

## Approval of Planning Permission

**Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure) Order 1995**

Application No: **DC/2012/00881**

<b>Applicant:</b> Mrs Faye Mear 26 Sunnyvale Raglan Monmouthshire NP15 2EF	<b>Agent:</b> R James Penrhiw Cuckoos Row Raglan NP15 2HH
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**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>Location:</b>	26 Sunnyvale Raglan Monmouthshire NP15 2EF
<b>Description of Proposal:</b>	Retention and alterations of structure for use as home office

### PLEASE READ THE ATTACHED NOTES

Date: 03 January 2013



Signed:  
**Philip Thomas**  
**Development Control Manager**

New Market Hall  
Priory Street  
Monmouth  
NP25 3XA

**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**

## **Conditions and Reasons**

<b>Condition No.</b>	<b>Condition</b>
1	The building hereby approved shall only be used for purposes ancillary to the enjoyment of the dwelling.
2	The landscaping of the site shall be carried out in accordance with the approved plan during the first planting season following the substantial completion of the development of the site or that part of the site to which the landscaping relates. Any trees, shrubs or hedges dying, being severely damaged, or becoming seriously diseased within five years from the date of planting shall be replaced with trees, shrubs and hedges of similar size and species to those originally required to be planted.
3	The proposed alterations to the structure approved on the plan Drg No 0889/12/02 shall be implemented within three months of the date of this consent.

### **Reasons:-**

1.	The use of the building for non-residential purposes would be detrimental to the amenity of the area.
2.	To safeguard the landscape amenities of the area.
3.	In the interests of visual amenity.
3.	To ensure compliance with the approved plans.

### **Informatives :-**

None
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### **Monmouthshire Unitary Development Plan Policies :-**

1	ENV1-General Development Considerations
2	DES1-General Design Considerations
3	E6-Working from Home

The **Plans** approved with this permission are:

<b>Plan Ref No.</b>	<b>Version No.</b>	<b>Status</b>
Drg No 0889/12/01 Location Plan and Site Plan Scale 1/500 1/1250		Approved
Drg No 0889/12/02 Proposed alterations to existing structure Scale 1/50		Approved
Landscaping Plan Scale 1/200		Approved

**This is a planning permission only. It may be necessary to obtain consent under the Building Regulations or other legislation before the development is carried out.**

# 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 should contact the Council.
- Although the Council can agree some minor changes by letter that written agreement will not authorise the work and you should apply for a new permission if you wish to safeguard your property.
- More substantial changes and cases where the Council considers it has to safeguard conditions or other interests, for example neighbour amenity, will require 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.