

Condition 6.

Kate Bingham.



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sir fynywy

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Approval of Planning Permission

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

Application No: DC/2012/00744

Applicant: Mr A Bendon ELMS COTTAGE Elms Road Raglan Monmouthshire NP15 2EY	Agent: Asquith Design Services Ltd 4 Asquith Street Griffithstown Pontypool Torfaen NP4 5HL
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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.

Location:	ELMS COTTAGE Elms Road Raglan Monmouthshire NP15 2EY
Description of Proposal:	Demolition of existing dwelling and replace with new 3 bedroom dwelling and double garage

PLEASE READ THE ATTACHED NOTES

Date: 04 December 2012

Signed:
Philip Thomas
Development Control Manager

New Market Hall
Priory Street
Monmouth
NP25 3XA

Conditions and Reasons

Condition No.	Condition
1	This development shall be begun within 5 years from the date of this permission.
2	The existing dwelling shall be demolished prior to the commencement of the erection of the replacement dwelling, and the site shall be cleared of all debris and reinstated in accordance with the approved plans.
3	Each dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes "Level 3" and achieve a minimum of 1 credit under category 'Ene1 - Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes : Technical Guide Version 3. The development shall be carried out entirely in accordance with the approved assessment and certification.
4	Construction of any dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of the Code for Sustainable Homes: Technical Guide Version 3.
5	Prior to the occupation of the individual dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide Version 3.
6	A scheme for the provision of bat boxes shall be incorporated into the proposed design, in accordance with details to be submitted to and agreed by the Local Planning Authority prior to occupation of the dwelling.
7	Notwithstanding the provisions 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 enlargements of the dwelling shall be permitted, other than with the prior written consent of the Local Planning Authority.

Reasons:-

1.	To comply with Section 91 of the Town and Country Planning Act 1990.
2.	The policies of the Local Planning Authority would not allow two dwellings on the site.
3.	To meet Government advice provided in Planning Policy Wales and Technical Advice Note 22: Planning for Sustainable Buildings.
4.	To meet Government advice provided in Planning Policy Wales and Technical Advice Note 22: Planning for Sustainable Buildings.
5.	To meet Government advice provided in Planning Policy Wales and Technical Advice Note 22: Planning for Sustainable Buildings.
6.	To comply with the provisions of the Wildlife and Countryside Act 1981 regarding the requirement to protect bats and barn owls and their roosts
7.	To ensure a satisfactory form of development takes place.

Informatives :-

Bats are protected under The Conservation of Species and Habits Regulations 2010 and the Wildlife and Countryside Act 1981. This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works, all works must cease and the Countryside Council for Wales contacted immediately.

All birds are protected by the Wildlife and Countryside Act 1981. The protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most birds is between March and September

Monmouthshire Unitary Development Plan Policies :-

1	H15-Extension of Rural Dwellings
2	C3-Special Landscape Areas
3	ENV1-General Development Considerations
4	DES1-General Design Considerations
5	DES8-Nature Conservation and Development
6	DES9-Design for Wildlife

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

Plan Ref No.	Version No.	Status
1322-00 1322-01 1322-02 Rev A 1322-03		Approved
Bat and Barn Owl Survey		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.