



Proposed S73 Amendments

Land at 191 Victoria Rd, Port Talbot, SA12 6QJ

P2022/0493

Proposed detached residential dwelling and detached two storey building comprising 2 no flats and associated external works and parking.

27 October 2022

Dear Mr Billy Stark,

We hereby submit a S73 application to vary Condition 2 of the approved planning consent P2022/0493 at the above stated address.

We have reviewed our proposed amendments against the 4 standard NMA tests, and for the reasons outlined below in red text, we feel the proposed amendments are non-material in nature.

The addition of the front gable provides symmetry and improves the aesthetics of the approved development and existing street scene; it is more in keeping with the existing properties at Jersey Quay opposite. The infilling of the southern undercroft, and addition of glass sliding door, are unobtrusive and are a barely noticeable amendment on this elevation.

The proposed amendments do not conflict with any national or local development plan policies, and they follow good design principles set out in existing policies. Additionally there is no impact on 3rd Party interests from the proposed amended plans.

We feel these changes improve the visual impact on the local amenity; certainly, no detrimental impact will be felt from the proposed amendments.

We have attached the approved elevations next to the proposed amended elevations to assist in your assessment and decision.

Kind regards,

Gareth Owen

Director

GO Concept Designs Ltd

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Planning Approved



Proposed NMA



Planning Approved



2 Left Elevation
1 : 100

Proposed NMA

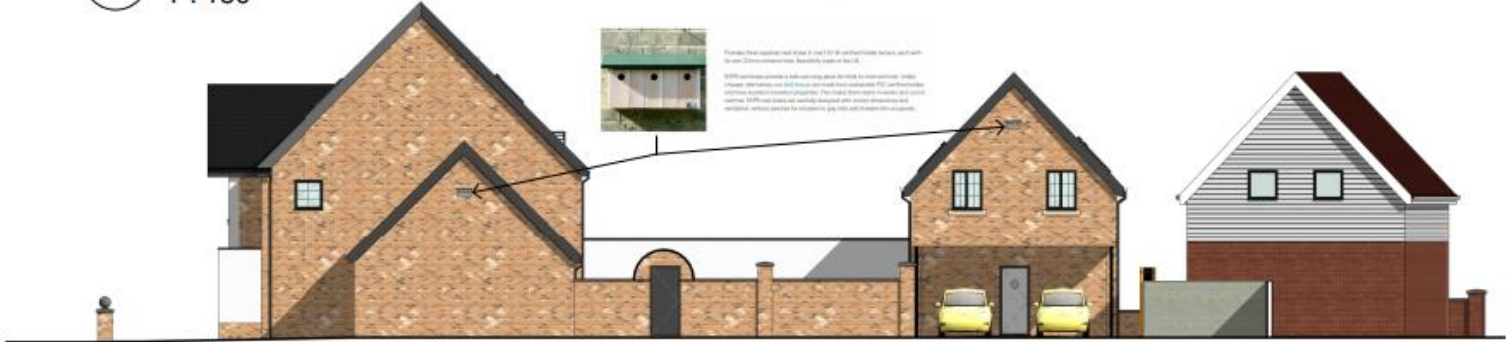


2 Left Elevation
1 : 100

Planning Approved



1 Street Scene - The Princess Margaret Way
1 : 150



2 Street Scene - Maverick's Carpark
1 : 150

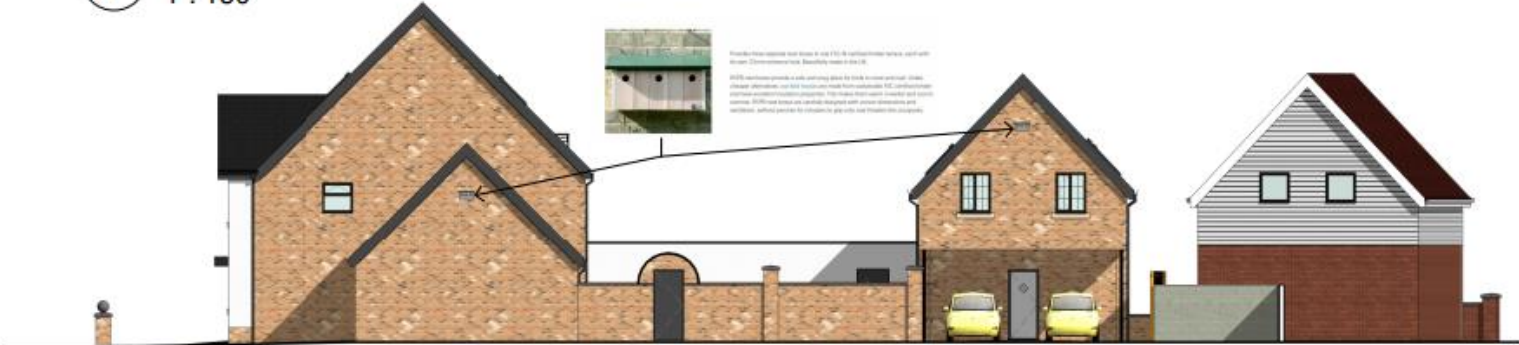


3 Street Scene - Victoria Road
1 : 150

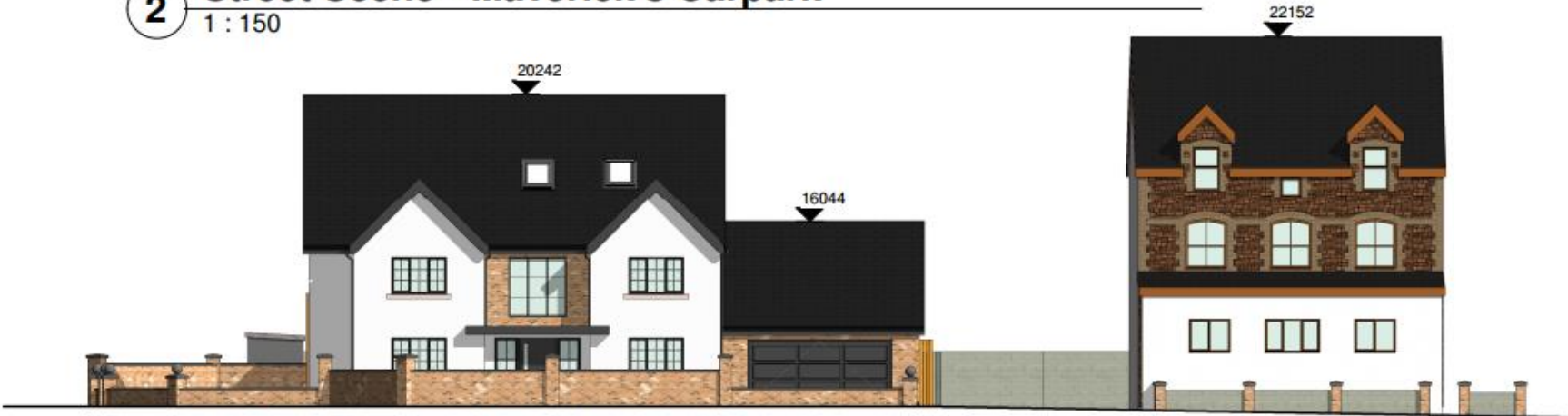
Proposed NMA



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1 : 150



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