

**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 Anthony Veysey
169 Victoria Road
Sandfields
Neath Port Talbot
SA12 6QJ

Name and address of the agent

Mr Bill James
8 Mariners Point
Sandfields
Neath Port Talbot
SA12 6DL

DATE REGISTERED: 18 June 2025

APPLICATION NO: P2025/0447

LOCATION: 40 Pentwyn Baglan Road, Baglan, Neath Port Talbot, SA12 8EB

PROPOSAL: Non-Material Amendment application to introduce Juliet balustrading to front elevation, removal of a roof lantern on side elevation and alterations to the window shapes and sizes of planning application P2024/0504 determined on 06/12/2024.

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: 8 July 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