

Planning Enforcement Policy

From: Paul.Samuel@blaenau-gwent.gov.uk

Sent: Tue, 26 Nov, 2019 at 10:50

To: clerk.alcc@gmail.com, clerk@nantygloandblainatc.co.uk

BGCBC ENF POLICY - FINAL FINAL WITH COVER.docx (674.4 KB)

Good Morning,

As you may be aware a new Planning Enforcement Policy was put before and approved at Planning Committee and is now active. A copy of the Policy is attached for your information.

Any questions or queries please do not hesitate to ask.

Kind Regards,

Paul Samuel (BSc) Hons

**Planning Compliance Officer / Swyddog Cydymffurfio Cynllunio
Development Management - West Team / Rheoli Datblygu - Tîm y
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Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg a Saesneg a byddwn yn cyfathrebu gyda chi yn eich dewis iaith, dim ond i chi rhoi gwybod i ni pa un sydd well gennych. Ni fydd gohebu yn Gymraeg yn creu unrhyw oedi.

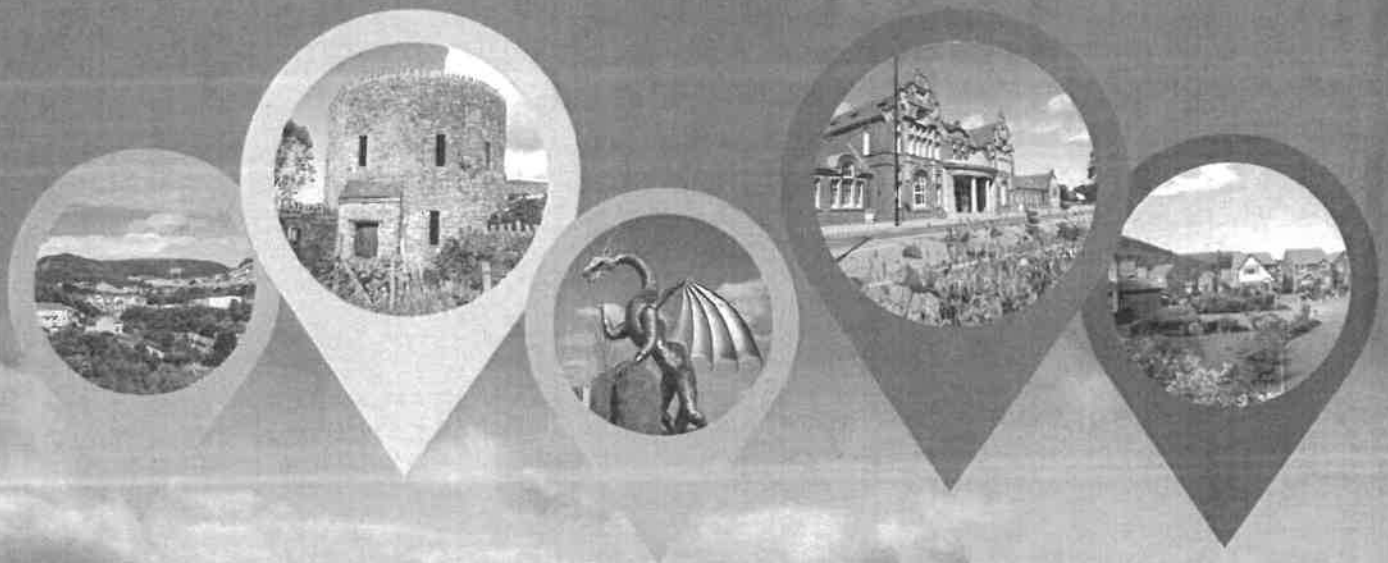
The Council welcomes correspondence in Welsh and English and we will communicate with you in the language of your choice, as long as you let us know which you prefer. Corresponding in Welsh will not lead to any delay.

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu yn y ddwy iaith. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

Mae'r neges ebost hon, ynghyd ag unrhyw ffeiliau sydd ynghlwm wrthi, yn gyfrinachol ac at ddefnydd yr unigolyn neu sefydliad y cyfeiriwyd hi ato. Pe dderbynioch y neges hon mewn camgymeriad, byddwch mor garedig a rhoi gwybod i'r rheolwr system. Mae'r nodyn hwn hefyd yn cadarnhau bod y neges ebost hon wedi cael ei archwilio am bresenoldeb feirws cyfrifiadurol.

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Planning Enforcement Policy



RICHARD CROOK

Corporate Director of Regeneration
& Community Services

September 2019

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1. Introduction

The purpose of the planning system is to control development and the use of land in order to protect the natural and built environment in the public interest. It is accepted that breaches under planning law will inevitably occur. The Council has two dedicated Compliance Officers within the Development Management Team, who are responsible for investigating breaches of planning in accordance with this adopted Planning Enforcement Policy.

All reported breaches are investigated. However planning enforcement can be a lengthy and complex process. Further, the use of enforcement powers is discretionary. The Council may decide taking enforcement action is not expedient (justified) or not possible. This can concern members of public affected by a breach, who may expect swift and formal action.

This document aims to set out the enforcement service and to provide guidance on how the Council assesses and resolve breaches of planning. It sets out what members of the public can expect from the planning enforcement service provided by Blaenau Gwent County Borough Council. It should be read in association with Welsh Government advice as set out in Section 14 (Enforcement) of the Development Management Manual (Rev. 2, May 2017).

2. The Enforcement System

The planning enforcement system provides Local Planning Authorities (LPA's) a mechanism by which to assess unauthorised development and remedy the breach by a number of routes explained in this policy. It is the responsibility of the Compliance Officers to ensure that local and national planning policies and other legislative requirements are applied through effective enforcement. However effective enforcement does not necessarily mean formal action, as negotiation can often achieve satisfactory compliance.

The primary legislation within which the enforcement system operates is the Town and Country Planning Act 1990 (as amended), the Planning (Wales) Act 2015 and the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). Welsh Government advice and guidance for planning enforcement is set out in Section 14 of the Development Management (DM) manual and Welsh Office Circular 24/97 (Enforcing Planning Control). The Development Management Manual sets out what 'enforcement tools' are available and provides guidance on how they should be applied. Circular 24/97 is to be incorporated into Section 14 Annex (Enforcement Tools) of the manual.

Objectives of the Compliance Officers

With the above in mind, the role of the Compliance Officers is:

- To investigate all alleged breaches of planning and to establish whether a breach has occurred as defined in the relevant legislation

- To work with Planning Officers in assessing the impact of a breach on matters such as amenity and highway safety, and whether it would otherwise accord with national and local planning policy
- To remedy any unacceptable development or impact on amenity through negotiation and appropriate enforcement

3. What is a breach of planning control?

It is recognised that unauthorised development will occur and there are many ways in which a breach of planning can be triggered; but a breach normally occurs for two main reasons:

- The undertaking of building works, engineering operations or the material change of use of a building or land without the necessary planning permission

Or;

- Planning permission has been granted but the approved plans and/or attached conditions have not been complied with

However not all unauthorised development is within the control of planning enforcement. Examples of activity that cannot be enforced against under planning legislation include:

- Complaints relating to private rights of access and boundary disputes or matters relating to restrictions imposed by a covenant. These are a matter of civil law and independent legal advice should be sought from a solicitor
- Enforcement is more effective under other legislation, in which case the complaint will be passed to another agency/department as appropriate; e.g. Environmental Health
- Obstruction of any road or right of way
- Inconsiderate or nuisance on-street parking
- Party Wall Act dispute

Furthermore, development may be implemented or the use of a building or land changed without the requirement for planning permission. This may be because the works are not considered as 'development' in planning terms or that they may be 'permitted development'.

Permitted development is a deemed planning permission granted by Government that permits development and/or changes of use without the express consent of the Council. Permitted development carries its own specified limits and conditions, which if exceeded or not met means that planning permission is required. Examples of permitted development may include small scale extensions, sheds, garages and fences.

Categories of breach

Should investigations reveal that a breach has occurred, it may be considered in one of either two categories:

- **Expedient Breach** – The breach results in unacceptable harm to public amenity and/or does not accord with national and local planning policies. In such cases formal enforcement action is normally taken to remedy the breach

Or;

- **Non-expedient Breach** – Whilst there is a breach of planning, it is otherwise acceptable and would comply with national and local planning policy. In which case formal enforcement action is not justified

Types of breach

Examples of types of breaches that are normally within the control of the Local Planning Department are:

- **Unauthorised operational development** – e.g. carrying out of building works such as extensions and outbuildings that exceed permitted development limits and conditions
- **Unauthorised material change of use** – e.g. change of use of a building from a clothes shop to a takeaway
- **Development not in accordance with a planning permission granted by the Council or Planning Inspector**
- **Breach of condition** – e.g. failure to comply with the requirements of conditions attached to a planning permission
- **Unauthorised works to a listed building** – e.g. alterations to the fabric and characteristics of a listed building
- **Unauthorised development and/or demolition in a Conservation Area**
- **Unauthorised display of advertisements exceeding limits and conditions of deemed advertisement consent**
- **Public Amenity** – e.g. untidy land and/or buildings that adversely impact amenity of public space

4. Reporting a Breach of Planning Control

The Council operates a reactive approach in dealing with enforcement complaints. The majority of complaints are received from members of the public and Elected Members.

The effectiveness of the Council's enforcement service relies heavily on members of the public reporting breaches of planning control. We investigate all complaints of planning control that are received.

Members of the public often express concern at leaving their contact details with the enforcement team upon making a complaint. This may be due to fear of reprisals or exacerbating existing neighbour disputes, should their identity as complainant be disclosed.

However planning complaint files are not public documents. All complainants' details remain confidential and are not revealed or made publicly available (see Section 9; page 12 'Privacy Statement').

How we Deal with Anonymous Complaints

In the event that a complainant does not wish to leave their contact details, then the complaint will be registered as "anonymous". Whilst the Council will deal with all anonymous complaints, they will only be given High priority when identified as a Priority 1 case as set out in Section 5; page 6 below.

Furthermore, if no contact details are provided, the complainant cannot be updated on the progress and outcome of an investigation or informed of when a file has been closed/resolved.

How to Report Breach of Planning Control/Make an Enforcement Complaint

Enforcement complaints and alleged breaches of planning control can be made by the following methods:-

- Email: planning@blaenau-gwent.gov.uk
- Online: English - www.blaenau-gwent.gov.uk/en/resident/planning/
Welsh - www.blaenau-gwent.gov.uk/cy/preswylwyr/cynllunio/
- In writing to: Service Manager – Development & Estates, Floor 1a, Civic Centre, Ebbw Vale, NP23 6XB
- Telephone: 01495 355555
- Via your local Ward Councillor

Information Required When Making a Complaint

Accurate and detailed information provided from the start will facilitate a thorough and timely investigation.

When possible, we will provide the complainant with updates; e.g. whether a breach is present and notification of file closure. It is for this reason that the Council encourage complainants to leave their contact details and not remain anonymous.

When making a complaint the complainant is encouraged to provide the following details:

- Name and contact details
- Address/site details of the alleged breach
- Nature of the complaint/alleged breach
- Other supporting information that it is felt may assist the investigation. This could include photographs, plans, sketches or diary evidence (dates, times and hours of operation)
- It can be useful if the complainant is able to provide details of the person(s) responsible for the breach if known
- Date of breach

5. How complaints are registered

Triage/Prioritising Complaints

The Council has a relatively small enforcement team, which can become quickly overstretched; particularly during holiday periods, which may affect performance standards. All complaints received are prioritised at the registration stage. Therefore all complaints of planning control will be prioritised following a 'Triage' process by a Compliance Officer.

Complaints will be prioritised having regard to the nature and impact of any actual or potential harm being caused on a case-by-case basis. This approach aims to ensure a more efficient delivery of the enforcement service by earlier targeting and investigation of the most severe breaches of planning control and better allocation of resources.

PRIORITY 1: (HIGH PRIORITY CASES)

Where it is considered a complaint has a likelihood of immediate significant harm being caused to the natural and/or built environment and urgent action might be required to prevent further harm being caused, then such complaints will be registered as Priority 1.

Priority 1 cases will be registered within 1 working day with an initial site visit taking place as soon as possible but in all cases within 3 working days of the complaint being received.

Enforcement complaints allocated as Priority 1 are likely to be breaches of planning control such as:

- Unauthorised works to a Listed Building
- Unauthorised works in sites of importance/statutory designation

- Unauthorised works within a Conservation Area
- Unauthorised works that are likely to be causing a severe disturbance to neighbours or posing a significant threat to public safety
- Unauthorised works that involve large scale engineering operations
- The display of unauthorised advertisements that may be causing harm to highway safety

PRIORITY 2: (MEDIUM PRIORITY CASES)

Where it is considered that a complaint has a likelihood of harm to the environment or public amenity, but is outside the scope of priority 1, then these complaints will be registered as Priority 2.

Priority 2 cases will be registered within 3 working days and an initial site visit carried out within 21 working days of the complaint being received.

Enforcement complaints allocated as Priority 2 cases are likely to be breaches of planning control such as:

- Unauthorised building works or uses of land that are likely to be causing harm to the amenity of neighbours
- Unauthorised building works and some changes of use (such as a business in a residential area)
- Breaches of conditions attached to planning permissions
- The display of unauthorised advertisements that may be harming visual amenity

PRIORITY 3: (LOW PRIORITY CASES)

Where it is considered a complaint is causing less harm to the environment and public amenity or result in a breach that is unlikely to warrant formal enforcement action then it will be registered as a Priority 3 complaint.

