

**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 Stephen Pearce
49 Dinas Baglan Road
Baglan
Port Talbot
Neath Port Talbot
SA12 8DT

DATE REGISTERED: 11 March 2022

APPLICATION NO: P2022/0143

LOCATION: 49 Dinas Baglan Road, Baglan, Port Talbot, Neath Port Talbot,
SA12 8DT

PROPOSAL: Non-Material Amendments to Planning Permission
P2020/0125 to amend the design of the dwelling as follows:
addition of monopitch roof to the side bay window, addition of
monopitch roof to rear patio doors, removal of one set of rear
patio doors and steps, addition of two ground floor rear
windows, removal of a side chimney, addition of a rear chimney
and addition of partial stone cladding.

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.

Informatives:

1 The proposed development lies within a coal mining area which may contain
unrecorded coal mining related hazards. If any coal mining feature is encountered during
development, this should be reported immediately to the Coal Authority on 0345 762
6848. Further information is also available on the Coal Authority website
at: www.gov.uk/government/organisations/the-coal-authority

Signed: 

Ceri Morris – Head of Planning & Public Protection

Date: 17 March 2022

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