

**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 Hadleigh Hobbs
Wellspring Homes
C/O Agent

Name and address of the agent

Mr Sam Courtney
LRM Planning Ltd.
22 Cathedral Road
Cardiff
CF119LJ

DATE REGISTERED: 19 February 2025

APPLICATION NO: P2025/0114

LOCATION: Land At Pearson Way , Penrhiwtyn, Neath Port Talbot,
SA112EJ

PROPOSAL: Non-material amendment to condition 2 (approved plans list) of planning permission P2021/0780 granted on 06.05.2022 (Eight dwellings with parking and associated works) to permit additional bedroom in roof void, new roof light, and modification to the PV array of plots 5 and 6 and to provide an additional bathroom within the roof void of plot 7

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: 4 March 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