Priority 3 cases will be registered within 5 working days and an initial site visit being carried out within 28 working days of the complaint being received.

Enforcement complaints allocated as Priority 3 cases are likely to be breaches of planning control such as:

- Small scale or minor unauthorised householder works
- Unauthorised display of advertisements that may be causing insignificant visual harm or does not prejudice highway safety
- Change of use (residential within a residential area)

6. How complaints are dealt with

Once a planning complaint has been registered and prioritised the area Compliance Officer will conduct the investigation. The enforcement service requires that a consistent and methodical process is applied and comprises of an investigation stage and three possible outcomes, which are outlined below.

Timescales

Welsh Government Planning Policy Framework stipulates that the complainant should be notified in writing of the outcome of an investigation within 84 days (12 weeks) of making a complaint.

However this is only notification of what the investigation has found and (if a breach is present), the Council's intended course of action. The outcome of an investigation is not necessarily the point at which a breach is removed or the investigation closed. The below flow chart provides a basic outline of the investigation process.

The Investigation Stage

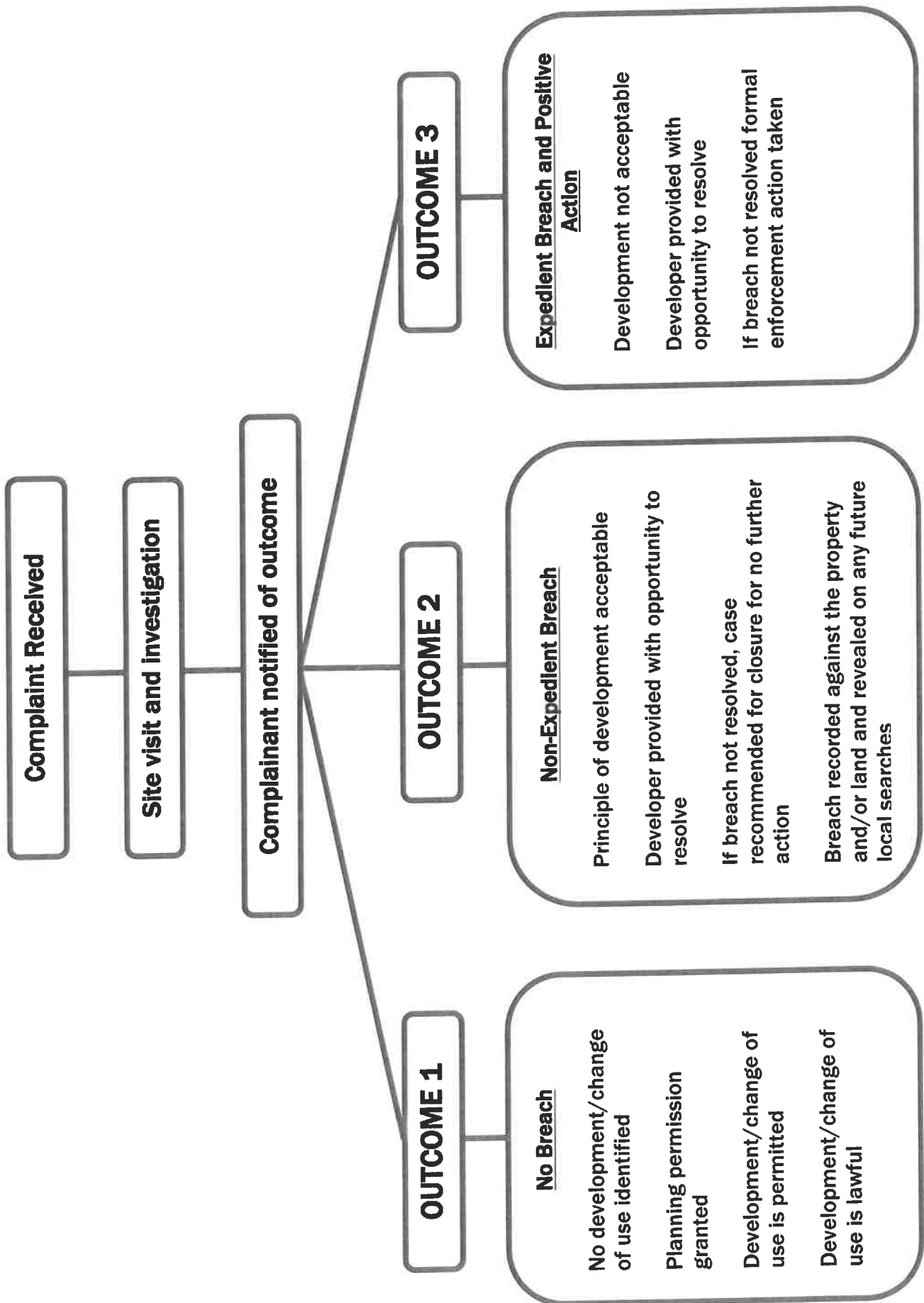
This primarily involves evidence gathering to establish if a breach of planning has occurred and normally begins with an initial site visit. The time between receiving a complaint and making the initial site visit will depend on the nature of the alleged breach and its prioritisation (Section 5; page 6 'How Complaints are Registered').

In some cases, a monitoring period may be required to gather sufficient evidence to demonstrate whether a breach has occurred or not. This is often required when investigating complaints of alleged unauthorised changes of use. A common example is for commercial car repairs at a residential property.

There is no fixed time limit for monitoring and it is applied on a case-by-case basis. As part of evidence gathering, the investigating officer will carry out a detailed planning history search and (if required) utilise other resources. These may include (but are not limited to):

- Online resources – Social media, auction websites, Government websites, etc.
- Other Council Departments – Env. Health, Highways Authority, Social Services, etc.
- Other agencies – CADW, Natural Resources Wales, UK Land Registry, etc.

Once all relevant information is collated, the decision will be made whether a breach has occurred based on relevant legislation.



Outcome 1: No Breach Present

If no breach has been found, planning permission has already been granted or there is insufficient evidence to demonstrate that a breach has occurred, the file will be closed on this basis and the complainant notified accordingly.

It may be that development has been carried out or a change of use implemented that is within the limits of the relevant permitted development regulations (Section 3; page 3 'What is a breach of Planning Control?').

Alternatively, a Lawful Development Certificate may have been granted or evidence may suggest that the unauthorised development has gained immunity from planning enforcement action by virtue of the passage of time (see Appendix 2; page 15 - Certificate of Lawfulness).

Outcome 2: Non-Expedient Breach

Should unauthorised development be established, the Council will consider the breach in terms of its scale, nature, impact on amenity and whether it would otherwise accord with national and local planning policy, in determining the expediency (necessity) of any formal enforcement action.

If the breach is considered not to have detrimental impact on public amenity and would otherwise comply with planning policy, formal enforcement action is not necessary. Such breaches are referred to as 'non-expedient breaches'.

This is on the basis that the principle of development is acceptable in planning terms and to take enforcement action when not expedient would likely result in the Council losing any subsequent prosecution or appeal and could result in an award of costs being made against it.

The development will remain unauthorised nonetheless, in which case the option will be provided to the developer to submit a retrospective planning application within 28 days. Should no application be received and the breach not resolved the file will be recommended for closure by the Compliance Officer. The non-expedient breach will be recorded and revealed on any future search of the property/land until such time as either:

- The breach is removed
- The breach is regularised by the grant of planning permission

Or,

- The development is altered to accord with the relevant permitted development limits, which would remove the requirement for planning permission

Should the landowner wish to dispose of their interest in the property or land at a later date, having a breach recorded against the property or land can cause delays during conveyancing and affect any future sales.

It is accepted that in such instances the complainant may not agree with this decision and may request a further explanation from the case officer. Should the complainant feel that they have not been provided with a satisfactory answer, they may raise the matter via the complaints procedure outlined in (Section 8; page12 'Making a Complaint about the Enforcement Service').

Outcome 3: Expedient Breach and Positive Action

Should it be considered that the breach presents unacceptable harm to public amenity and/or would not accord with planning policy then formal enforcement action may be necessary. Such breaches are referred to as 'expedient breaches'. In line with Welsh Government's Planning Performance Framework, the Council will seek to resolve the breach through one of the following 'positive actions':

- Informal negotiations with the developer to remove the breach
- Granting planning permission for the development subject to appropriate condition(s) that overcome the harm
- An enforcement notice or other appropriate notice is issued. Further details of the enforcement tools available to the Council are outlined in Appendix 3
- Prosecution and Court Action
- Direct action taken by the Council to remove the breach

Should the breach be resolved either through negotiations, the grant of planning permission, approved by the Planning Inspectorate at appeal or removed by direct action, the complainant will be notified and the file closed. However for other expedient breaches resolution may only be achieved through compliance with an enforcement notice.

Investigations involving expedient breaches may take a considerable time to reach final closure, depending on the complexity of the breach and if the developer exercises their right to appeal or chooses to escalate the matter to the Courts. Nonetheless the Council aims to achieve a resolution in as timely a manner as possible and will notify the complainant when the file is closed.

7. Scheme of delegation

File Closure

The Council's adopted scheme of delegation provides delegated authority to Planning Team Leaders, the Team Manager and the Service Manager to close an enforcement file. Accordingly, once the investigation has reached its conclusion, the case officer will recommend the file for closure.

For investigations within 'outcome 1', the recommendation is normally made to an appropriate officer within the Planning Department (as outlined above) and closed under the relevant delegated authority.

For investigations within 'outcome 2', the recommendation may either be made to an officer (as outlined above) or for cases of wider public interest, the recommendation may be put before the Planning Committee for Members' consideration. In such circumstances the decision of the Planning Committee will be taken; either to close the file or to defer the matter for further investigation.

Commencing enforcement action

Should investigations reveal unacceptable development, formal enforcement action may be taken to resolve the breach. However, cases of wider interest may first be presented to Planning Committee, with the officer recommendation to commence formal action. The decision of the Planning Committee will then be taken on whether to proceed with enforcement action or to defer the matter for further negotiation/investigation.

Planning Committee

Unlike planning files, enforcement investigations are not public documents and their details are treated in strict confidence (refer to Section 9; page 12 'Privacy Statement').

For this reason, members of public are excluded from committee debate relating to planning enforcement investigations. Therefore, members of the public do not have an opportunity to make any representation at Planning Committee with respect to enforcement cases.

8. Making a Complaint about the Enforcement Service

The Council endeavours to provide an enforcement service that is both effective and value for money, which resolves breaches of planning in accordance with this policy document and national guidance. However it is accepted that there may be instances whereby a person may feel dissatisfied with the quality of service or outcome of the investigation.

Should a person have concerns relating to the delivery of the enforcement service they should in the first instance contact the case officer for their case. If the complainant is not satisfied with the response, they should contact:

- Team Manager – Development Management
Tel: 01495 355555
Email: planning@blaenau-gwent.gov.uk

9. Privacy Statement and Related Legislation

This section provides a brief outline of how information contained within a planning enforcement file is treated as per the requirements of the relevant legislation. More general guidance on how the Council obtains, holds, uses and discloses information can be found at the following links:

English: www.blaenau-gwent.gov.uk/en/council/data-protection-foi/councils-privacy-notice/

Welsh: www.blaenau-gwent.gov.uk/cy/cyngor/diogelu-data-a-rhyddid-gwybodaeth/councils-privacy-notice/

Freedom of Information Act 2000 (FOI)

The Freedom of Information Act 2000 provides a general right of access to information held by Public Authorities. The Local Planning Authority holds extensive information relating to planning applications and appeals. There is a presumption in favour of disclosure of such information to promote accountability and transparency in the planning process.

However details relating to enforcement investigations will be treated in the strictest confidence and are exempt from disclosure under Part II of the Freedom of Information Act. Therefore, where the Council does refuse a request, a Refusal Notice will be provided if requested, which will set out the reasons for the exemption being applied and the process of appeal should the requester believe that an error has been made.

Regulation of Investigatory Powers Act 2000 (RIPA)

The Regulation of Investigatory Powers Act 2000 (RIPA) provides local authorities with the ability to carry out investigations in a covert manner; i.e. acquiring information about someone or a business without the person's knowledge.

However, this Council's approach is that planning enforcement investigations are overt. Investigations begin with initial contact being made with the developer, landowner, proprietor, tenant and any other interested parties in the land or building against which the complaint is made and are made fully aware of the investigation. For this reason, planning enforcement investigations are not subject to RIPA.

The Planning Department endeavours to contact all interested parties' and may use other resources to assist with establishing contact details. Other resources may include other Council Departments, UK Land Registry or information requested of someone directly by issue of a Planning Contravention Notice (PCN) (see Appendix 3; page 16 – Enforcement Tools).

In some cases a period of monitoring may be required, which is a normal part of the evidence gathering process in determining whether or not a breach has occurred. Monitoring is considered on a case-by-case basis and can include both site visits and monitoring of online resources; online auction sites and social media for example. Should monitoring be required, the case officer will normally discuss this with the respective developer, landowner, etc.

Further information regarding the Council's data protection and freedom of information policies can be found on the Council's website by following the links:

English: www.blaenau-gwent.gov.uk/en/council/data-protection-foi/

Welsh: www.blaenau-gwent.gov.uk/cy/cyngor/diogelu-data-a-rhyddid-gwybodaeth/

Appendix 1 – Officer contact by area

Paul Samuel
Planning Compliance Officer
East Team
Tel: 01495 355814
Email: paul.samuel@blaenau-gwent.gov.uk



Jonathan Brooks
Planning Compliance Officer
West Team
Tel: 01495 355513
Email: jonathan.brooks@blaenau-gwent.gov.uk

Appendix 2 – Certificate of Lawfulness

Enforcement investigations can sometimes reveal unauthorised development or an unauthorised change of use, which may be claimed by the developer/landowner to have been in place continually for a significant period of time. For example, an unauthorised garage that was constructed a number of years ago.

