

**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 Gary Joseph
23 Cwmclais Road
Cwmavon
SA12 9LU

Name and address of the agent

Mr Ray Watts
Invicta building advisory service
Min Yr Efail
High Street
Nantyffyllon
Maesteg
CF34 0BW

DATE REGISTERED: 18 December 2023

APPLICATION NO: P2023/0959

LOCATION: 23 Cwmclais Road, Cwmavon, SA12 9LU

PROPOSAL: Non-material amendment to application P2018/0197 approved on 13/04/2018 to infill existing car port.

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:-

- 1 The development shall be carried out in accordance with the following approved plans:
 - i. Location and proposed block plan drawing no. 23CR.3.18A received 13.03.18.
 - ii. Section drawing no. 23CR.3.18a received 15.03.18.
 - iii. Proposed elevations and roof plans drawing no. 23CR.2.23 November 2023
 - iv. Proposed floor plans drawing no. 23CR.1.23 November 2023

Reason

In the interest of clarity.

Signed: 

Ceri Morris – Head of Planning & Public Protection

Date: 3 January 2024

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