i roi caniatâd cynllunio yn ddarostyngedig i amodau, yna gallwch apelio at Lywodraeth Cymru yn unol ag Adran 78 Deddf Cynllunio Tref a Gwlad 1980.
- Os ydych eisiau apelio, yna mae'n rhaid i chi wneud hynny o fewn **chwe mis** o ddyddiad yr hysbysiad hwn yn defnyddio ffurflen y gallwch ei chael gan yr Arolygiaeth Cynllunio, Parc Cathays, Caerdydd CF10 3NQ.
- Gall Llywodraeth Cymru ganiatáu cyfnod hirach ar gyfer rhoi hysbysiad apêl ond ni fydd fel arfer yn barod i ddefnyddio'r pŵer yma os nad oes amgylchiadau arbennig sy'n esgusodi'r oedi wrth roi hysbysiad o'r apêl.
- Nid yw'n rhaid i Lywodraeth Cymru ystyried apêl os yw'n ymddangos na allai'r Awdurdod Cynllunio Lleol fod wedi rhoi'r caniatâd heb yr amodau y gwnaethant eu gosod gan roi ystyriaeth i ofynion statudol, i ddarpariaethau'r gorchymyn datblygu ac unrhyw gyfarwyddiadau a roddwyd dan y gorchymyn.
- Yn ymarferol nid yw Llywodraeth Cymru yn gwrthod ystyried apeliadau yn unig oherwydd bod yr Awdurdod Cynllunio Lleol wedi seilio eu penderfyniad ar gyfarwyddyd a roddwyd gan Lywodraeth Cymru.

### Hysbysiadau Prynu

- Os yw un ai'r Awdurdod Cynllunio Lleol neu Lywodraeth Cymru yn gwrthod caniatâd i ddatblygu tir neu ei roi yn ddarostyngedig i amodau, gall perchennog y tir hawlio na all naill ai wneud defnydd rhesymol fuddiol o'r tir yn ei gyflwr presennol na gwneud y tir yn alluog o ddefnydd rhesymol fuddiol drwy wneud unrhyw waith datblygu sydd wedi neu a fyddai'n cael ei ganiatáu.
- Yn yr amgylchiadau hyn gall y perchennog gyflwyno hysbysiad prynu i'r Cyngor lle mae'r tir wedi'i leoli. Bydd yr hysbysiad yn ei gwneud yn ofynnol i'r Cyngor brynu ei ddiddordeb yn y tir yn unol â darpariaethau Rhan VI Deddf Cynllunio Tref a Gwlad 1990.

## IMPORTANT NOTICE

### YOUR PLANNING PERMISSION HAS BEEN GRANTED

#### PLEASE READ THE FOLLOWING INFORMATION CAREFULLY

**If you are an agent please pass this Notice to your client with the Planning Permission**

*How you proceed with your development may affect your property, for example its value or sale and lead to enforcement action if you do not follow this advice.*

#### Conditions

*Please read the conditions carefully. It is your responsibility to comply with them.*

- Some conditions may require the submission of details, eg materials or landscaping, before work starts or a change of use is made. You must ensure that you comply with all conditions of this type before work starts or within the period specified.
- Failure to submit matters required by condition will make your planning permission invalid and may lead to enforcement action being taken against you.

#### Compliance With Approved Plans

*You must carry out the development as approved or agree changes.  
**If you do not carry out the development in strict accordance with the approved plans your permission will be invalid.***

- If you wish to vary your scheme or changes result from other requirements you will need to make a new application.

*The Council can take enforcement action which may lead to prosecution in the Magistrates Courts where a fine of up to £20,000 can be imposed. In order to ensure that you avoid any of the above consequences please ensure that you comply with all aspects of your permission and plans.*

**Please Keep this Notice with Your Planning Permission  
Make Sure Your Builder has a Copy of the Approved Plans**

## NOTES

### Appeals to the Welsh Government

- If you are aggrieved by the decision of the Local Planning Authority to grant planning permission subject to conditions, then you can appeal to the Welsh Government in accordance with Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within **six months** of the date of this notice using a form which you can get from the Planning Inspectorate, Cathays Park, Cardiff CF10 3NQ.
- The Welsh Government can allow a longer period for the giving of a notice of an appeal but will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving notice of appeal.
- The Welsh Government need not consider an appeal if it seems that the Local Planning Authority could not have granted the permission without the conditions they imposed having regard to statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice the Welsh Government does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Welsh Government.

### Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuse permission to develop land or grant it subject to conditions, the owner of the land may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
  - In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.