Section 191 of the Town and Country Planning Act 1990 enables a person to apply to the Council for a Lawful Development Certificate (LDC), in order to regularise existing unauthorised development, a breach of planning control, unauthorised change of use or other operations.

The issue of an LDC is not the grant of planning permission but certifies development as lawful for the purposes of planning and thereby grants immunity from any further planning enforcement action being brought against the development.

Such certification may assist potential buyers or their legal representatives during conveyancing, should that person wish to dispose of their interest in the land or building at a later date.

However, the Council will require supporting evidence to be submitted along with the application, demonstrating that the unauthorised development has been in place continually for the relevant period and therefore benefits from immunity. The time for immunity can vary depending on the type of development/change of use:

- Operational development (buildings, extensions, decking, etc.) – 4 years
- Change of use of a building to a single dwellinghouse (excluding flats and HMO's) – 4 years
- Any other change of use or operation – 10 years

The responsibility rests firmly with the applicant to provide such evidence, which could include date/time stamped photographs and/or video footage, invoices, receipts, tax records and witness statements. The Council may require witness statements to be supported by an affidavit.

Should investigations reveal foul-play and unauthorised development has been concealed in order to avoid planning permission, the time for immunity does not apply.

Should an applicant disagree with the Council's decision to refuse the issue of an LDC, an appeal may be registered within the specified time limit to Welsh Government.

Appendix 3 – Enforcement Tools

The decision to commence formal enforcement is not taken lightly. Informal negotiations are explored in the first instance with the aim of reaching an amicable resolution. However, on occasions enforcement action must be taken. This must be reasonable and proportionate to the nature of the breach having due regard to the potential impact on human rights of the affected parties weighed against harm to public amenity and wider public interest.

This section provides a short description of the legislative tools most commonly used by the Council in addressing unauthorised development and changes of use. This list is not exhaustive and merely provides an outline of the most frequently used planning enforcement powers. Recent additions to enforcement powers introduced in 2015 are outlined in the Development Management Manual (Version 2 May 2017) Section 14 Annex: Enforcement Tools.

Website: <https://gov.wales/development-management-manual>

Guidance on existing enforcement is provided in Welsh Office Circular 24/97 'Enforcing Planning Control: Legislative Provisions and Procedural Requirements', which is to be incorporated into the Development Management Manual in due course.

Planning Contravention Notice (PCN)

A Planning Contravention Notice (PCN) enables the Local Planning Authority to gather detailed information as part of an investigation into a breach of planning. The Council is permitted to request any information that it deems relevant to an investigation and can be a precursor to the issue of an Enforcement Notice. The information obtained by a PCN is used to establish land ownership/interest and inform the type of Notice served and its requirements.

Whilst those persons on which a PCN are served are provided with an opportunity to make representation, there is no option to appeal against the serving of a PCN. The recipient has 21 days to respond and failure to comply or provide false and/or misleading information is an offence against which prosecution may be brought. The maximum fine for failing to comply with a PCN is £1000.

Enforcement Notice (EN)

On occasions where the Council considers it expedient to commence formal enforcement action, an Enforcement Notice (EN) may be served. An Enforcement Notice may allege unauthorised operational development, a breach of condition or a material change of use of land and/or buildings. The Notice must specify the time at which the notice takes effect, what steps are required to remedy the breach and a time limit by which to comply.

Those persons on which an Enforcement Notice is served are provided with an opportunity to appeal to the Planning Inspectorate Service (PINS). A valid appeal must be made before the date on which the Notice takes effect; normally within 28 days of service. This must be made on planning or legal grounds.

Once a Notice comes into effect the clock starts for the time for compliance. This can vary greatly depending on the scale and complexity of the breach and the nature of remediation works required. Failure to comply with a Notice is a criminal offence that can lead to prosecution and a fine of up to £20,000.

Enforcement Warning Notice (EWN)

An Enforcement Warning Notice (EWN) may be used where the Local Planning Authority considers that a breach of planning could potentially be made acceptable with control. It is intended to send a clear signal to the developer that without planning control, enforcement action may be taken.

The service of an EWN constitutes formal enforcement action being taken and 'stops the clock' in terms of any unauthorised development potentially gaining immunity by virtue of the passage of time.

Whilst there is no right of appeal against the service of an EWN, the applicant will have the opportunity to appeal any refusal of planning permission or subsequent service of an Enforcement Notice.

Breach of Condition Notice (BCN)

The Breach of Condition Notice (BCN) is intended as an alternative to the service of a full Enforcement Notice where there has been failure to comply with any planning condition or limitation attached to a planning permission. The BCN must outline the steps required to comply with the requirements of the condition, as specified in the Notice.

There is no right of appeal against the serving of a BCN (although the validity of the Notice may be challenged in the Courts). For this reason, the Local Planning Authority may wish to serve a BCN alongside an Enforcement Notice, if it is felt that the impact of the breach is so severe that the breach must be stopped quickly and before any appeal against an Enforcement Notice is determined.

Failure to comply with a BCN is a criminal offence that can lead to prosecution in the Courts and a fine of up to £2000.

Section 215 Public Amenity Notice (s215)

A Section 215 Notice (s215) enables the Local Planning Authority in some circumstances to take enforcement action requiring land to be cleaned up or the exterior of buildings to be maintained or repaired when its condition adversely affects the amenity of the area. A s215 Notice must set out the harm caused to amenity, the steps required to resolve the harm and a time for compliance.

There is a right of appeal against the service of a s215 Notice. Failure to comply with requirements of a s215 Notice is a criminal offence that can lead to prosecution and a fine of up to £1000. The offender may also be liable to pay the Council's reasonable costs.

Local Planning Authorities have the powers under s215 to undertake the necessary works themselves and then to recover any costs incurred from the landowner. However, if this is not possible, the Council will be left with the burden of costs for the remediation works.

Llywodraeth Cymru
Welsh Government

Ein cyf/Our ref

To:

Addressees on the attached list

4 November 2019

Dear colleague

**SUSTAINABLE DRAINAGE SYSTEMS (SUDS):
PROPOSED AMENDMENT TO THE SUSTAINABLE DRAINAGE (ENFORCEMENT)
ORDER 2018**

Summary

I am writing to inform you of a minor amendment which the Welsh Government proposes to make to the above Order concerning Sustainable Drainage systems (SuDS).

As you will be aware, following consultation mandatory national standards for SuDS on new developments in Wales came into effect on 7 January 2019. The legislation commenced Schedule 3 to the Flood and Water Management Act 2010 and also comprised supporting secondary legislation.

Following the commencement of other (UK) primary legislation on enforcement and punishment, a minor amendment is required to The Sustainable Drainage (Enforcement) (Wales) Order 2018 ("the 2018 Order"). As a result, the Welsh Government proposes to make an amendment Order to the 2018 Order via the National Assembly's affirmative procedure.

Background

Following implementation of the 2018 Order, a minor amendment is needed to Article 21 to bring it in line with recent changes to other punishment legislation.

Article 21 of the 2018 Order limits the fines that can be passed in a summary case for the offence of failing to comply with a temporary stop notice, enforcement notice or stop notice to a maximum of £20,000.

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

The 2018 Order was drafted before section 85(1) of the Legal Aid, Sentencing and Punishment of Offenders Act 2012 (LASPO) commenced but was not put into force until after the commencement and so was not caught by that provision. LASPO removed the upper limit on fines that Magistrates' Courts could pass for almost all offences.

In order to provide consistency with other offences of a similar nature it is proposed that the limit of £20,000 be amended to simply 'a fine'. This amendment would mean the Magistrates' Court would be able to pass an unlimited fine and is consistent with the wording which led from the amendments to other legislation made by LASPO.

It is not anticipated there will be many, if any prosecutions of this nature but if there are there will be no impact on the justice system from the amendment of the maximum fine as proposed.

Proposed action

An amendment to Article 21 of the 2018 Order is proposed to bring it in line with recent changes to other punishment legislation.

The Welsh Government proposes make the amendment Order shortly via the National Assembly's affirmative procedure.

We will inform you when the Amendment Order has been made and provide a link to the document for your information.

Yours sincerely

Eifiona Williams

Pennaeth y Gangen Dŵr/Head of Water Branch
Is-Adran Dŵr a Llifogydd/Water and Flood Division
Llywodraeth Cymru/Welsh Government

General enquiries: 03000 603300 or 0845 010 3300

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

List of addressees

Aberystwyth University	Lead Local Flood Authorities
AECOM	Local Planning Authorities
Albion Water	Lodestone
Anwyl	Morganstone
Arup	National Federation of Builders
Asbri	National Parks
Atkins	NFU, FUW and CLA
Bangor University	NHBC
Barratt	NRW
Betts Associates	Ofwat
British Geological Survey	One Voice Wales
Cambria	Oxfam
Canal & River Trust/Glandŵr Cymru	PHG Consulting
Carbon Trust	Phoenix Consulting
Cardiff University	Planning Inspectorate (PINS)
CBI	Pobl Group
CCWater	Private recipients of SuDS Newsletters
CEOs of the 22 Local Authorities/CBCs in Wales	Redrow
CIRIA	RIBA
Citizens Advice	RICS (Royal Institution of Chartered Surveyors)
CIWEM (Chartered Institution of Water and Environmental Management)	Roger Casey Associates
Coal Authority	ROSPA
Community Housing Cymru	Royal Town Planning Institute
DEFRA	RSPB Cymru
Dwr Cymru Welsh Water	SuDS Approving Bodies (SABs)
Environmental Policy Consulting	Sutcliffe
Federation of Master Builders	Taylor-Wimpey
Federation of Small Businesses	The Health & Safety Executive
Gemserv	The Urbanists
Hafod	United Utilities
Hafren Dyfrdwy/Severn Trent Water	Wales & West Housing
Home Builders Federation	Wales Environmental Link
HR Wallingford	Water UK
Illman-Young	Wates
Institution of Civil Engineers	Welsh Local Government Association
Jhai	Wildfowl and Wetlands Trust
Keep Wales Tidy	Wildlife Trust Wales

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Re: Website enquiry - Litter

From: Sage Stewart <sagestewart739@yahoo.com>

Sent: Thu, 28 Nov, 2019 at 13:20

To: clerk@nantygloandblainatc.co.uk

Dear Tracy

I just wanted to write and say thank you as the embankment has been tended to and the litter collected from it. This is very much appreciated and I wanted to say this.

With kind regards

Sage

On Friday, 2 August 2019, 20:40:12 BST, Sage Stewart <sagestewart739@yahoo.com> wrote:

Dear Tracy

Thank you very much for your kind attention and time.

With kindest regards

Sage

On Thursday, 1 August 2019 09:34:40 BST, clerk@nantygloandblainatc.co.uk <clerk@nantygloandblainatc.co.uk> wrote:

Good morning Sage,

Many thanks for your e-mail which provides the required details as to the area affected.

I have spoken to your local Blaenau Gwent Councillor (Councillor Peter Baldwin) about this issue and have e-mailed Blaenau Gwent CBC. I have also copied yourself and Councillor Baldwin in the e-mail to Blaenau Gwent CBC.

If you feel that the issue has not been dealt with appropriately by Blaenau Gwent CBC, please get back in touch and I will investigate the issue further (please note that I will be on annual leave from 5th August and return on Monday 19th August).

Kind regards

Tracy

Tracy Hughes - Town Clerk
Nantyglo and Blaina Town Council

E-mail: clerk@nantygloandblainatc.co.uk
Tel: 01495 292817

Monday - Thursday: 9am-3pm

Friday: 9am - 1pm

-----Original Message-----

From: "Sage Stewart" <sagestewart739@yahoo.com>
Sent: Wednesday, 31 July, 2019 15:53
To: "clerk@nantygloandblainatc.co.uk"
<clerk@nantygloandblainatc.co.uk>
Subject: Re: Website enquiry - Litter

Good afternoon, Tracy

Thank you very much for your reply to my enquiry. My address is 2 Prince Street, Nantyglo, NP23 4NU. However, my house is actually the back part of 95 King Street - a separate residence, of course. The embankment of which I wrote is the embankment that is situated between the back of King Street and Garn Road (a one way road from off King Street - the turning is just beyond Tasty Gardens Chinese takeaway to the left), which is the road above King Street. The stairs down from Garn Road to King Street, the embankment, and the area at the bottom of the embankment, which is at the top of the stairs to my house, and to the side of it, are always very littered and the grass completely overgrown. The whole area between Garn Road and King Street is neglected.

I hope this makes sense but if it doesn't please get back to me and I will try to be more specific if I can.

With kindest regards

Sage Stewart

On Tuesday, 30 July 2019 09:35:33 BST,
clerk@nantygloandblainatc.co.uk <clerk@nantygloandblainatc.co.uk>
wrote:
Good morning,

Many thanks for your e-mail query received 29th July 2019.

Could you provide me with your address and any other streets you feel are affected by litter so that I can look further into your enquiry?

Many thanks and kind regards

Tracy Hughes - Town Clerk
Nantyglo and Blaina Town Council

E-mail: clerk@nantygloandblainatc.co.uk
Tel: 01495 292817

Monday - Thursday: 9am-3pm
Friday: 9am - 1pm

19011702:000
Planning Consultation C/2019/0310 1 Hawthorne
Glade, Tanglewood, Blaina, Blaenau Gwent.

