

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE)(WALES) ORDER 2012**

APPROVAL OF NON-MATERIAL AMENDMENT

Name and address of the applicant

Mr Tony Evans
3 Gelli Deg
Caewern
Neath
Neath Port Talbot
SA10 7PL

Name and address of the agent

Mr Husam Sami
Complete CAD & Structural Solutions
39 Tan Y Lan Terrace
Morriston
Swansea
SA6 7DU

DATE REGISTERED: 29 May 2020

APPLICATION NO: P2020/0450

LOCATION: 3 Gelli Deg, Caewern, Neath, Neath Port Talbot, SA10 7PL

PROPOSAL:

Non Material Amendment to application P2015/0756 granted 18/01/2016- First floor side extension and garage conversion. The amendments include retaining existing garage at ground floor level, changing layout of first floor which includes centralizing front bedroom window, and reverting from a side facing window to a rear window and change in the roof design.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL as the Local Planning Authority in pursuance of its power under the above mentioned Act and Order hereby determines that the amendments are non-material and allows the application.

Conditions:-

Regulatory Conditions

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

Proposed Elevations Dwg Ref A302 dated 27/05/2020
Proposed Ground Floor Plan Dwg Ref A303 dated 27/05/2020
Proposed First Floor Plan Dwg Ref A304 dated 27/05/2020
Proposed Roof Plan Dwg Ref A305 dated 27/05/2020

Reason:

In the interests of clarity.

Reference No: P2020/0450

- 2 Conditions 4 and 5 of planning approval P2015/0756 must be complied with if the garage is converted to living accommodation, and must be undertaken prior to the conversion taking place.

Reason

In the interest of clarity and highway and pedestrian safety.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 17 June 2020

Important Notes:

(1) This decision is in relation to those amendments contained within the application only and in all other regards the approved development shall be constructed in accordance with the host planning application