

Beate Thierbach-Knight

From: Kate Edwards
Sent: 09 March 2015 18:11
To: pino maiello
Cc: DC_helpdesk
Subject: RE: 15/11860/FUL Proposed alteration of approved dwelling to include rear conservatory extension at Plot 1, The Alders, Ty Mawr Road Abergavenny NP7 0AA (your ref CLASSIC C GILWERN PLOT 1)
Attachments: SP11860.pdf

Dear Pino

Attached is the site photograph. Given the current condition of the site it is recommended that, the Design and Access Statement is altered to provide an explanation in the future tense. For example "The site will be level with shrubs proposed to be planted around the perimeter of garden." This example is not exhaustive and I have not considered the content of the approved plans.

I trust this advice is of some assistance. Please ensure a revised Design and Access Statement specifically written for the plot affected by the proposed conservatory.

Regards

Kate Edwards MA MRTPI
Swyddog Cynllunio/Senior Planning Officer (DM)
Awdurdod Parc Cenedlaethol Bannau Brycheiniog/Brecon Beacons National Park Authority
Plas y Ffynnon
Ffordd Cambrian/Cambrian Way
Aberhonddu/Brecon
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Development Management - 01874 620431
Direct Dial: 01874 620460



From: pino maiello [mailto:pgmdesigns@hotmail.com]
Sent: 09 March 2015 14:19
To: Kate Edwards
Subject: RE: 15/11860/FUL Proposed alteration of approved dwelling to include rear conservatory extension at Plot 1, The Alders, Ty Mawr Road Abergavenny NP7 0AA (your ref CLASSIC C GILWERN PLOT 1)

Good afternoon Kate,

Please find attached revised DAS, which takes into account that the approved dwelling has yet to be constructed.

I trust this meets with your satisfaction and await your confirmation in due course.

Kindest regards

Pino

From: Kate.Edwards@beacons-npa.gov.uk

To: pgmdesigns@hotmail.com

CC: DC_helpdesk@beacons-npa.gov.uk

Subject: 15/11860/FUL Proposed alteration of approved dwelling to include rear conservatory extension at Plot 1, The Alders, Ty Mawr Road Abergavenny NP7 0AA (your ref CLASSIC C GILWERN PLOT 1)

Date: Mon, 9 Mar 2015 14:04:34 +0000

Dear Pino Maiello,

The Town and Country Planning (Development Management Procedures) (Wales) Order 2012 Act 1990 (as amended)

Proposal: "Proposed alteration of approved dwelling to include rear conservatory extension"

Address: Plot 1, The Alders, Ty Mawr Road Abergavenny NP7 0AA

Having carried out a site visit, it is noted that construction of the dwelling has not yet commenced. Whilst the Design and Access Statement acknowledges that the dwelling, which is the subject of the planning application, is part of a wider development that is under construction, the Design and Access Statement is written as if the dwelling exists.

Technical Advice Note 12: Design (July 2014) states, in paragraph A2.6 that: 'Care should be taken to ensure that the statement is "fit for purpose" when submitted. The statement may be used for consultation purposes to accompany the planning and listed building consent application and will be taken into account by the decision-maker at the time the application is determined; it follows that content relevant to the planning or listed building application should not be materially amended once submitted. The priority must be to ensure that the submitted statement is sufficiently comprehensive and far-sighted to fully inform the decision on the application and enable resolution of any access and design issues in a transparent and accountable manner (for example by imposing conditions requiring further detail to be submitted and approved before the project progresses beyond a defined stage)."

It is considered that the Design and Access Statement is not fit for purposes and, as such, the submitted application fails to satisfy all the relevant criteria set out in the Welsh Government document: Applying for Planning Permission and Other Related Consents. For this reason, this Authority is unable to continue to process the application in its current form. In order to validate the application the Design and Access Statement must be amended to reflect the fact that the dwelling is proposed rather than existing. If a satisfactorily redrafted Design and Access Statement is not submitted to this Local Planning Authority within 5 working days of the date of this letter/e-mail, one copy of the application will be retained and any spare copies returned to you.

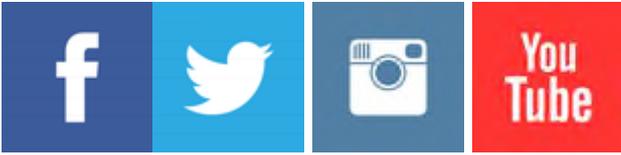
Unless the original submission has been made via the planning portal four copies of the required information must be submitted to this Local Planning Authority.

The above relates solely to the details required to validate the planning application. At this stage, officers do not assess the planning merits of the proposal against relevant plans and policies.

Yours sincerely,

Kate Edwards MA MRTPI
Swyddog Cynllunio/Senior Planning Officer (DM)

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Peidiwch argraffu'r neges yma oni bai ei fod yn hollol angenrheidiol - ARBEDWCH YNNI a PHAPUR!/Please do not print this e-mail unless absolutely necessary - SAVE ENERGY and PAPER

Mae ganddom sawl ystafell i'w llogi ar gyfer cyfarfodydd, cynadleddau a hyfforddiant. Gallwn hefyd gynnig gweddarlledu cyfarfodydd, gwelwch <http://www.beacons-npa.gov.uk/the-authority/hire-a-room> am fanylion.

We have a range of rooms available to hire for meetings, conferences and training. We can also offer webcasting of meetings, see <http://www.beacons-npa.gov.uk/the-authority/hire-a-room> for details.

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg/Correspondence welcomed in Welsh and English

Mae'r farn a fynegir gan anfonwr y neges hon yn un bersonol ac, heblaw a fynegir hynny yn hollol eglur, nid yw yn cynrhychioli barn Awdurdod Parc Cenedlaethol Bannau Brycheiniog. Bwriedir yr ebost yma a'i atodiadau ar gyfer y derbynnydd/derbynyddion yn unig ac all fod yn gyfrinachol. Os ydych wedi eu derbyn mewn camgymeriad peidiwch a chymeryd unrhyw weithred yn seiliedig arnynt na'i copio na'u dangos i unrhyw un arall; rhowch wybod o'r camgymeriad i ni yn it@breconbeacons.org ac yna dilëwch bob copi.

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