

**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

Calan DVS
40 Victoria Gardens
Neath
Neath Port Talbot
SA11 3BH

Name and address of the agent

Robert Jones
G Squared Surveying
Corporation Building
Depot Road
Gadlys
Aberdare
CF44 8DL

DATE REGISTERED: 30 November 2022

APPLICATION NO: P2022/1026

LOCATION: 40 Victoria Gardens, Neath, Neath Port Talbot, SA11 3BH

PROPOSAL: Non-Material Amendment to Planning Application P2018/0225 for amendments to internal layout, external materials, to retain existing flat roof rear extension and alterations to fenestration to front and rear of building.

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:-

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

~~JA01/04 Proposed elevations~~

~~JA01/03 Proposed floor plans~~

~~JA01/05 Proposed ramps~~

~~Proposed block plan received 26th March 2018~~

~~Reason~~

~~In the interests of clarity.~~

ABOVE CONDITON WAS AMENDED AS A RESULT OF of A NON-MATERIAL AMENDMENT BY PLANNING PERMISSION REF. P2022/1026 APPROVED ON 02.12.22

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

PL(01)01 - Location and Site Plan
PL(02)01-B - Proposed Floor Plans
PL(04)01-C - Proposed Elevations

Reason

In the interests of clarity.

~~(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 interests of visual amenity.~~

ABOVE CONDITON WAS AMENDED AS A RESULT OF of A NON-MATERIAL AMENDMENT BY PLANNING PERMISSION REF. P2022/1026 APPROVED ON 02.12.22

(3) The materials to be used in the construction of the external surfaces of the development hereby permitted, including all windows, shall be as described in drawings numbers:

PL(02)01-B - Proposed Floor Plans
PL(04)01-C - Proposed Elevations

Reason

In the interests of visual amenity.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 2 December 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