

Approval of Planning Permission

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

Application No: **DC/2015/01140**

Applicant: Mr Lee Newell C/o agent 5 Sunny Vale Raglan Monmouthshire NP15 24F	Agent: Mrs Julia Sibley Brendon Gate Ellwood Coleford Gloucestershire GL16 7LZ
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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:	The Hill Elms Road Raglan Monmouthshire NP15 2EY
Description of Proposal:	Extension and alterations to existing dwelling.

PLEASE READ THE ATTACHED NOTES

Date: 05 January 2016



Signed:
Philip Thomas
Development Control Manager

Monmouthshire County Council
PO Box 106
Caldicot
NP26 9AN

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

Condition No.	Condition
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.	The hereby permitted works shall not in any circumstances commence unless the local planning authority has been provided with either: a) a copy of the licence issued by Natural Resources Wales pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity / development to go ahead; or b) a statement in writing from Natural Resources Wales to confirm that the specified activity/development will not require a licence.
4.	The works will be carried out in accordance with the recommendations within section 9 (Recommendations) and section 10 (Mitigation Plan) of the document titled 'The Hill, Elms Road, Nr Raglan - Bat Survey Report' by Environmental Methods, dated September 2015.
5.	Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no new lighting or lighting fixtures shall be attached to or be positioned on the building or in the curtilage so as to illuminate the roost access points on the southern aspects of the building.

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.	To safeguard species protected under the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

Reasons Continued:-

4.	To safeguard species protected under the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended).
5.	To safeguard roosting and foraging/commuting habitat of Species of Conservation Concern in accordance with Section 40 of Natural Environment and Rural Communities Act 2006 and LDP policies EP3 and NE1.

Informatives :-

Please note that Bats are protected under The Conservation of Habitats and Species (Amendment) Regulations 2012 and the Wildlife and Countryside Act 1981 (as amended). 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 Natural Resources Wales contacted immediately. Natural Resources Wales (NRW) (0300 065 3000).

Monmouthshire Local Development Plan Policies :-

1	DES1 LDP General Design Considerations
2	EP1 LDP Amenity and Environmental Protection
3	H6 LDP Extension of Rural Dwellings
4	LC5 LDP Protection and Enhancement of Landscape Character
5	NE1 LDP Nature Conservation and Development
6	S13 LDP Landscape, Green Infrastructure and the Natural Environment
7	S17 LDP Place Making and Design

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

Plan Ref No.	Date Received	Status
Location Plan Scale: 1:1250 @ A4	21/09/2015	Approved
Drawing No: 244.02 Existing First Floor, Section & Elevations	27/10/2015	Approved
Drawing No: 244.01 Existing Ground Floor Plan Scale: 1:50	27/10/2015	Approved

Plan Ref No.	Date Received	Status
Drawing No: 244.09 Proposed Site Plan Scale: 1:500	27/10/2015	Approved
Drawing No: 244.08 Proposed Elevations Scale: 1:100	27/10/2015	Approved
Drawing No: 244.06 Proposed Ground Floor Scale: 1:50	27/10/2015	Approved
Drawing No: 244.07 Proposed First Floor Plan Scale: 1:50	27/10/2015	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 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.