



Working with the citizens of Monmouthshire

Cymeradwyo/Approval of Non Material Amendment

Adran 96A Deddf Cynllunio Tref a Gwlad 1990 Gorchymyn Cynllunio Tref a Gwlad (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygiad) 2014

Section 96A of the Town and Country Planning Act 1990 The Town and Country Planning (Development Management Procedure) (Wales)(Amendment) Order 2014

Cais Rhif/Application No: **DM/2023/00692**

Ymgeisydd/ Applicant:	Mr Robert Marshall 23 Ifton Road Rogiet Caldicot Monmouthshire NP26 3SS	Asiant/Agent
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Mae **CYNGOR SIR FYNWY** fel yr Awdurdod Cynllunio Lleol drwy hyn yn **caniatáu** y datblygiad dilynol yn unol â'r cynlluniau a'r cais a gyflwynwyd i'r Cyngor, yn ddarostyngedig i unrhyw amodau.

MONMOUTHSHIRE COUNTY COUNCIL as Local Planning Authority hereby **permits** the following development in accordance with the plans and application submitted to the Council, subject to any conditions.

Lleoliad/Location:	23 Ifton Road Rogiet Caldicot Monmouthshire NP26 3SS
Disgrifiad o'r Cynnig/Description of Proposal:	NMA relating to planning DM/2022/00706 (conversion to flat roof with glass lantern light).

Dyddiad/Date: 12 May 2023

Llofnod/Signed:

Rheolwr Gwasanaethau Datblygu/Development Services Manager

Cyngor Sir Fynwy/Monmouthshire County Council
Neuadd y Sir/County Hall
Rhadyr/Rhadyr
Brynbuga/Usk. NP15 1GA

MAE'N BWYSIG EICH BOD YN CYDYMFFURFIO GYDA'R CYNLLUNIAU A GYMERADWYWD A'R CANIATÂD CYNLLUNIO, YN CYNNWYS AMODAU.

PWYSIG - MAE'R CYFATHREBIAD YMA'N EFFEITHIO AR EICH EIDDO

IT IS IMPORTANT THAT YOU COMPLY WITH THE APPROVED PLANS AND THE PLANNING PERMISSION, INCLUDING CONDITIONS.

IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY

Amodau a Rhesymau/Conditions and Reasons

01. The net biodiversity enhancement measures shall be installed in accordance with the details shown on Drg 'Proposed Plans dated 11.05.2023' within one month of the single storey rear extension hereby approved being brought into beneficial use and retained as such in perpetuity.

REASON: To provide biodiversity net benefit and ensure compliance with PPW 11, the Environment (Wales) Act 2016 and LDP policy NE1.

Gwybodaeth/Informatives :- None

Cafodd y cynlluniau dilynol eu disodli:
The following plans have been superseded:-

Cyfeirnod Cynllun/Plan Ref No.	Fersiwn Rhif /Version No.
Elevations - Proposed - side/rear	
Elevations - Proposed - side	

Y **Cynlluniau** a gymeradwywyd gyda'r caniatâd hwn yw:
The **Plans** approved with this permission are:

Cyfeirnod Cynllun /Plan Ref No.	Fersiwn Rhif/Version No.
All Proposed Plans - 11.05.2023	

Mae hwn yn ganiatâd cynllunio ar gyfer y mân ddiwygiad yn unig. Mae hon yn ddogfen sy'n sefyll ar ei phen ei hun ac nid yw'n ail-gyhoeddi'r caniatâd cynllunio gwreiddiol sy'n dal i sefyll. Dylid felly ddarllen y ddwy ddogfen gyda'i gilydd. Gall fod angen cael caniatâd dan y Rheoliadau Adeiladu neu ddeddfwriaeth arall cyn y gwneir y datblygiad.

This is a planning permission for the minor amendment only. This is a standalone document and is not a re-issue of the original planning permission which still stands. Both documents should therefore be read together. It may be necessary to obtain consent under the Building Regulations or other legislation before the development is carried out.

**Dylid cadw'r Hysbysiad hwn gyda'ch Caniatâd Cynllunio
Gwnewch yn siŵr fod gan eich adeiladwr gopi o'r cynlluniau cymeradwy**

**Please Keep this Notice with Your Planning Permission
Make Sure Your Builder has a Copy of This Document**