From: Alanna.Hill@blaenau-gwent.gov.uk

Sent: Tue, 19 Nov, 2019 at 15:54

To: clerk@nantygloandblainatc.co.uk

image007.jpg (4.7 KB) image008.jpg (5.1 KB)
image009.jpg (33.7 KB) Application form.pdf (4.5 MB)
Elevation and section plan.pdf (500.1 KB)
Existing block plan.pdf (669 KB)
Layout, elevations and section.jpg (1.5 MB) Plans List.doc (41.7 KB)
Proposed block plan.pdf (669.5 KB) Site location plan.pdf (477.7 KB)

– Download all



Images not displayed.

SHOW IMAGES | ALWAYS SHOW IMAGES FROM THIS SENDER



Date: 19 November 2019

Planning Ref: C/2019/0310

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: 1 Hawthorne Glade,
Tanglewood, Blaina, Blaenau Gwent, NP13 3JT.

I enclose herewith an application form and location plan in respect of a planning application for development at the above site.

Please forward your observations upon the intended development within 21 days of the date of this letter. If no communication is received within this time the application will be determined on the assumption that you have no comments to make.

Yours faithfully
Joanne White



Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Welsh Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and other relevant items of primary and subordinate legislation.

Please be aware that once you have downloaded this form, Planning Portal and Welsh Government will have no access to the form of the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided

Local Planning Authority details:

Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent

Floor 1a, Municipal Offices, Civic Centre,
Ebbw Vale, NP23 6XB
Tel: 01495 355555 Fax: 01495 355598
Email: planning@blaenau-gwent.gov.uk

Llawr 1a, Swyddfeydd Bwrdeistiol, Canolfan Ddinesig
Glyn Ebwy, NP23 6XB
Ffôn: 01495 355555 Ffacs: 01495 355598
Email: planning@blaenau-gwent.gov.uk

Dragon Bardod and Gwel
Blaenau Gwent
Gwynedd Borough Council

www.blaenau-gwent.gov.uk

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION

11 NOV 2019

CP2019/0310

1. Applicant Name and Address

Title: MR First name: JAMIE
Last name: DAVIES
Company (optional): ---
Unit: --- House number: 1 House suffix: ---
House name: ---
Address 1: HAWTHORN GLADE
Address 2: TANGLEWOOD
Address 3: BLAINA
Town: ABERTILLERY
County: GWENT
Country: ---
Postcode: NP23 6JT

2. Agent Name and Address

Title: MR First name: TERRY
Last name: MORGAN
Company (optional): ---
Unit: --- House number: --- House suffix: ---
House name: CLIFTON HOUSE
Address 1: WESTSIDE
Address 2: BLAINA
Address 3: ---
Town: ABERTILLERY
County: GWENT
Country: ---
Postcode: NP23 6JD

3. Description of Proposed Works

Please describe the proposed works:

RETENTION AND EXTENSION OF RAISED DECKING AREA

Has the work already started?

☒ Yes ☐ No

If Yes, please state when the work was started (DD/MM/YYYY):

20-7-2019

(date must be pre-application submission)

Has the work already been completed?

☐ Yes ☒ No

Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Town:

County:

Postcode (optional):

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Easting: Northing:

Description:

NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION

11 NOV 2019

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way?

☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

6. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

Reference:

Date (DD MM YYYY):

(must be pre-application submission)

Details of the pre-application advice received:

7. Biodiversity and Geological Conservation

Does your proposal involve...

(i) demolition of a building? ☐ Yes ☒ No

(ii) alterations or enlargement to your roof? ☐ Yes ☒ No

(iii) the loss of any trees or hedges? ☐ Yes ☒ No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available from the Planning Portal.

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

9. Authority Employee / Member

With respect to the Authority, I am:

a) a member of staff
b) an elected member
c) related to a member of staff
d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

10. Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal? ☐ Yes ☒ No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required. All tree surveys should accord with BS5837; guidance notes are available on the Planning Portal.

NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION

11 NOV 2019

11. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
Certificate of Ownership – Certificate A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

05/11/2019

Certificate of Ownership – Certificate B

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Certificate of Ownership – Certificate C

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

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION
11 NOV 2019

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates (continued)

Certificate of Ownership - Certificate D

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. Agricultural Holdings

Agricultural Holding Certificate

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

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served
NEIGHBOURHOOD SERVICES DIVISION PLANNING CONTROL SECTION 11 NOV 2019		

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

13. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Applications for planning permission in Wales must be accompanied by certain additional supporting documents if they exceed certain thresholds. For detailed information please refer to Welsh Government Circular WGC 002/2012 and the guidance available on the Planning Portal website. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The original and 3 copies of a design and access statement where proposed work falls within a World Heritage Site

The correct fee:



The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):



The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



14. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

17. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

C →

1200 high
timber board
natural finish

galv steel post
paint finish - brown

existing fence

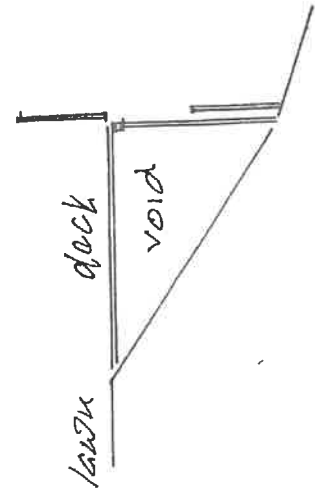
landscape
area.

path

road

Rear elevation

C →



C-C

C/2019/0310

<u>Agent</u>	<u>Project</u>		
T. Morgan Clifton House Westside Blairrie Garrett ref: 014-95-290852	1 Hawthorn Glade Tangkorewa Blairrie. proposed raised deck area in rear garden drawing title Rear elevation & section C-C		
DWG NO	Date	Scale	Drawn
321/2	14-11-19	1-100	T.M.

BLOCK/SITE PLAN
 AREA 80m x 80m
 SCALE 1:500 on A4
 CENTRE COORDINATES: 520778, 208269



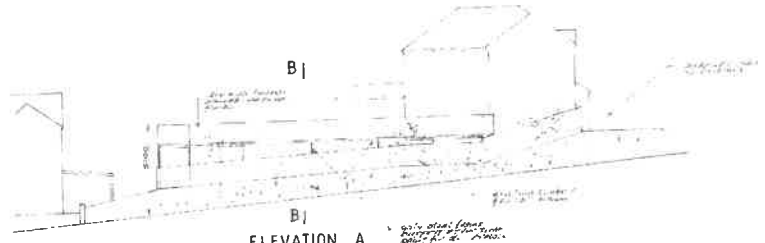
Block plan : existing
 Dig ref : 321/3

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 Licence No: 100047474
 19/09/2019 10:14:04

NEIGHBOURHOOD SERVICES DIVISION
 PLANNING CONTROL SECTION



PROPOSED LAYOUT



ELEVATION A

A A

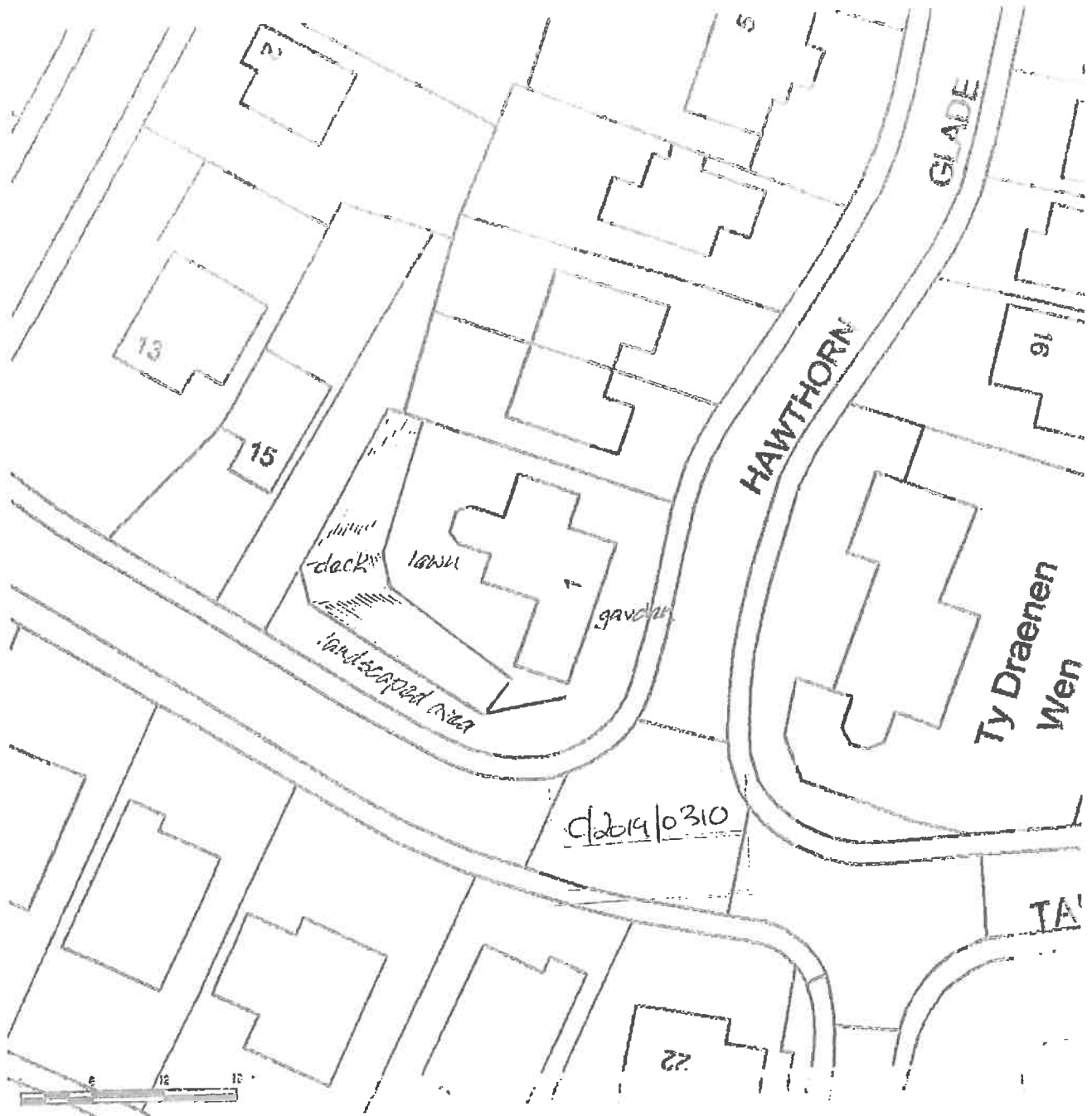


B-B

CLAYTON

Agent	Project			
CLAYTON	1. HANCOCK BLVD. TRANSPORTATION			
CLAYTON	2. HANCOCK BLVD. TRANSPORTATION			
CLAYTON	3. HANCOCK BLVD. TRANSPORTATION			
CLAYTON	4. HANCOCK BLVD. TRANSPORTATION			
CLAYTON	5. HANCOCK BLVD. TRANSPORTATION			
CLAYTON	PLAN	ELEV	SECTION	DATE
CLAYTON	0011	0012	0013	0014

BLOCKSITE PLAN
AREA 80m x 80m
SCALE 1:500 on A4
CENTRE COORDINATES: 920779, 206269



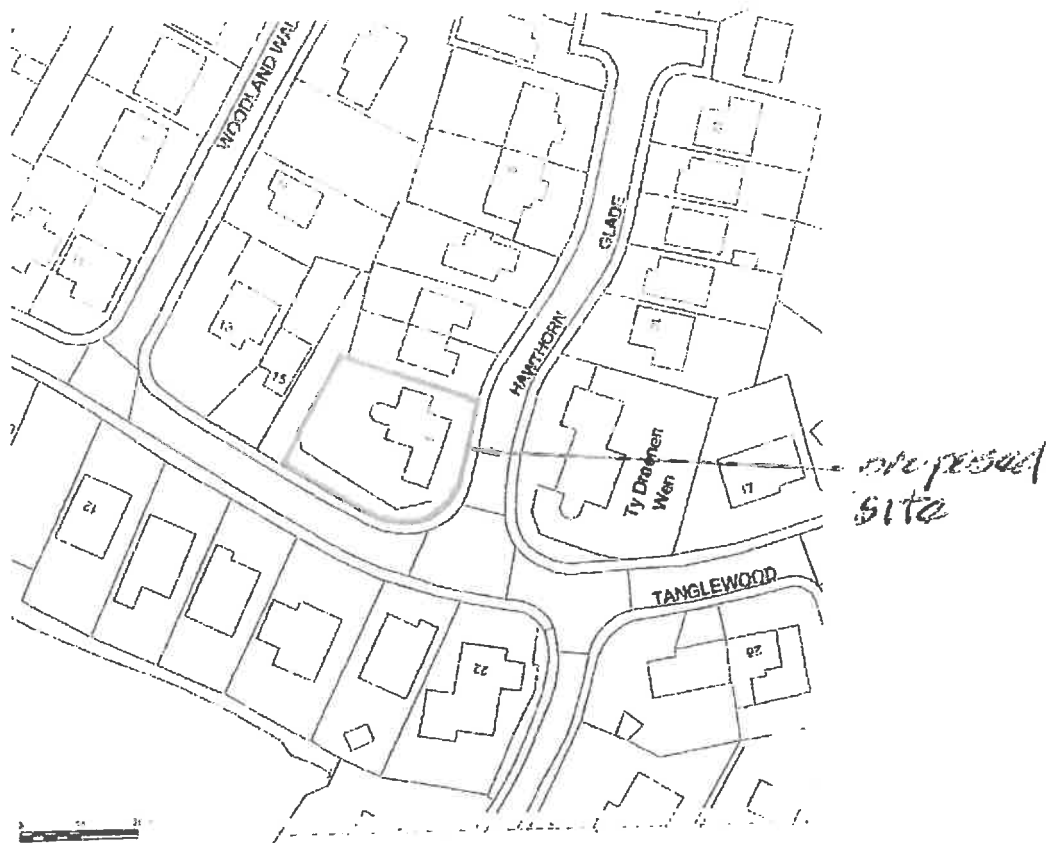
Block plan: proposed
Drg ref: 321/2

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19/09/2018 10:14:04

NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION

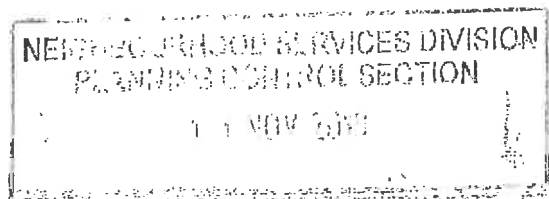
11 NOV 2018

SITE LOCATION PLAN
 AREA 2 HA
 SCALE 1:1250 on A4
 CENTRE COORDINATES: 826779, 288268



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 19/09/2019 10:11

cf/2014/0310



Item no. 3b

Planning Consultation C/2019/0319 Garn Road Flats 1-8 (all), Garn Road, Nantyglo.

