



## Geraint John Planning

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PP-11378182

04 January 2023

Planning Department  
Neath Port Talbot County Borough Council  
The Quays  
Baglan Energy Park  
Neath  
SA11 2GG

Dear Sir / Madam,

**PP-11378182**

### **APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING PERMISSION. P2011/0486, THE WELFARE HALL, GLYNNEATH, NEATH, SA11 5EE.**

This covering letter informs and supplements the consideration of this Non-Material Amendment application, seeking amendments to the approval referenced above which granted consent for the development, as follows:

*'Residential Development 10 detached dwellings and associated works (Amended drainage information received 13/05/2019'.*

### **Submission Documentation**

The following has been submitted to supplement this non-material amendment application:

- Site Location Plan (Jenkins Gould Partnership);
- Application Forms;
- Plot 1 Site Plans (dwg. S-10 Rev C);
- Type A Elevations (dwg. A5-1); and
- Type A General Arrangement (dwg. A1-1).

### **Background**

Application ref. P2011/0486 was granted full planning permission on 11<sup>th</sup> December 2019. Development started in 2020 and construction is currently taking place on site, hence the recent discharge of condition submissions to submit the relevant details attached to the permission. On undertaking further due diligence work, and in order to facilitate the sales activities on site, the applicant wishes to issue some amendments to the detail submitted for plot 1. This relates both to internal changes and the parking

arrangements serving this plot. These changes will provide a more attractive plot, from a commercial point of view, and facilitate the operations of the applicant.

In this way, this Non-Material Amendment seeks to make minor amendments to the internal detail for plot 1 as well as the parking arrangements.

## Policy and Legislation

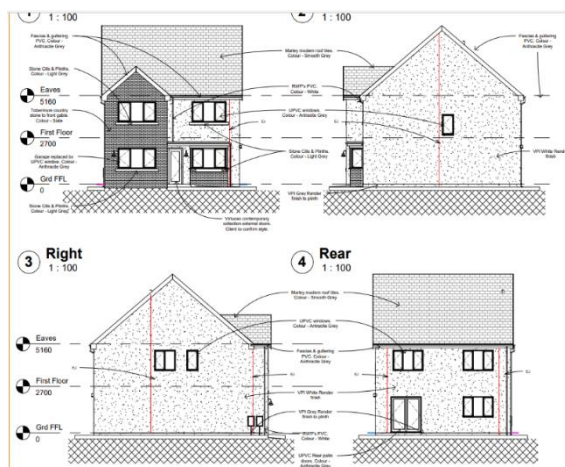
Section 96A of the Town and Country Planning Act 1990 (as amended) states in paragraph (1) that a local planning authority may make a change to any planning permission, or any planning permission in principle (granted following an application to the authority) relating to land in their area if they are satisfied that the change is not material. In determining whether a change is material, the LPA must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted. The LPA also has the power to impose, remove or alter existing conditions.

## Proposed Amendments

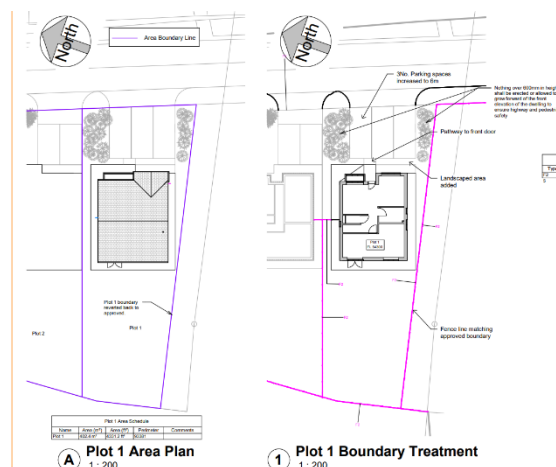
The proposed amendments to the approved permission and, in particular, to Plot 1 include:

- Internal Changes (removal of walls converting garage into large lounge space);
- External Changes (Garage door to be replaced with a window to the new lounge as per 1<sup>st</sup> floor window to front gable);

The elevations and floor plans, which accompany the application, are extracted below for reference:



Type A Elevations (dwg. 20-035)



Plot 1 Site Plans (dwg. S-10 Rev C)

## Conclusion

It is considered that the information provided above and in the referenced documents enables the Non-Material Amendment to be considered and moreover approved. We trust that the documentation submitted is sufficient. However, should you require further information, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Geraint John', with a stylized flourish at the end.

**Geraint John**  
Director  
Geraint John Planning Ltd.