

Brecon Beacons National Park Authority



Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

NOTICE OF DECISION



BRECON BEACONS
NATIONAL PARK

This permission does NOT
include approval under
Building Regulations

Applicant/Agent:

Roger Field
FTAA LTD
6 High Street
Crickhowell
Powys
NP8 1BW

Application Reference:

11/07323/REM

In pursuance of its powers under the above mentioned Act, the Brecon Beacons National Park Authority (hereinafter called 'the Local Planning Authority') hereby grants **PERMISSION** for the following development:

"Details of access, appearance, landscaping, layout and scale for one dwelling and garage" (Approval of Reserved Matters) at Penybryn, Waenllapria, Llanelly Hill, Abergavenny NP7 0PW

subject to the following condition(s):

- 1 In the case of applications for the approval of reserved matters, the condition that the development to which this permission relates must be begun before whichever is the later of the following dates:
(i) the expiration of five years from the date of the grant of outline planning permission; or
(ii) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
- 2 The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. NP1v1, NP3v1, NP4v1, NP5v1, NP6v1) except where otherwise stipulated by conditions attached to this permission and unless otherwise agreed in writing by the Local Planning Authority.
- 3 All windows frames and doors hereby approved shall be made from timber from a Forest Stewardship Council (FSC) accredited source. No development shall take place until details of each type of window (inclusive of cross-sections, mullions, transoms, glazing bar profiles and glazing details along with window furniture and details of finished treatment(s)) and samples of the materials to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall only be carried out in accordance with the approved details and shall be maintained as such thereafter. Any future replacements shall be of a similar material and external finish, unless otherwise agreed in writing with the Local Planning Authority.
- 4 No development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall be maintained as such thereafter. Any future replacements shall be of a similar material and external finish, unless otherwise agreed in writing with the Local Planning Authority.
- 5 The development shall not commence until the full details of a scheme for foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details before the house is first occupied.

- 6 Prior to works commencing on the dwelling, the vehicular access to the site shall be provided in accordance with the details shown on NP4v1 (Drawing No 1216/PLN/04 Rev E) received on the 24 October 2011.
- 7 All downloading of materials and deliveries shall take place within the boundaries of the plot.

Reasons:

- 1 Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 2 To ensure adherence to the approved plans in the interests of a satisfactory form of development.
- 3 In the interests of the character and appearance of the application site and surrounding area and sustainability.
- 4 To ensure that the materials harmonise with the surroundings.
- 5 In order to ensure that satisfactory drainage arrangements are provided.
- 6 In the interests of the highway safety and free flow of traffic in the area.
- 7 In the interests of the highway safety and free flow of traffic in the area

Policies considered relevant to this decision:

G3: "Development in the National Park" (Unitary Development Plan 2007)

G6: "Design" (Unitary Development Plan 2007)

ES39: "Boundary Features" (Unitary Development Plan 2007)

SS3: "Housing Land Third Tier Settlements" (Unitary Development Plan 2007)

LPG3: "Development in the National Park." (Local Plan 1999)

LPG7: "Design and energy conservation." (Local Plan 1999)

LPH3: "New housing in larger settlements." (Local Plan 1999)

Signed: *R.H. Jones*

National Park Authorised Officer

Date: *19th December 2011*

Brecon Beacons National Park Authority

NOTES TO APPLICANT

Appeals to the National Assembly for Wales

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the National Assembly for Wales under Section 78 of the Town and Country Planning Act 1990 (as amended).

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 at Crown Buildings, Cathays Park, Cardiff CF10 3NQ.

The National Assembly for Wales can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The National Assembly for Wales need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the National Assembly for Wales does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices

If either the local planning authority or the National Assembly for Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor can he 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 local planning authority in whose area the land is situated. This notice will require the local planning authority to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the National Assembly for Wales on appeal or on reference of the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990 (as amended).

Notes

Failure to adhere to the details of the approved proposals for development contained in this application, or to comply with any conditions or limitations subject to which this permission was granted, will constitute a breach of planning control. This may result in the local planning authority serving an enforcement notice requiring the breach to be remedied under Section 172 of the Town and Country Planning Act 1990 (as amended).