From: Alanna.Hill@blaenau-gwent.gov.uk

Sent: Thu, 21 Nov, 2019 at 12:37

To: clerk@nantygloandblainatc.co.uk

image007.jpg (4.7 KB) image008.jpg (5.1 KB)
image009.jpg (33.7 KB) 1846 01 site location plan.pdf (143.5 KB)
1846 P01 existing layout.pdf (569 KB)
1846 P02 proposed elevations.pdf (6 MB)
1846 P03 section and railings.pdf (266.3 KB)
ApplicationForm Rev 1.pdf (546.3 KB) – **Download all**

Images not displayed.

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Date: 21 November 2019

Planning Ref: C/2019/0319

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Garn Road Flats 1-8 (all),
Garn Road, Nantyglo, NP23 4NY.

I enclose herewith an application form and location plan in respect of a planning application for development at the above site.

Please forward your observations upon the intended development within 21 days of the date of this letter. If no communication is received within this time the application will be determined on the assumption that you have no comments to make.

Yours faithfully
Joanne White

**Application for Planning Permission.
Town and Country Planning Act 1990****Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	
Suffix	
Property name	Garn Road Flats 1 to 8 (all)
Address line 1	Garn Road
Address line 2	Nantyglo
Town/city	Brynawr
Postcode	NP23 4NY

Description of site location must be completed if postcode is not known:

Easting (x)	319433
Northing (y)	210207
Description	

2. Applicant Details

Title	
First name	Matthew
Surname	John
Company name	Tai Calon Community Housing
Address line 1	Solis One
Address line 2	Rising Sun Industrial Estate
Address line 3	
Town/city	Blaina
Country	United Kingdom
Postcode	NP13 3JW

2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title

Mr

First name

Peter

Surname

Barnes

Company name

Peter Barnes & Associates

Address line 1

rhys house

Address line 2

james street

Address line 3

Town/city

ebbw vale

Country

United Kingdom

Postcode

np23 6jg

Primary number

01495306404

Secondary number

Email

eee@peterbarnesarchitects.co.uk

4. Site Area

What is the site area?

685

Unit

sq.metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes ☒ No

5. Description of the Proposal

Please describe the proposed development including any change of use

Extended eaves, external wall insulation and cladding with gates and railings to forecourt

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Residential

Is the site currently vacant?

☐ Yes ☒ No

6. Existing Use

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building? ☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):

FClay facing brick

Description of proposed materials and finishes:

Render and high pressure laminate cladding

Roof

Description of existing materials and finishes (optional):

man made slate

Description of proposed materials and finishes:

man made slate or low profile tiles

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

1846 P01 existing plans and elevations, 1846 P02 proposed plans and elevations, 1846 P10 Site location plan

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ☐ Yes ☒ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined.

10. Trees and Hedges

Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

11. Assessment of Flood Risk

Is the site within an area at risk of flooding?

Yes ☐ No ☐

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

13. Foul Sewage

Please state how foul sewage is to be disposed of:

13. Foul Sewage

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

18. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

☐ Yes ☒ No

22. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

25. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☐ Yes ☒ No

26. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

27. Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person role

- ☐ The applicant
☒ The agent

Title

Mr

First name

Peter

Surname

Barnes

Declaration date

17/10/2019

☒ Declaration made

28. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☐ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role

☐ The applicant ☒ The agent

Title

Mr

First name

Peter

**28. Agricultural Holding Certificate Town and Country Planning
(Development Management Procedure) (Wales) Order 2012**

Surname

Declaration Date

☒ Declaration made

29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-
application)

[illegible]

Project
External wall insulation at
Garn Flats
for
Tai Calon

Location Plan

date	Sept 2019	1846.P10
scale	1:1000@A4	
drawn		

Peter Barnes and Associates
Chartered Architects
Rhys House, James Street,
Ebbw Vale, Gwent, NP23 6JG
Tel: 01495 306404
Fax: 01495 308868
Cardiff-Brecon-Ebbw Vale



This drawing is copyright.
 All dimensions are to be reported to the Architect.
 The drawing must not be used.
 All dimensions are to be checked on site.
 Detail and level shall be as indicated on the drawings.
 All materials and components to be used shall be of the highest quality and shall be in accordance with the specifications and standards of the relevant authorities.
 All work shall be carried out in accordance with the specifications and standards of the relevant authorities.
 All work shall be carried out in accordance with the specifications and standards of the relevant authorities.

AMENDMENTS
 REV. DESCRIPTION
 NO.

DATE

PETER BARNES
 & ASSOCIATES
 CHARTERED
 ARCHITECTS

Project
 External wall insulation at
 Gern Flats
 for
 Tai Calon

Site
 Existing elevations and site plan

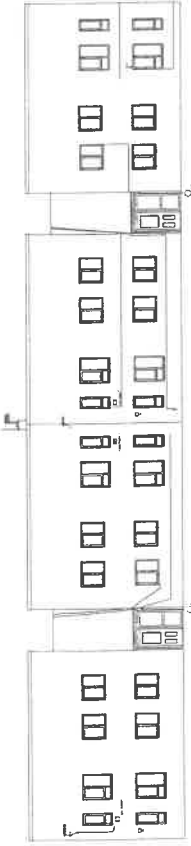
date Sept 2019

scale 1:1250A1

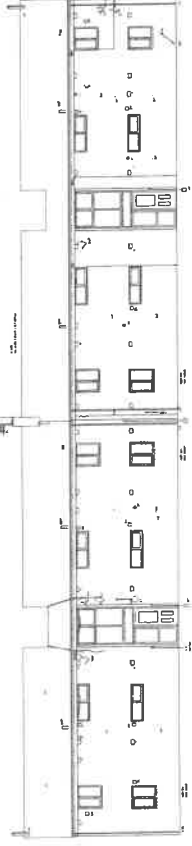
drawn

1846.P01

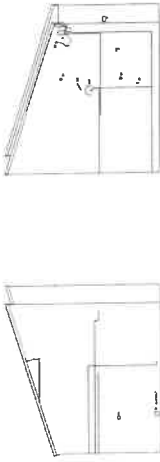
Peter Barnes and Associates
 Chartered Architects
 Rhys House, James Street,
 Ebbw Vale, Gwent, NP23 6JG
 Tel: 01495 300604
 Fax: 01495 300606
 Cardiff-Brecon-Ebbw Vale



west elevation



east elevation



north elevation

south elevation



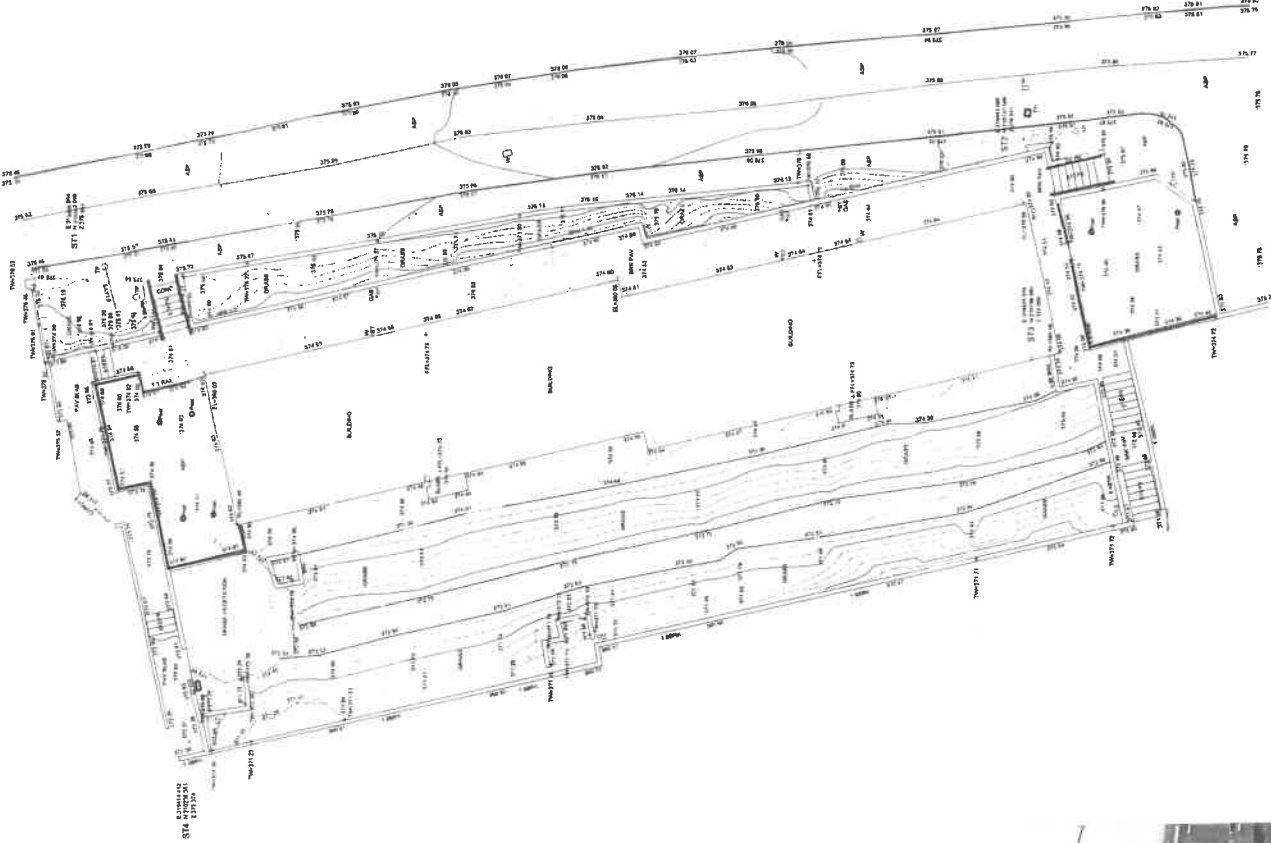
first floor plan



ground floor plan



existing elevations



This drawing is copyright.
 All dimensions in figures and dimensions to be reported to the architect.
 The drawing shall not be used.
 All dimensions are to be checked on site.
 Detail and type shall be as indicated on drawings.
 All materials and workmanship to be in accordance with the specifications.
 All materials and workmanship to be in accordance with the specifications.
 All materials and workmanship to be in accordance with the specifications.
 All materials and workmanship to be in accordance with the specifications.

DATE
 AMENDMENTS
 REV. DESCRIPTION
 NO.

