

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 Jamie Reynolds c/o Letrucco Design F.a.o. Mr K Lewis Suite 7 35 Stowpark Circle
Newport

WHEREAS you submitted an application on the 3rd August 2020 to develop: 26 Courtland Terrace
Union Street Merthyr Tydfil CF47 0DT short particulars of the application being as follows:-

Name of the Applicant

Mr Jamie Reynolds
Top Flat
62 High Street
Merthyr Tydfil
CF47 8DE

Description of Proposed Development

Convert existing 4 bedroom property (over ground and first floors) into a 1 bedroom flat at ground floor and a two bedroom flat at first floor (to include a second bedroom within the attic space) (C3 use class). External alterations to include the provision of two balconies to the rear and installation of new windows, doors and roof lights and front parking area (Full)

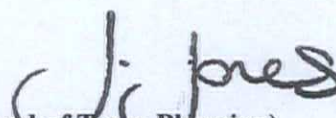
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following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

CONDITIONS

Please see attached.

Date: 19th November 2020

Signed:


(Head of Town Planning)

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

CONDITIONS

- 1 The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

- Drawing no: LT2004.04.02, Rev: E, received: 30th October 2020;
- Ecological Services Ltd, Bat Survey: 26 Courtland Terrace, Merthyr Tydfil, received: 29th October 2020;

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

- 3 **No development shall take place** until details of the construction of the front car park and bin storage area, shown on Drawing no: LT2004.04.02, Rev: E, received: 30th October 2020, to include details of the disposal of surface water, have been submitted to and approved in writing by the local planning authority. The car parking area and bin storage area shall be completed in accordance with the approved details prior to the occupation of the flats and shall remain available for their designated use in perpetuity.

Reason - To ensure that vehicles are parked off the highway in the interests of road safety, to prevent the discharge of surface water onto the public highway and in the interest of visual amenity, in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 4 **Before the rear balcony areas hereby permitted are brought into use** a 1.7 metre high frosted glass privacy screen shall be fitted to the north western corner of the balcony area at ground floor and at first floor (as shown on Drawing no: LT2004.04.02, Rev: E, received: 30th October 2020), details of which shall first be submitted to and agreed in writing by the local planning authority. Each of the glazed privacy screens shall be permanently retained in that condition 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.

INFORMATIVES

1. The developer is advised to contact the County Borough Council's Head of Engineering regarding any retaining works or other works affecting the highway **BEFORE** construction works commence.

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 **six months** 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.