

27th November 2024
Our Ref: S22.226

Planning Department
Neath Port Talbot
Civic Centre
Port Talbot
SA13 1PJ

Suite D, 1st Floor
Urban Village
220 High Street
Swansea, SA1 1NW

Tel : 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
7 TEN ACRE WOOD, MARGAM, PORT TALBOT, NEATH PORT TALBOT SA13 2SU
DISCHARGE OF CONDITION 10 (MATERIALS) OF PLANNING PERMISSION P2023/0958
PLANNING PORTAL REFERENCE: PP-13596805

Asbri Planning Ltd have been instructed by Mr Andrew Hall to submit an application on his behalf seeking the discharge of condition 10 of planning permission P2023/0958. The permission allowed for the demolition of the existing dwellinghouse and the development of a replacement dwellinghouse, with new vehicular access.

Discharge of Condition Application

Condition 10 (Materials) states:

Nothwithstanding the submitted plans, prior to their use in the construction of the development hereby permitted details and samples of the materials to be used in the construction of the external surfaces of the development, including the replacement dwelling and the stone boundary wall, shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

In order to satisfy the requirement of the above condition, the following information has been submitted for consideration:

- Condition 10 Elevation Sheet 1 (ref: 2658-(0) E1)
- Condition 10 Elevation Sheet 2 (ref: 2658-(0) E2)

In addition to the above, the planning application has been submitted via Planning Portal and is accompanied by the following:

- Covering Letter;
- Site Location Plan (Scale 1:1250);
- Planning Application Fee of £115.

It is considered the information comprehensively addresses the requirement of the conditions and therefore I look forward to confirmation of its discharge in the near future.

I trust you will find this application in order, however if I can be of any further assistance, please do not hesitate to contact me.

Yours faithfully,

Glenn Lee - Planner | Asbri Planning Ltd