

# Brecon Beacons National Park Authority



## Town and Country Planning Act 1990

## Town and Country Planning (General Development Procedure) Order 1995

### REFUSAL OF PERMISSION FOR DEVELOPMENT

**Applicant/Agent:**

Mr Adrian Drew  
Adrian Drew  
14 Thornhill Close  
Brynmawr  
Blaenau Gwent  
NP23 4SA

**Application Reference:**

12/07646/FUL

**REFUSE**

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

**"Two storey residential extension" (Full Application) at Rectory Cottage, Maesygartha, Nr Gilwern, Monmouthshire NP7 0EU**

for the following reason(s):

- 1 The extension proposed as a result of its massing, size, scale and design would fail to be subordinate, subservient and proportional to the host dwelling and would therefore be out of keeping with the original character and appearance of the building, contrary to criteria iii) of policy G3, criteria ii) of policy G6 and criteria i) of policy ES27 of the Approved Brecon Beacons National Park Unitary Development Plan (2007) and criteria i) of policies G3 and H14 of the Adopted Brecon Beacons National Park Local Plan (1999).
- 2 The intensified use of the existing substandard access would exacerbate the existing conditions which are prejudicial to the safety and free flow of pedestrian and vehicular traffic along the adjoining highway, contrary to criteria vii) of policy G3 of the Approved Brecon Beacons National Park Unitary Development Plan (2007) and criteria iv) of policies G3 of the Adopted Brecon Beacons National Park Local Plan (1999).

**Policies considered relevant to this decision:**

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

**G6:** "Design" (Unitary Development Plan 2007)

**ES27:** "House Extensions and Ancillary Buildings" (Unitary Development Plan 2007)

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

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

**LPH14:** "House extensions and ancillary buildings" (Local Plan 1999)

Signed:

**National Park Authorised Officer**

Date:

3rd April '12

**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).