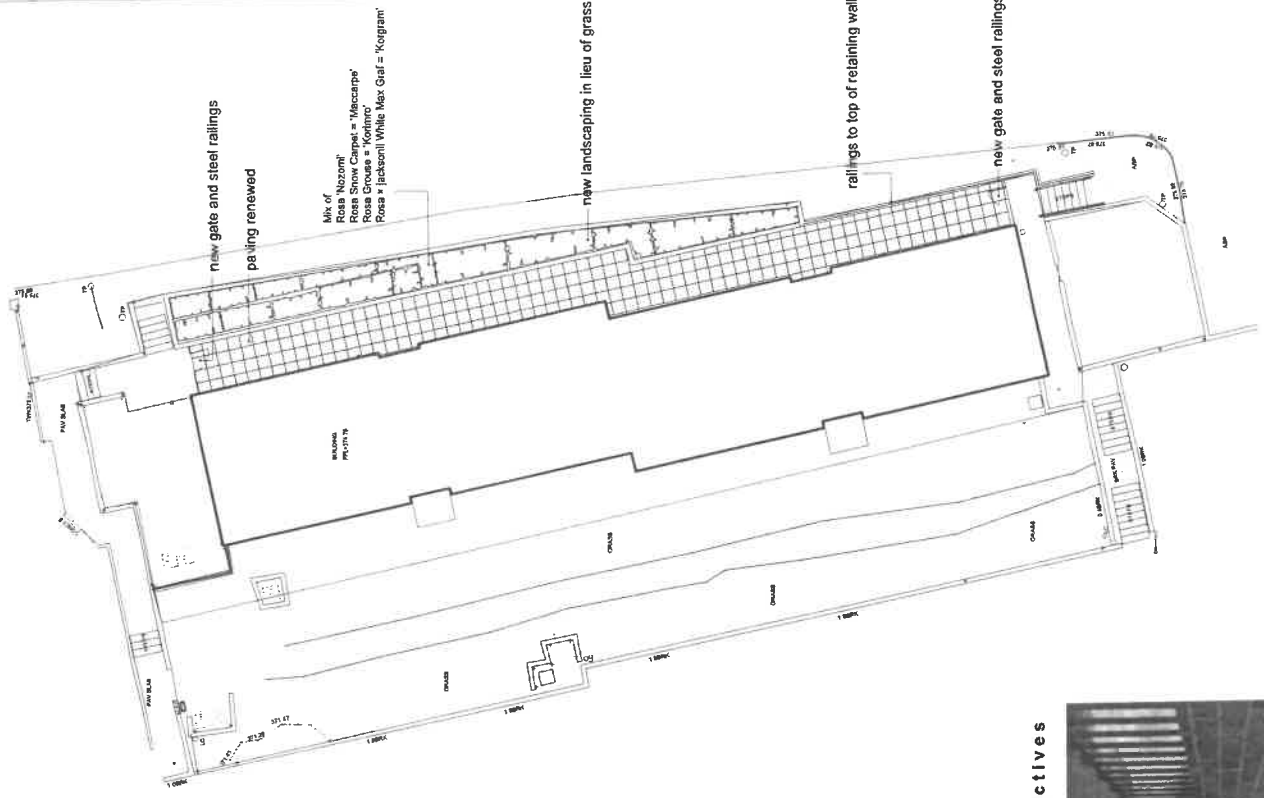
PETER BARNES
 & ASSOCIATES
 CHARTERED
 ARCHITECTS

Project
 External wall insulation at
 Garm Flats
 for
 Tai Calon

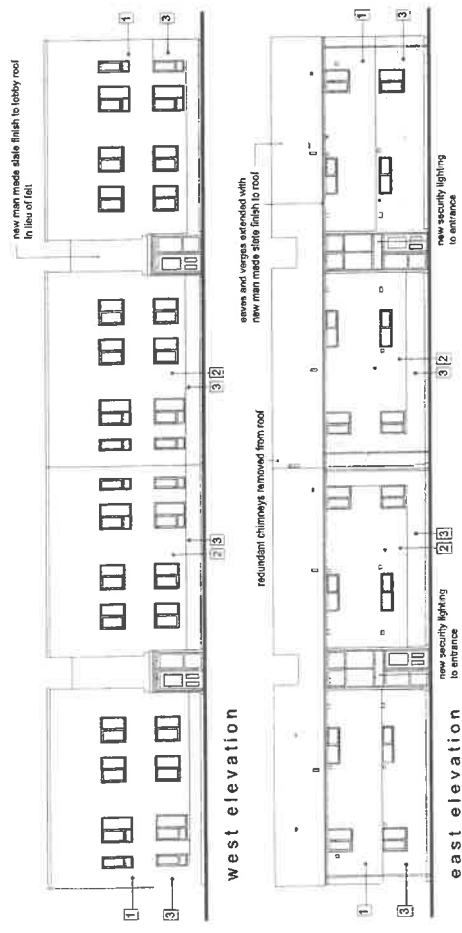
Proposed elevations and site plan

date Sept 2019
 scale 1:125 @ A1
 drawn MG
 1846.P02

Peter Barnes and Associates
 Chartered Architects
 Rhys House, James Street,
 Ebbw Vale, Gwent, NP23 5JG
 Tel: 01495 306404
 Fax: 01495 306888
 Cardiff-Brecon-Ebbw Vale

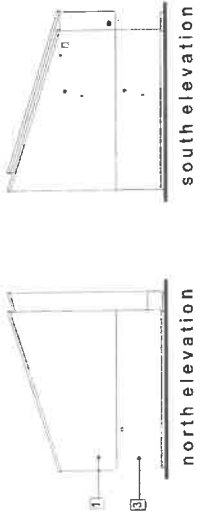


proposed external works

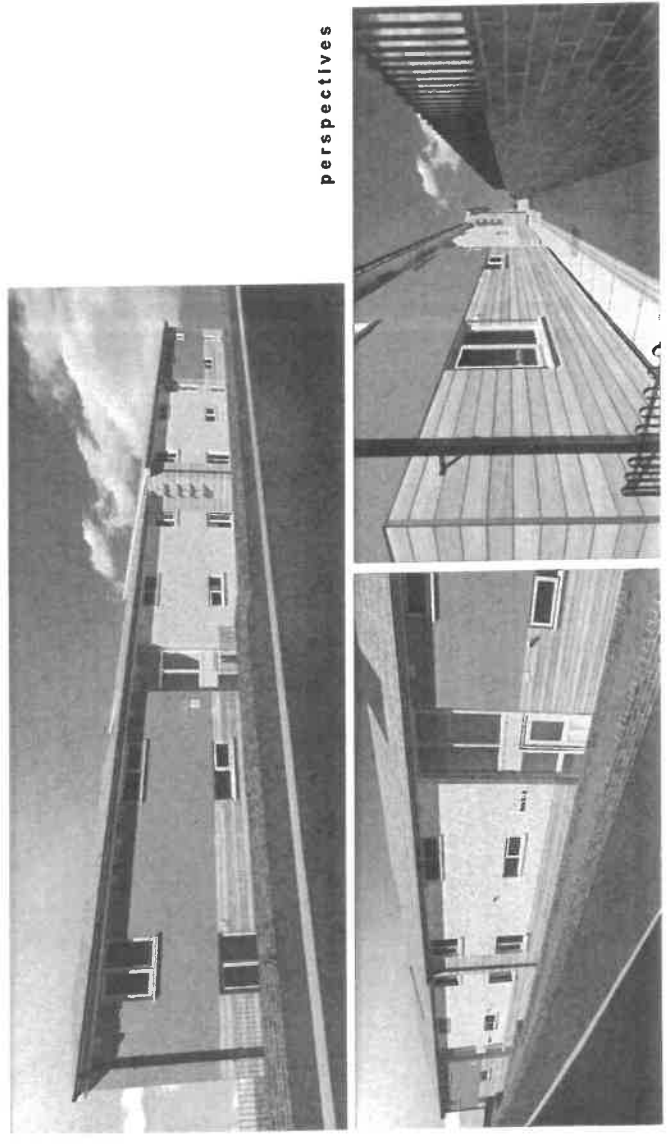


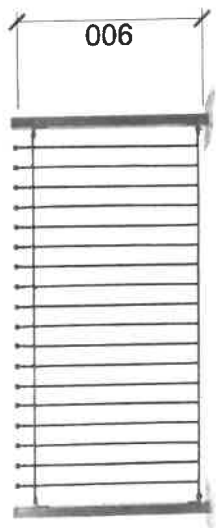
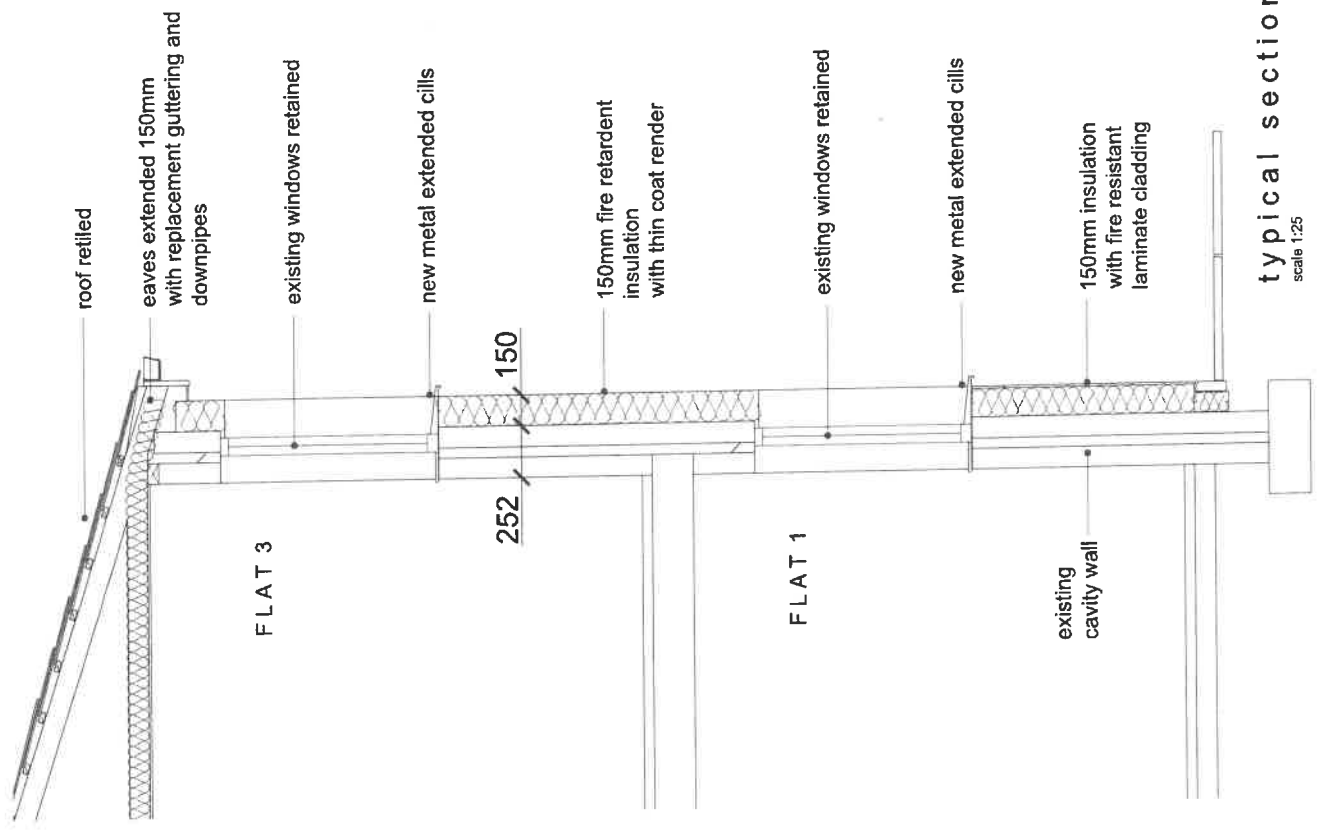
proposed elevational treatment

- external wall insulation to existing brickwork
 - render colour 'SPS C036 - grey'
 - render colour 'SPS L192 - cream'
 - high pressure laminate cladding colour 'Shirran Larch'
- All finishes and materials to be agreed with L.A.

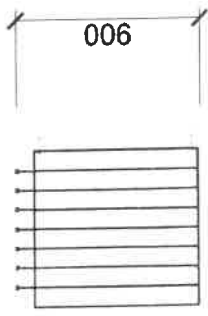


perspectives





proposed boundary fencing
black powder coated steel



proposed boundary gates
black powder coated steel

This drawing is copyright.
All discrepancies in figure and dimensions to be referred to the Architect.
This drawing must not be issued.
All dimensions are to be checked on site.
Detail and large scale drawings take precedence over smaller scale drawings.
All drawings are subject to the Architect's approval and shall be issued as such.
All drawings are subject to the Architect's approval and shall be issued as such.
All drawings are subject to the Architect's approval and shall be issued as such.

AMENDMENTS

NO.	DESCRIPTION	DATE

PETER BARNES & ASSOCIATES
CHARTERED ARCHITECTS

Project
External wall insulation at
Garn Flats
for
Tai Calon

title
Proposed section and railings

date Oct 2019

scale 1:25 @ A3

drawn

1846.P03

Peter Barnes and Associates
Chartered Architects
Rhys House, James Street,
Ebbw Vale, Gwent. NP23 6JG
Tel: 01495 306404
Fax: 01495 306468
Cardiff-Brecon-Ebbw Vale

Item NO. 30

Planning Consultation C/2019/0327 133 Abertillery
Road, Blaina, Blaenau Gwent.

From: Alanna.Hill@blaenau-gwent.gov.uk

Sent: Thu, 28 Nov, 2019 at 16:07

To: clerk@nantygloandblainatc.co.uk

image007.jpg (4.7 KB) image008.jpg (5.1 KB)
image009.jpg (33.7 KB) 1519.S 02.pdf (298.8 KB)
Application form.pdf (1.9 MB) 1519 PLN 01 REV C.pdf (3.2 MB)
1519 PLN 02 REV C.pdf (1.8 MB) 1519 PLN 03 REV C.pdf (199.4 KB)
1519 S 01.pdf (2.8 MB) – **Download all**



Images not displayed.

SHOW IMAGES | ALWAYS SHOW IMAGES FROM THIS SENDER



Date: 28 November 2019

Planning Ref: C/2019/0327

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: 133 Abertillery Road,
Blaina, Blaenau Gwent, NP13 3DR.

I enclose herewith an application form and location plan in respect of a planning application for development at the above site.

Please forward your observations upon the intended development within 21 days of the date of this letter. If no communication is received within this time the application will be determined on the assumption that you have no comments to make.

