

SEAGREY

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02 March 2021

Planning Department
Neath port Talbot CBC
Civic Centre
Port Talbot
SA13 1PJ

Dear Sir,

Non-material application seeking a change to the proposed appearance of the terrace walls to the new patio area to the useable terraced garden area at Ty Fynnon, Danyffynnon, Port Talbot. SA13 2EY.

Please find attached a Householder application for Non-Material Amendment in respect of the above works, together with the Local Planning Authority application fee of £35.

As you are aware, this project was granted consent by Appeal – Ref: APP/Y6930/D/20/3257832 with the drawings showing stainless steel posts supporting obscured glazing between. During construction, Mr Beddis (the homeowner) has found that he has had considerable difficulty with leaks from the patio into the Garden Store below. Therefore he would like to change the posts into stone piers to match the existing stonework of the Summer House, which would avoid the need to drill holes through the concrete and risk more leaks. The new stone piers would support the glazing as previously shown with the steel posts.

Below is a statement prepared by Mr Beddis:

“In regard to our summer house project, we have been having a lot of difficulty with the patio which sits in front of the summer house on the upper level, and above the storeroom on the lower level. We have laid the patio twice, and unfortunately it is leaking rainwater into the store, which means we have been unable to complete the works. We have now had a quote for a fiberglass roof, which is expensive, but comes with a guarantee. However, this guarantee will be invalidated if we screw through it, and this is a problem as the current design for the glass balustrade requires metal posts, fixed to the floor, to hold the glass panels in place.

In light of this, we would like to request that we change the metal posts into low level stone piers, which will avoid the need for any screwing through the fiberglass floor. These piers will be constructed in the same materials as used for the rest of the construction, so as to blend in with the rest of the building”.

Should you require any additional information, please do not hesitate to contact me.

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Yours faithfully,

Caroline Grey

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