

# Brecon Beacons National Park Authority



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

### NOTICE OF DECISION

**Applicant/Agent:**

Mr Alan Baulch  
Crystal Windows  
Golynos-Fach  
Rogerstone  
Newport  
Gwent  
NP10 9GR

**Application Reference:**

17/14414/FUL

**BRECON BEAcons  
NATIONAL PARK**

This permission does NOT  
include approval under  
Building Regulations

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:

**“Demolition of garage and erection of single storey rear and side extension together with some internal modifications and the replacement of UPVC doors and windows” (Full Application) at 2 Cae Meldon, Gilwern, Monmouthshire, NP7 0AY**

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. Site Location Plan dated 24<sup>th</sup> January 2017 (NP1v1), Existing and Proposed Site Layout Plans dated 15<sup>th</sup> March 2017 (NP2v2), Proposed Elevations dated 15<sup>th</sup> March 2017 (NP3v2) and Proposed Floor Plan dated 24<sup>th</sup> January 2017 (NP4v1)), unless otherwise agreed in writing by the Local Planning Authority.
- 3 One open-fronted bird box and one round-hole entrance bird box shall be installed on the existing shed as shown on drawing NP2v2 prior to the first beneficial use of the development hereby approved, in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. Following the installation of the approved scheme, a report confirming adequate installation shall be submitted to the Local Planning Authority.
- 4 Prior to the beneficial use of the proposed extension the additional parking provision shall be carried out and completed in accordance with the details in the proposed layout plan dated 15 March 2017 (NP2v2).

**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 comply with Section 5 of Planning Policy Wales (2016), Technical Advice Note 5 and Policies SP3, 6 and 7 of the adopted Local Development Plan for the BBNP
- 4 In the interests of highway safety.

**Informative Notes:**

- I Work should halt immediately and Natural Resources Wales (NRW) contacted for advice in the event that protected species are discovered during the course of the development. To proceed without seeking the advice of NRW may result in an offence under the Conservation of Habitats and Species Regulations 2010 and/or the Wildlife & Countryside Act 1981 (as amended) being committed. NRW can be contacted at: NRW, Cantref Court, Brecon Road, Abergavenny, NP7 7AX  
Tel: 0300 065 3000

**Policies considered relevant to this decision:**

**Policy 1:** "Appropriate Development in the National Park" (Local Development Plan 2013)  
**Policy SP3:** "Environmental Protection" (Local Development Plan 2013)  
**Policy 6:** "Biodiversity and Development" (Local Development Plan 2013)  
**Policy 7:** "Protected and Important Wild Species" (Local Development Plan 2013)  
**Policy 27:** "House Extensions and Ancillary Buildings" (Local Development Plan 2013)  
**SPI 1:** "Sustainable Design" (Local Development Plan 2013)  
**Planning Policy Wales 9<sup>th</sup> Edition** (2016)  
**Technical Advice Note 5:** *Nature Conservation and Planning* (2009)  
**Technical Advice Note 12:** *Design* (2016)

Signed: *DMBachay*

**National Park Authorised Officer**

Date: *18/04/2017*

**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).