Yours faithfully
Joanne White

OBSERVATIONS

Floor 1a, Municipal Offices, Civic Centre,
Ebbw Vale, NP23 6XB
Tel: 01495 355555 Fax: 01495 355598
Email: planning@blaenau-gwent.gov.uk

Llawr 1a, Swyddfeydd Bwrdeistiol, Canolfan Ddinesig
Glyn Ebwy, NP23 6XB
Ffôn: 01495 355555 Ffacs: 01495 355598
Email: planning@blaenau-gwent.gov.uk



www.blaenau-gwent.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

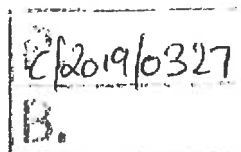
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	133
Suffix	
Property name	
Address line 1	Abertillery Road
Address line 2	
Town/city	Blaina
Postcode	NP13 3DR
Description of site location must be completed if postcode is not known:	
Easting (x)	320093
Northing (y)	207271
Description	

2. Applicant Details

Title	Mr
First name	SEAN
Surname	HUCKER
Company name	
Address line 1	133, Abertillery Road
Address line 2	
Address line 3	
Town/city	Blaina
Country	
Postcode	NP13 3DR



2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title Mr

First name Roger

Surname Field

Company name FTAA LTD

Address line 1 6 HIGH STREET

Address line 2

Address line 3

Town/city CRICKHOWELL

Country United Kingdom

Postcode NP8 1BW

Primary number 01873812580

Secondary number

Email Roger@FTAA.co.uk

4. Description of Proposed Works

Please describe the proposed works:

REPLACEMENT SINGLE STOREY REAR EXTENSION

Has the work already been started without planning permission?

☐ Yes ☒ No

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes ☐ No ☒

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

6. Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

☐ Yes ☒ No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

7. Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building? ☒ Yes ☐ No

(ii) alterations or enlargement to your roof? ☒ Yes ☐ No

(iii) the loss of any trees or hedgerows? ☐ Yes ☒ No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available in the help text.

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

9. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application? ☐ Yes ☒ No

10. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? Yes ☐ No ☒

11. Ownership Certificates

Certificate of Ownership - Certificate B - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Name of Owner	MRS R MILLS
Number	2
Suffix	
House Name	
Address line 1	NANIK ROAD
Address line 2	
Town/city	PORTSMOUTH
Postcode	PO2 9PN
Date notice served	26/11/2019

Person role

11. Ownership Certificates

- ☒ The applicant
☐ The agent

Title Mr
First name SEAN
Surname HUCKER
Declaration date 15/11/2019

☒ Declaration made

12. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role

☒ The applicant ☐ The agent

Title Mr
First name SEAN
Surname HUCKER
Declaration Date 15/11/2019

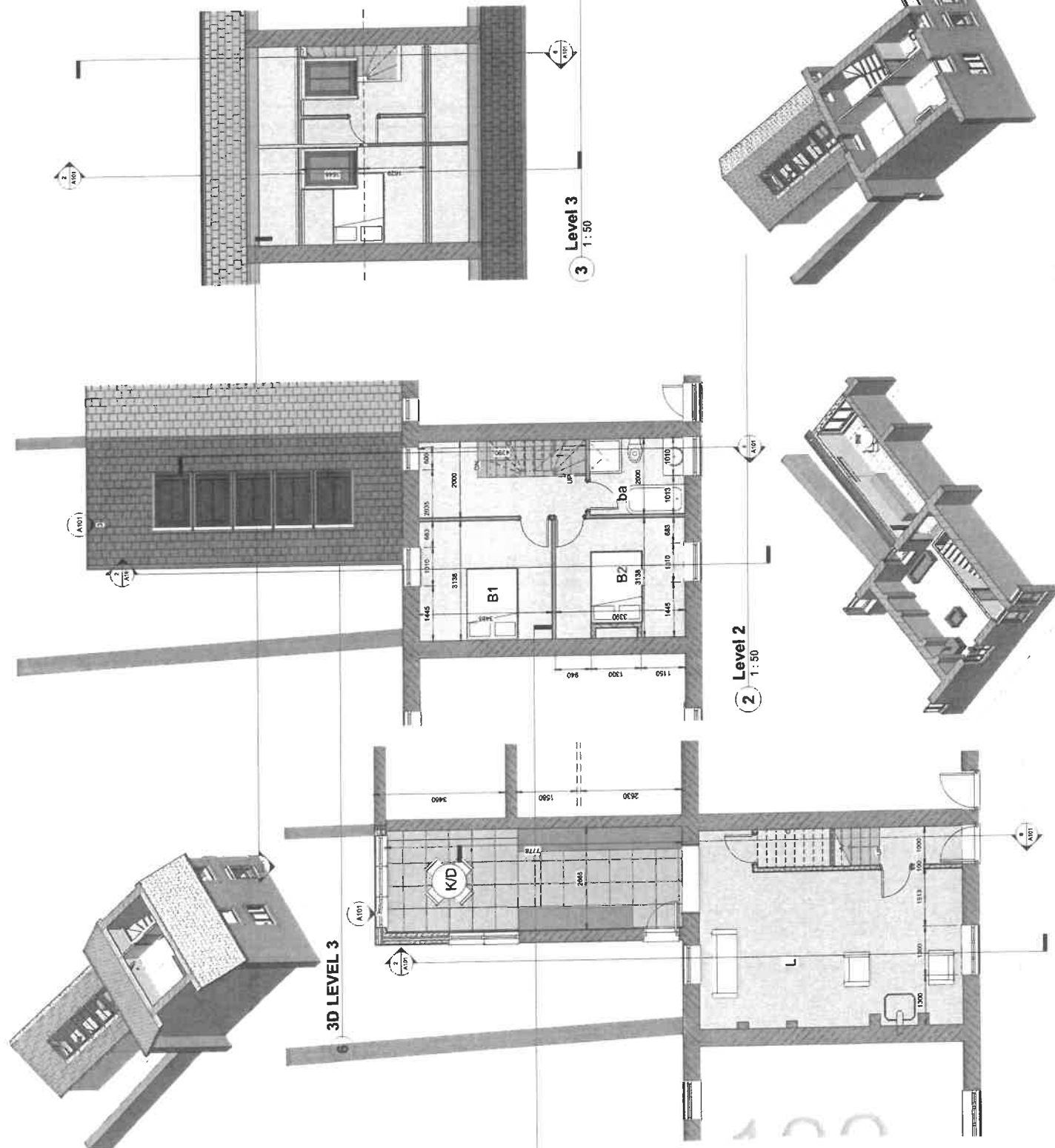
☒ Declaration made

13. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre- application) 26/11/2019

- NOTES
- PROPOSED ACCOMMODATION COMPRISES
- LEVEL 1: HALL STAIRS
 - TOILET
 - KITCHEN
 - LIVING
 - LEVEL 2: BED 1
 - BED 2
 - BATH
 - LEVEL 3: BED 3
 - LEVEL 1 FLOOR AREA
 - LEVEL 2 FLOOR AREA
 - LEVEL 3 FLOOR AREA
 - TOTAL FLOOR AREA



REV A 14/09/19 ALTERNATIVE LAYOUT
 REV B 15/09/19 ALTERNATIVE LAYOUT
 REV C 25/10/19 AMENDED TO CLIENT REQUIREMENTS

PROJECT NAME
 PROPOSED ALTERATIONS AND EXTENSION TO
 133 ABBERTLEY ROAD, BLANA, NP13 3DR

FOR
 SEAN HUIER

PROJECT NUMBER
 12/19

CHECKED
 FTAA 15/07/19

SHEET SIZE A1

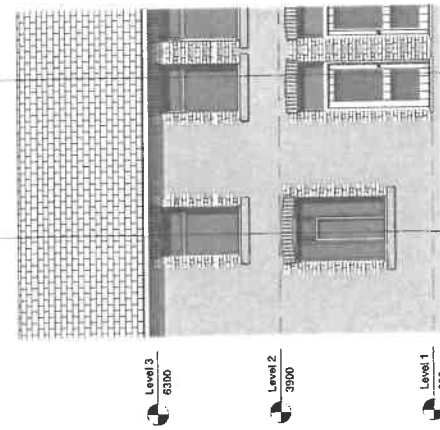
DRAWING NAME
 PROPOSED

FTAA LTD
 ROGER NIELD RIBA ARCHITECTURE DIRECTOR
 1108 STREET
 CHICHESTER
 PO19 1JW
 01243 812206
 info@ftaa.co.uk

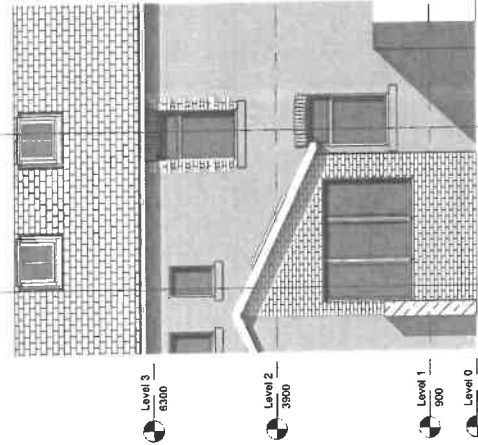
REVISED NUMBER
 1515/01/01

A B C

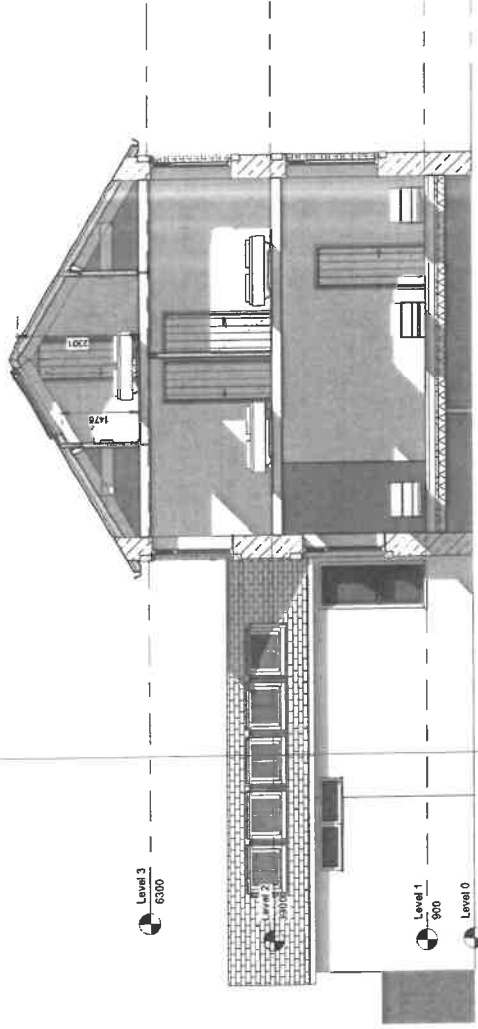
NOTES



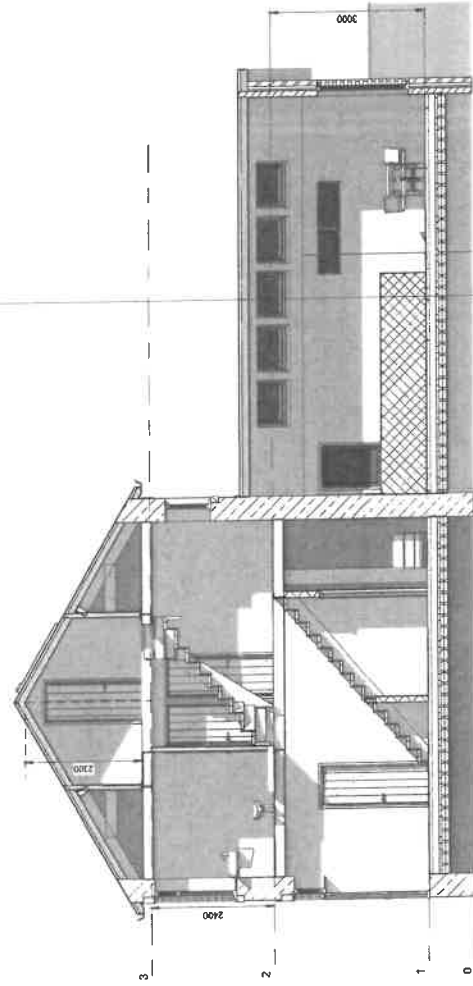
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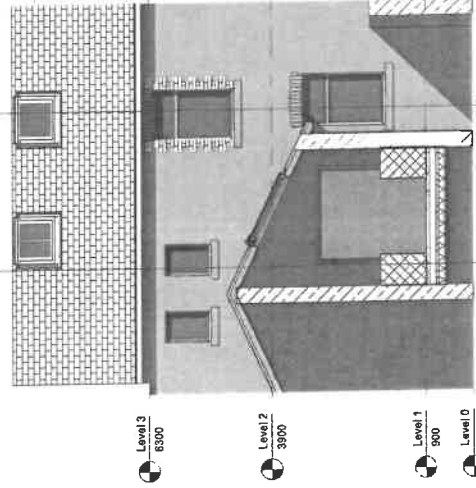
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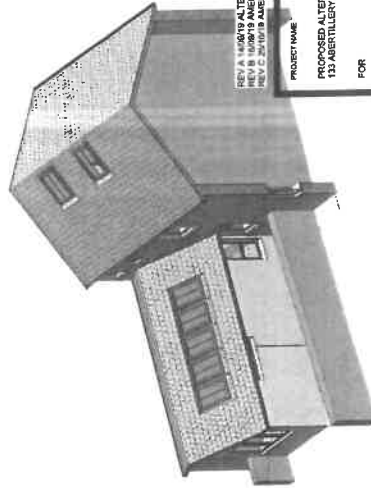
2 Section 3 1:50



