

Brecon Beacons National Park Authority



Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (Wales) Order 2012

NOTICE OF DECISION



This permission does NOT
include approval under
Building Regulations

Applicant/Agent:

Mr Paul Parsons
Creation Design Wales
50 George Street
Pontypool
NP4 6BY
Torfaen

Application Reference:

17/14944/FUL
Date of Permission:
DISCON Ref: 17/15290/DISCON
ISSUE NO: 2

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:

“Proposed single storey side and rear extension to bungalow.” (Full Application) at 53 Orchard Close, Gilwern, NP7 0EN,

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 no's. 17-059/P/01, 17-059/P/03 REV: B, 17-059/P/08 REV: A, 17-059/P/05 REV: A, 17-059/P/06 REV: B, 17-059/P/04 and 17-059/P/07 REV: B), unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to the commencement of development works, a biodiversity enhancement scheme, to include provision of at least two features for bat roosting or bird nesting, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be undertaken and/or installed 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.

(The biodiversity enhancement details submitted on the 9th September 2017 and approved under 17/15290/DISCON by the Brecon Beacons National Park Authority on the 25th October 2017)

- 4 No work shall commence until additional parking details are submitted and approved in writing to the Local Planning Authority. The additional parking shall be completed in accordance with the details prior to the occupation of the extension hereby given full planning permission.

(The additional parking details submitted on the 9th September 2017 and approved under 17/15290/DISCON by the Brecon Beacons National Park Authority on the 25th October 2017)

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, 7 and 12 of the adopted Local Development Plan for the BBNP. To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Environment (Wales) Act 2016.
- 4 In the interests of highway safety.

Informative Notes:

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 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)

Planning Policy Wales: 9th Edition (November 2016)

Technical Advice Note 12: Design (2016)

Signed: <i>SBurrows</i>	National Park Authorised Officer
Date of Latest Issue: <i>25/10/2017</i>	Brecon Beacons National Park Authority