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Planning Department East,
Neath Port Talbot County Borough Council,
Civic Centre,
Port Talbot,
SA13 1PJ

REF: PP-14266412
19 August 2025

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT (1990) AS AMENDED
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER (WALES)
2012**

FORMER DYFFRYN LOWER SCHOOL, TALCENNAU ROAD, PORT TALBOT, SA13 1EP

**SECTION 96A NON-MATERIAL AMENDMENT TO VARY THE BALCONY RECESS MATERIALS FROM STONE TO
BRICKWORK ON A SELECTED FIRST AND SECOND-FLOOR BALCONIES, INCLUDING A MINOR REDUCTION IN
BRICK COLUMN WIDTH FOR BUILDABILITY.**

I write on behalf of Linc Cymru to submit, under section 96A of the Town and Country Planning Act 1990 (as amended), a non-material amendment application in relation to application P2022/1063, approved on 4 December 2023 as amended by P2024/0050, for the development for 43no. affordable dwellings and associated works including a new access, an internal road network, landscaping, sustainable drainage, car, cycle parking and partial demolition of school.

I am seeking to amend the balcony recess materials from stone to brickwork, on selected first and second floor balconies of Blocks A and B, including a minor reduction in the brick column width for buildability. This NMA is supported by the following documents:

- Planning Justification (set out in this Cover Letter)
- 10429 PL01A Site Location Plan
- 10429-RL_AA_ZZ-M3-A-1004_Apartment Block A
- 10429-RL_AB_ZZ-M3-A-1005_Apartment Block B

Existing Materials

The balcony recesses on the selected apartment are currently finished with stonework. This stone material was originally specified to provide a durable and aesthetically consistent finish that complements the overall architectural design of the building (see Figure 1).

Proposed Materials

The balcony recess materials on selected first and second-floor balconies will be changed from stone to brickwork. The proposed brickwork will match the existing brick used elsewhere on the apartment blocks, ensuring a cohesive and visually consistent appearance across the development (see Figure 2).

Additionally, the brick columns will be reduced in width from 675mm x 338mm to 450mm x 338mm to improve buildability without compromising structural integrity or the overall aesthetic. This adjustment will provide a durable, practical, and high-quality finish that aligns with the design intent of the scheme.



Figure 1: Existing Material Palette (Stone recess)



Figure 2: Proposed Material Palette (Stone recess)

Justification for Proposed Amendments

As a result of difficulties in sourcing suitable structural lintels to support the stone within the balcony recess, it is necessary to change the material from stone to brickwork in this area. The span of the balcony is also too wide, and the required structural load cannot be accommodated with stone. This alteration applies only in selected instances, with all other balconies constructed in brickwork across the Blocks.

Conclusion

In conclusion, I respectfully request approval of this non-material amendment application to amend the balcony recess materials from stone to brickwork on selected first and second-floor balconies, including the minor reduction in brick column width.

I trust that the information provided is sufficient to enable you to determine this application. However, should you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully,

Kathryn Williams BSc (Hons) MA MRTPI
Managing Director
KEW Planning