

**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**

REFUSAL TO PERMIT A NON-MATERIAL AMENDMENT

Name and address of the applicant

**Mr Tom Head
67 Yr Aran
Dunvant
Swansea
SA2 7PX**

Name and address of the agent

**Mr Mike Morgan
Morgan Design Consult
Kingsbridge Technology Centre
Kingsbridge
Swansea
SA4 4AS**

DATE REGISTERED: 5 October 2023

APPLICATION NO: P2023/0756

LOCATION: 46 Wind Street, Neath, SA11 3EN

PROPOSAL: Non-material amendment to planning permission P2022/0925 comprising:
1. Proposed alteration to first floor layout to prevent access to rear flat roof and negate need for boundary treatment around roof perimeter as required by condition 3; and
2. External materials (retrospective) pursuant to condition 5 requirements.

THE 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 NOT NON-MATERIAL AND THEREBY REFUSES THE APPLICATION.

1 That the amendments sought are NOT APPROVED, since they are considered to constitute a material amendment to the existing planning permission to such a degree that the appropriate mechanism to assess the potential impacts would be via a Section 73 application, not a non-material amendment under Section 96A.

Reference No: P2023/0756

Signed: 
Ceri Morris – Head of Planning & Public Protection

Date: 20 February 2024