

Approval of Planning Permission

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

Application No: **DC/2012/01003**

Applicant: Mr Matthew Smith GLENCOED COTTAGE Croes Y Pant Lane Mamhilad Monmouthshire NP4 0JD	Agent: Gwent Planning Solutions 11 Heol Madoc New Inn Pontypool NP4 0QQ
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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:	GLENCOED COTTAGE Croes Y Pant Lane Mamhilad Monmouthshire NP4 0JD
Description of Proposal:	First floor extension

PLEASE READ THE ATTACHED NOTES

Date: 21 January 2013



Signed:
Philip Thomas
Development Control Manager

New Market Hall
Priory Street
Monmouth

**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.

Reasons:-

1.	To comply with Section 91 of the Town and Country Planning Act 1990.
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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.

Monmouthshire Unitary Development Plan Policies :-

1	DES1-General Design Considerations
2	ENV1-General Development Considerations
3	H15-Extension of Rural Dwellings

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

Plan Ref No.	Version No.	Status
Site Location Plan		Approved
MS/P/02		Approved
MS/P/01		Approved
MS/P/05		Approved
MS/P/04		Approved
MS/P/03		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.