



Working with the citizens of Monmouthshire

Approval of Planning Permission

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

Application No: **DC/2008/00370**

Applicant: Mrs AM Stratton The Old Post Office Penallt Monmouth Gwent NP25 4AH	Agent: Countryside Planning Services Ltd 36 Lodge Crescent Warwick CV34 6BB
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In pursuance of its powers under the above mentioned Act and Order
MONMOUTHSHIRE COUNTY COUNCIL as Local Planning Authority hereby **permits**
the following development in accordance with the plans and application submitted to the
Council, subject to any conditions.

Location:	The Old Post Office Penallt Monmouth Gwent NP25 4AH
Description of Proposal:	New dwelling

PLEASE READ THE ATTACHED NOTES

Date: 05 June 2009

Signed:

Corporate Director – Regeneration,
Environment and Resources

County Hall
Cwmbran
NP44 2XH

IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY

Conditions and Reasons

Condition No.	Condition
1	This development shall be begun within 5 years from the date of this permission.
2	Prior to the dwelling being occupied the proposed means of access shall be laid out, constructed and maintained thereafter, with vision splay of 2.4m x site frontage. No obstructions or planting when mature exceeding 900mm in height above the adjacent footway shall be placed or allowed to grow in the required vision splay areas.
3	Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development Order 1995 (or any Order revoking or reacting that Order)) the garage approved as part of this development shall not be physically altered or converted to any other domestic purpose without the prior approval of the LPA. The garage shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwelling hereby approved.
4	Turning facilities shall be provided within the site the details of which shall be agreed in writing with the LPA before any works commence on site, to ensure that vehicles enter and leave the property in a forward gear.
5	The proposed parking and turning area shall be completed in materials in accordance with details to be approved by the LPA, to ensure loose stones or mud etc is not carried on to the public highway.
6	Any gates shall be located and fitted so as not to open out over the highway.
7	No development shall take place until the written approval of the Local Planning Authority has been obtained to the proposed materials to be used for the external surfaces of the walls and roofs of the development hereby permitted and no materials other than those approved shall be used unless otherwise agreed in writing by the Local Planning Authority.
8	Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no enlargements, improvements or other alterations to the dwelling house or any outbuildings shall be erected or constructed without the prior written approval of the Local Planning Authority.
9	Notwithstanding the provisions of Article 3, Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no fence, wall or other means of enclosure other than any approved under this permission shall be erected or placed without the prior written approval of the Local Planning Authority.

Reasons:-

1.	To comply with Section 91 of the Town and Country Planning Act 1990.
2.	In the interests of highway safety.
3.	In the interests of visual amenity.
4.	In the interests of highway safety.
5.	In the interests of amenity and highway safety.
6.	In the interests of highway safety.
7.	To ensure a satisfactory form of development takes place.
8.	In the interests of visual amenity and to safeguard the appearance of the area.
9.	In the interests of visual amenity and to safeguard the appearance of the area.

Informatives :-

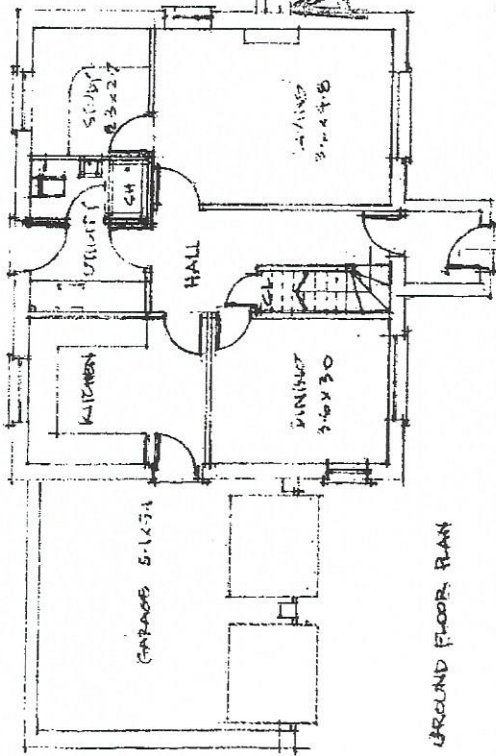
None

Monmouthshire Unitary Development Plan Policies :-

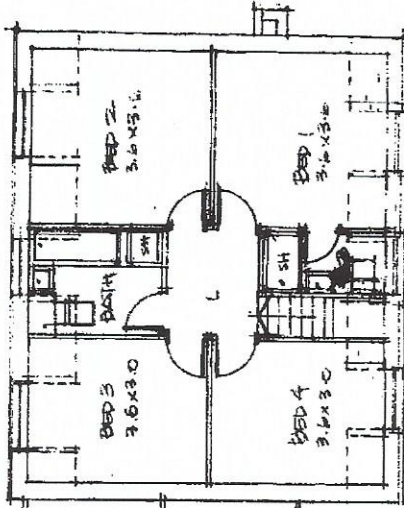
1	DES1-General Design Considerations
2	ENV1-General Development Considerations
3	H4-Villages Potentially Suitable for Minor Infill Residential Development
4	C2-Wye Valley Area of Outstanding Natural Beauty

