

Brecon Beacons National Park Authority



Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

NOTICE OF DECISION



This permission does NOT
include approval under
Building Regulations

Applicant/Agent:

Mr And Mrs David Hook

Twyn Yr Hebog
Station Road
Gilwern
Monmouthshire
NP7 0HN

Application Reference:

12/08131/FUL

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:

"Two storey annex." (Full Application) at Twyn Yr Hebog, Station Road, Gilwern, Monmouthshire NP7 0HN

subject to the following condition(s):

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. NP1v2, NP2v1 and NP4v2) except where otherwise stipulated by conditions attached to this permission and unless otherwise agreed in writing by the Local Planning Authority.
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used on the existing building
- 4 Notwithstanding the details of the approved plans, the dwelling shall be fitted with recycled uPVC windows and doors. No development shall take place until a sample and full manufacturer details specifying the recycled content of the uPVC windows and doors has been submitted to and approved in writing with the Local Planning Authority. Once implemented in accordance with the approved details, any future replacements shall be of a similar recycled material, unless otherwise agreed in writing with the Local Planning Authority.
- 5 Prior to the commencement of development, details and plans shall be submitted to and approved in writing by the Local Planning Authority, indicating alterations and improvements to the visibility splay serving the existing point of access with the county highway. The alterations as approved shall be implemented on site prior to the first beneficial occupation of the extension and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.
- 6 Nothing which may cause an obstruction to the visibility splay approved as part of condition 5 shall be placed, erected or allowed to grow in the visibility splay areas.
- 7 The parking and turning areas indicated on the approved plans shall be provided prior to the first beneficial occupation of the extension and shall be retained and maintained free from obstruction in perpetuity.

Reasons:

- 1 Required to be imposed by Section 91 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 To ensure the external materials harmonise with the existing building.
- 4 To ensure a sustainable development.
- 5 In the interests of the highway safety and free flow of traffic along the county highway.
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- 7 To ensure sufficient parking is provided and retained within the curtilage of the dwelling, in the interests of highway safety.

Informative Notes:

- 1 In the event of a new or altered vehicular access being formed, the requirements of Section 184 of the Highways Act 1980 must be acknowledged and satisfied. In this respect the applicant shall apply for permission pursuant to Section 184 of the Highways Act 1980 prior to commencement of access works via the MCC Highways.
- 2 As far as practicable, stopping sight distance of 2.0m by 70m in both directions when measured from the centre line of access should be proved to satisfy the requirements of condition 5.

Policies considered relevant to this decision:

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

G6: "Design" (Unitary Development Plan 2007)

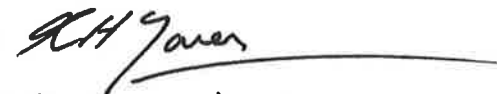
ES27: "House Extensions and Ancillary Buildings" (Unitary Development Plan 2007)

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: 30th August 2012

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).