6 Section 2 1:50



5 Section 1 1:50



REV A 14/07/19 ALTERNATIVE LAYOUT
REV B 20/07/19 ALTERNATIVE LAYOUT
REV C 20/07/19 ALTERNATIVE LAYOUT
REV D 20/07/19 ALTERNATIVE LAYOUT
REV E 20/07/19 ALTERNATIVE LAYOUT
REV F 20/07/19 ALTERNATIVE LAYOUT
REV G 20/07/19 ALTERNATIVE LAYOUT
REV H 20/07/19 ALTERNATIVE LAYOUT
REV I 20/07/19 ALTERNATIVE LAYOUT
REV J 20/07/19 ALTERNATIVE LAYOUT
REV K 20/07/19 ALTERNATIVE LAYOUT
REV L 20/07/19 ALTERNATIVE LAYOUT
REV M 20/07/19 ALTERNATIVE LAYOUT
REV N 20/07/19 ALTERNATIVE LAYOUT
REV O 20/07/19 ALTERNATIVE LAYOUT
REV P 20/07/19 ALTERNATIVE LAYOUT
REV Q 20/07/19 ALTERNATIVE LAYOUT
REV R 20/07/19 ALTERNATIVE LAYOUT
REV S 20/07/19 ALTERNATIVE LAYOUT
REV T 20/07/19 ALTERNATIVE LAYOUT
REV U 20/07/19 ALTERNATIVE LAYOUT
REV V 20/07/19 ALTERNATIVE LAYOUT
REV W 20/07/19 ALTERNATIVE LAYOUT
REV X 20/07/19 ALTERNATIVE LAYOUT
REV Y 20/07/19 ALTERNATIVE LAYOUT
REV Z 20/07/19 ALTERNATIVE LAYOUT

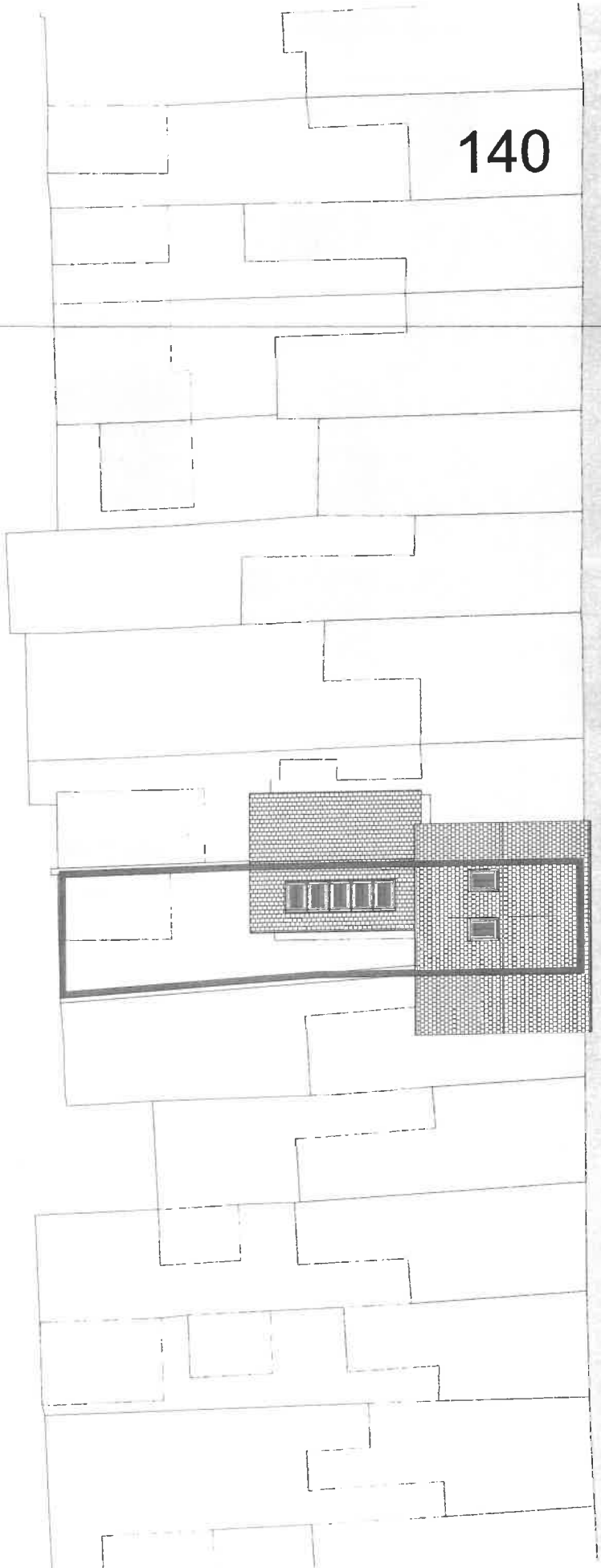
PROJECT NAME
PROPOSED ALTERNATIONS AND EXTENSION TO
13 ASHTON ROAD, BLANK, NP13 5UR
FOR
SEAN HUCKER
PROJECT NUMBER
1519
SCALE
SHEET SIZE A1
DRAWING NAME
PROPOSED
CREATED
FTAA 15/07/19

PROJECT NUMBER
1519
SCALE
SHEET SIZE A1
DRAWING NAME
PROPOSED
CREATED
FTAA 15/07/19

FTAA LTD
REGISTERED ARCHITECTS
13 ASHTON ROAD, BLANK, NP13 5UR
01927 817200
info@ftaa.co.uk
www.ftaa.co.uk
DRAWING NUMBER
1519/PL/002
REVISION NUMBER
A B C

Jubilee

NOTES



140

268.5m

09

67

1 Site 1:100

REV A 140819 ALTERNATIVE LAYOUT
REV B 140819 ALTERNATIVE LAYOUT
REV C 28/01/18 AMENDED TO CLIENT REQUIREMENTS

PROJECT NAME
PROPOSED ALTERATIONS AND EXTENSION TO
133 MERTLETON ROAD, ULLAND, NP13 3JN
FOR
BEAN KUCKER

PROJECT NUMBER
1519

SCALE
SHEET SIZE A1

CHECKED
FTM 150719

DRAWING NAME
PROPOSED SITE LAYOUT

FTAA LTD
REGISTERED ARCHITECTS
133 MERTLETON ROAD
ULLAND, NP13 3JN
01537 512206
info@ftaa.com

DRAWING NUMBER
1519/PLA003

REVISION NUMBER
A B C

NOTES

EXISTING ACCOMMODATION COMPRESES:

LEVEL 1:

- HALL
- KITCHEN
- DINING
- BATHROOM

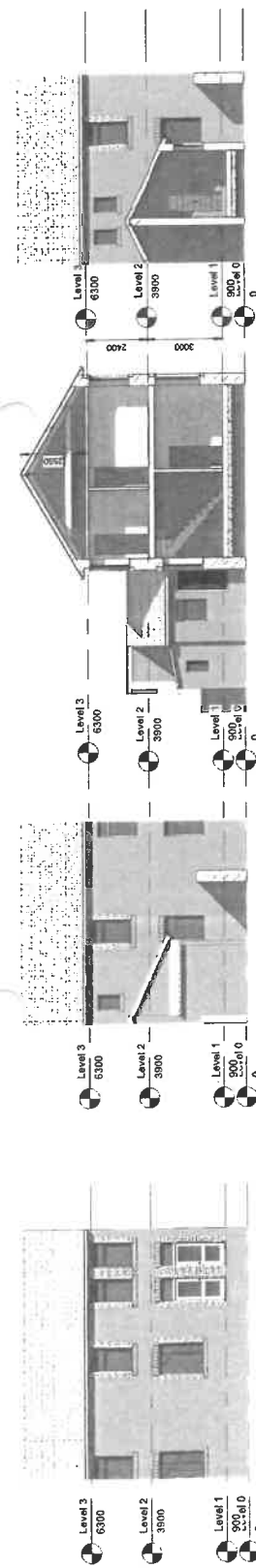
LEVEL 2:

- BED 1
- BED 2
- BED 3

FLOOR AREA LEVEL 1

FLOOR AREA LEVEL 2

TOTAL FLOOR AREA

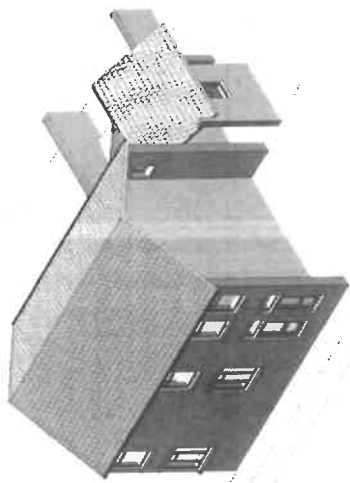
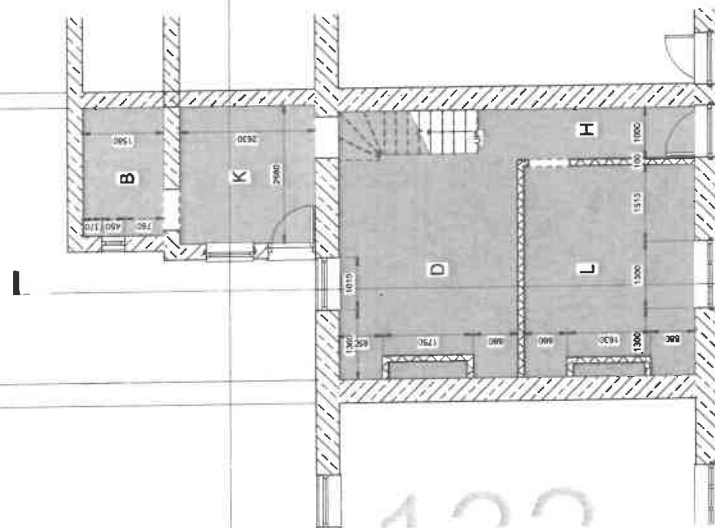
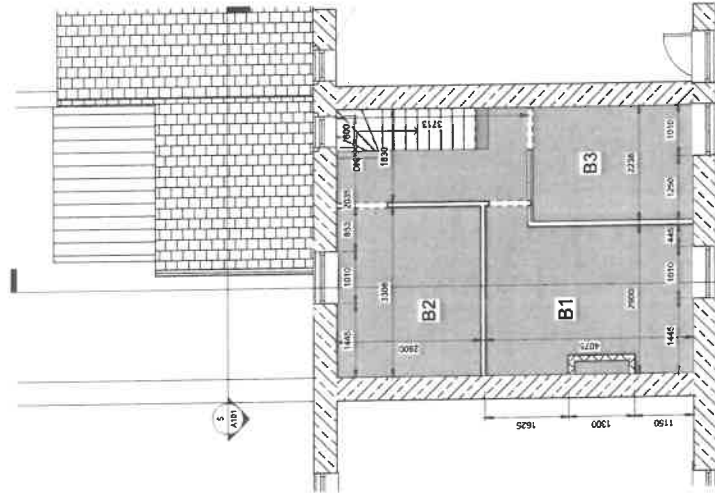


Section 1
1:100

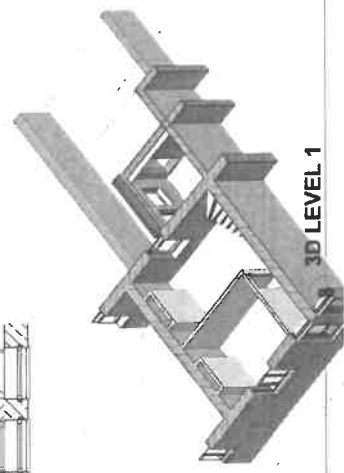
Section 2
1:100

Section 3
1:100

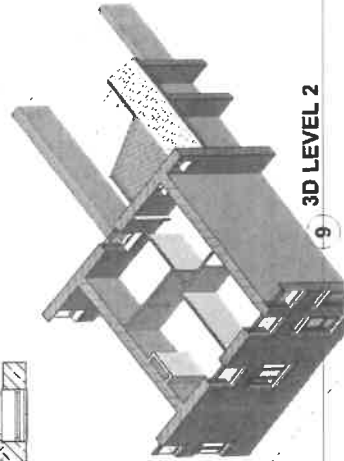
Section 4
1:100



7 3D



3D LEVEL 1



3D LEVEL 2

PROJECT NAME
PROPOSED ALTERATIONS AND EXTENSION TO
123 ABERTLETT ROAD, BLANA, NP13 3DR

FOR
SEAN HUGHER

PROJECT NUMBER
1519

SCALE
SHEET SIZE A1

DRAWING NAME
EXISTING

DATE
FTAA 15/07/19

FTAA LTD
FOSTER TAYLOR ARCHITECT DIRECTION
123 ABERTLETT ROAD, BLANA, NP13 3DR
01753 815466
info@ftaa.co.uk

DRAWING NUMBER
1519/001

REVISION NUMBER

Level 1
1:50

Level 2
1:50

NOTES

PROJECT NAME
PROPOSED ALTERATIONS AND EXTENSION TO
133 ABERTULLERY ROAD, BLANA, NP13 3DR

FOR
SEAN HUCKER

PROJECT NUMBER
1579

SCALE
SHEET SIZE A1

DRAWING NAME
EXISTING

CHECKED
FTAA 15/07/19

DRAWING NUMBER
1518/002

FTAA LTD
FOODER FIELD REHA AND CONSTRUCTION
ARCHITECTS
133 ABERTULLERY ROAD
BLANA, NP13 3DR
01173 312300
info@ftaa.com