The **Plans** approved with this permission are:

Plan Ref No.	Version No.	Status
Block Plan Scale 1/1250		Approved
Proposed Plans and Elevations (Amended Scheme Apr 2009) Scale 1/100		Approved
Proposed Site Plan 352.06 (Amended April 2009) Scale 1/100		Approved



GROUND FLOOR PLAN



FIRST FLOOR PLAN

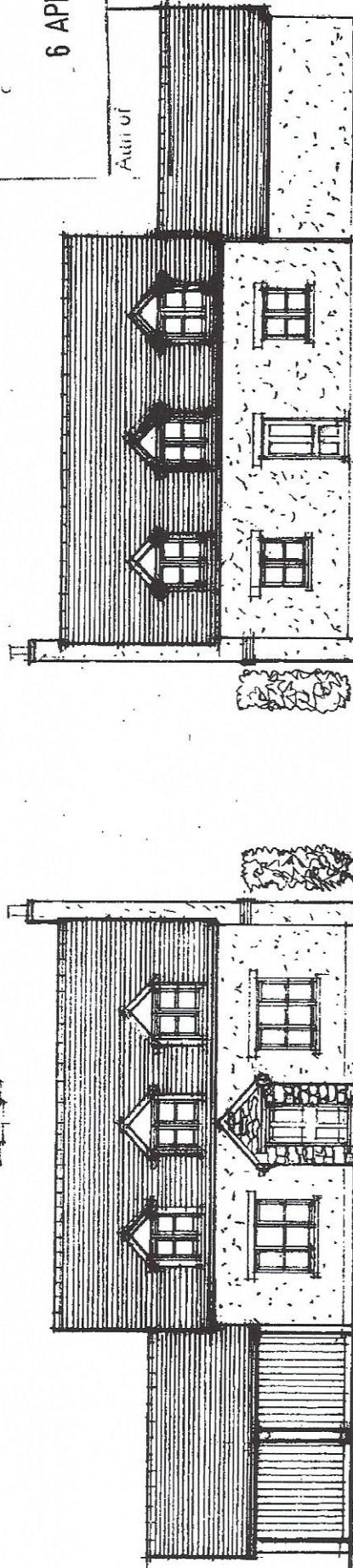
AMENDED PLAN

MONMOUTHSHIRE COUNTY
COUNCIL
RFR Discharge

6 APR 2009

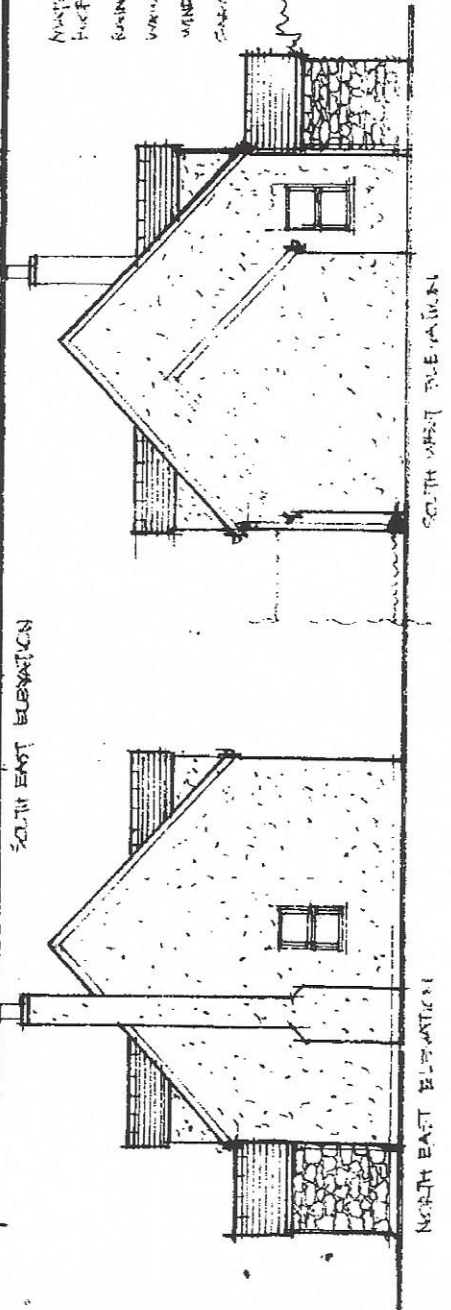
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Author



SOUTH EAST ELEVATION

NORTH WEST ELEVATION



NORTH EAST ELEVATION

SOUTH WEST ELEVATION

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OLD PLAN: OFFICE, PERHAPS, WITH PROPOSED LIVING	PROPOSED PLANS + ELEVATIONS	1:100	1:250	1:350
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Materials:
Roofs: GUTTERING: GALVANIZED STEEL
Windows: FRAMED BLACK
Doors: FRAMED BLACK
Stairs: FRAMED BLACK
Bathrooms: FRAMED BLACK
Kitchens: FRAMED BLACK
Living: FRAMED BLACK
Dining: FRAMED BLACK
Bedrooms: FRAMED BLACK
Halls: FRAMED BLACK
Garage: FRAMED BLACK

