

**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 Adam Reed
Phoenix Sustainable
Larkfleet House
Southfields Business Park
Falcon Way
Bourne
PE10 0FF

DATE REGISTERED: 27 January 2025

APPLICATION NO: P2025/0052

LOCATION: Plot 21 Forest Lodge Lane, Cwmavon, Port Talbot, SA13 2RX

PROPOSAL: A Non-Material Amendment Application to change the porch roof from a hipped design to mono-pitched, to change the dining patio doors to fixed window, alterations to the design and materials of the balcony balustrade to toughened glass, minor changes to elevation materials and removal of internal kitchen door to application P2018/1009 granted permission on the 07/02/2019 for a detached dwelling with parking, plus associated works including ground re-profiling.

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.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 27 February 2025

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