

**MERTHYR TYDFIL COUNTY BOROUGH COUNCIL**

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**  
**The Town and Country Planning (Development Management Procedure)**  
**(Wales) Order 2012 (as amended)**

**FULL PLANNING PERMISSION**

To: Mr Paul Kemble 16 Highfield Rise Trelewis Treharris Merthyr Tydfil

**WHEREAS** you submitted an application on the 26th July 2021 to develop: 16 Highfield Rise Trelewis Treharris Merthyr Tydfil CF46 6EQ short particulars of the application being as follows:-

**Name of the Applicant**

Mr Paul Kemble  
16 Highfield Rise  
Trelewis  
Treharris  
Merthyr Tydfil

**Description of Proposed Development**

Extension of existing raised patio area and siting of  
gazebo (Full)

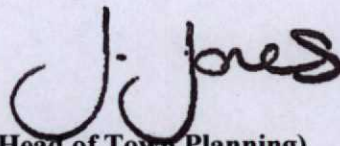
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

**CONDITIONS**

Please see attached.

Date: 20th September 2021

Signed:

  
(Head of Town Planning)

**IT IS IMPORTANT THAT YOU READ  
THE NOTES ATTACHED TO THIS FORM**

## CONDITIONS

- 1 The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: Proposed side view, Drawing Number: PK07, Received on 26 July 2021

Drawing Title: Proposed aerial view, Drawing Number: PK08, Received on 26 July 2021

Drawing Title: Expanded proposed side view, Drawing Number: PK09, Received on 26 July 2021

Drawing Title: Proposed rear view, Drawing Number: PK10, Received on 26 July 2021

Drawing Title: Expanded front view, Received on 18 August 2021

Drawing Title: Expanded side view, Received on 18 August 2021

Drawing Title: Proposed privacy screens, Received on 18 August 2021

**Reason** -To ensure compliance with the approved plans and clearly define the scope of the permission.

- 2 **WITHIN 1 MONTH** of the date of this permission, the privacy screens shall be erected in accordance with the details indicated on the approved plans. The development shall be retained as such thereafter.

**Reason** - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

*Send*

## NOTES

Your attention is drawn to the following:-

Appeals to the Welsh Government:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within **12 weeks** of the date of this notice, using a form which you can get from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use the Planning Inspectorate website (<https:acp.planninginspectorate.gov.uk>) to complete your appeal.
- The Welsh Government can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Welsh Government need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Welsh Government does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor 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 Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS  
LISTED BUILDING LEGISLATION  
HIGHWAY LEGISLATION

IF PLANNING PERMISSION HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

**Please quote the application number in all correspondence.**