

Application for non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	11	Suffix	
Property Name 			
Address Line 1 Hen Felin			
Address Line 2 Gellinudd			
Town/city Pontardawe			
Postcode SA8 3HN			

Description of site location (must be completed if postcode is not known)

Easting (x) 273866	Northing (y) 204437
Description 	

Applicant Details

Name/Company

Title

Mrs

First name

Lisa

Surname

Pugh

Company Name

Address

Address line 1

11 Hen Felin

Address line 2

Gellinudd

Address line 3

Town/City

Pontardawe

Country

United Kingdom

Postcode

SA8 3HN

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE)(WALES) ORDER 2012
APPROVAL OF FULL PLANNING PERMISSION

Name and address of the applicant Name and address of the agent

Mr & Mrs Lisa & John Pugh

11 Hen Felin

Gellinudd

Pontardawe

SA8 3HN

Miss Helen Flynn

Air Architecture

19A Catherine Street

Central Swansea

Swansea

SA1 4JJ

United Kingdom

DATE REGISTERED: 13 August 2020

APPLICATION NO: P2020/0717

LOCATION: 11 Hen Felin, Gellinudd, Pontardawe, SA8 3HN

PROPOSAL: Two storey side extension and replacement garage.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL as the Local Planning Authority
in pursuance of its power under the above mentioned Act and Order hereby GRANTS
PLANNING PERMISSION for the development as described above to be carried out in
accordance with the application and the plans submitted therewith, subject to compliance
with the following conditions:

Conditions:-

Time Limit Conditions

1 The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning
Act 1990.

List of Approved Plans

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

Location Plan Ref 370.06 dated 06/08/2020

Proposed Block Plan Ref 370.07 dated 06/08/2020

Proposed Elevations Ref 370.04 dated 06/08/2020

Proposed Floor Plans Ref 370.08 dated 06/08/2020

Proposed Garage Plans Ref 370.05 dated 06/08/2020

Reason:

In the interests of clarity.

Regulatory Conditions

3 The materials to be used in the construction of the external surfaces of the
development hereby permitted shall match those used in the existing building.

Reason:

In the interest of the visual amenity of the area and to ensure the development
complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

REASON FOR GRANTING PLANNING PERMISSION

The decision to recommend planning permission has been taken in accordance with
Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in
determining a planning application the determination must be in accordance with the
Development Plan unless material considerations indicate otherwise. The Development
Plan comprises the Neath Port Talbot Local Development Plan (2011-2026) adopted
January 2016.

Signed:

Ceri Morris – Head of Planning & Public Protection

Reference number

P2020/0717

Date of decision

10/12/2020

For the purpose of calculating fees, which of the following best describes the original application type?

- ☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☐ **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Addition of a Velux window on bathroom roof to mirror one already agreed on original plan

This window will be with "frosted" glass and positioned at a starting point of 7ft 8 inches high on the roof.

Please state why you wish to make this amendment

To ensure ventilation and light into bathroom in order to help eradicate the darkness of slate roof. This will ensure maximum amounts of natural daylight and by default natural warmth is obtained, reducing the need for artificial light and there reducing the households carbon footprint.

The window will help reduce energy costs and helping to make the household more energy-efficient, which will assist with the strain on local energy infrastructure.

The window will also help with air quality in the room.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

Location Plan Ref 370.06 dated 06/08/2020
Proposed Block Plan Ref 370.07 dated 06/08/2020
Proposed Elevations Ref 370.04 dated 06/08/2020
Proposed Floor Plans Ref 370.08 dated 06/08/2020
Proposed Garage Plans Ref 370.05 dated 06/08/2020

New plan/drawing numbers

370.03
370.04
370.08

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

E2022/0138

Date (must be pre-application submission)

06/06/2022

Details of the pre-application advice received

To submit a non material amendment application

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Declaration

I / We hereby apply for Non-Material Amendment as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Lisa Pugh

Date

07/06/2022