



Working with the citizens of Monmouthshire

## Approval of Planning Permission

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

Application No: **DC/2015/01165**

<b>Applicant:</b> Mrs P Cullimore  Gwern-Eiddig Farm Chepstow Road Raglan NP15 2HX	<b>Agent:</b> Buckle Chamberlain Partnership Ltd Mill House Llancayo Court Llancayo Usk NP15 1RB
---	--

**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>	10 Somerset Drive Raglan NP15 2DW
<b>Description of Proposal:</b>	Proposed-demolish existing garage and conservatory and construct new single storey extension to include garden room, garage, utility and study

### PLEASE READ THE ATTACHED NOTES

Date: 11 November 2015

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**

<b>Condition No.</b>	<b>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.

### **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.

### **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).

The developer is advised that the provisions of the Party Wall etc. Act 1996 may be applicable to the proposal and is advised to seek appropriate advice prior to any work commencing on site.

The developer is advised that Welsh Water have identified that a public sewer crosses the site. No development (including the raising or lowering of ground levels) will be permitted within the safety zone either side of the centre line. For details of the safety zone and any further consent necessary, please contact the above's consultants on 01443 331155.

### **Monmouthshire Local Development Plan Policies :-**

1	EP1 LDP Amenity and Environmental Protection
2	DES1 LDP General Design Considerations
3	S17 LDP Place Making and Design
4	S13 LDP Landscape, Green Infrastructure and the Natural Environment

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

<b>Plan Ref No.</b>	<b>Version No.</b>	<b>Status</b>
Site Location Plan		Approved
1229(BD)05	A	Approved
1229(BD)06	A	Approved
1229(BD)07	A	Approved
1229(BD)09	A	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.