

PLANNING CODE NO. 2/2/94/0237/03 SLJ

LLIW VALLEY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

THE TOWN AND COUNTRY PLANNING (GENERAL) REGULATIONS 1992

THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988

P E R M I S S I O N F O R D E V E L O P M E N T

To: P. G. M. Designs, 23/24 Queen Mary's Walk, Llanelli, Dyfed

On the 10th June 1994

an application was made for permission to develop land at : land off Heol
Ddu Farm, Rhydyfro, Pontardawe, Swansea

NAME OF APPLICANT:
Mr G. Griffiths, Penlan Farm, Rhydyfro, Pontardawe, Swansea.

DESCRIPTION OF PROPOSED DEVELOPMENT:

Construction of a bungalow for agricultural worker

THE COUNCIL, hereby PERMIT the proposed development to be carried out in accordance with the plans (if any) submitted with the said APPLICATION subject to the development being begun on a date which is not later than five years from the date of this permission and subject also to compliance with the condition(s) (if any) specified below.

(Please see attached sheet for conditions, reasons and notes).

Dated this

JOHN M. POWELL, B.SC., M.I.L.A.M.
Director of Amenities

This consent does not convey any approval or consent required by The Building Regulations, 1985 (as Amended) or any Acts other than the Town and Country Planning Act, 1990.

CONDITIONS

1. Notwithstanding, the provisions of Part 1 of Schedule 2 of the Town and Country Planning General Development Order 1988 (or any subsequent legislation), no extensions, additions or alterations shall be carried out to the dwelling, or the garage utilised for living accommodation or any residential purposes, without the prior formal consent of the Local Planning Authority.
2. Details of the materials proposed for the external finishes of the dwelling and garage together with the boundary treatment and means of enclosure, shall be agreed in writing with the Local Planning Authority prior to any work being commenced and such materials shall reflect the countryside location and the traditional materials used in the locality.
3. The occupation of the proposed dwelling shall be limited to persons employed or mainly employed or last employed in the locality in agriculture, as defined by Section 336 of the Town and Country Planning Act 1990, or a dependant of such person residing with him including a widow or widower of such a person.
4. The consent hereby granted shall relate to the amended plans indicating a bungalow of maximum floor area of 1500 square feet.

REASONS

1. In order to protect the visual amenity of the countryside and to prevent the erection of a large structure as the dwelling is required for an agricultural worker.
2. In the interest of the visual and rural amenity of the local countryside.
3. The dwelling is located in open countryside and without agricultural justification and the need for an agricultural worker to occupy the dwelling; planning permission would not be granted in this countryside location.
4. For the avoidance of doubt as to the approved plan and to ensure that the development complies with the policy relating to the maximum floor area (1500 square feet) for agricultural dwellings.