



15 December 2025

Neath Port Talbot Council
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG
For the attention of: Claire Hall

Dear Claire,

Caewern House, Dwr-Y-Felin Road, Neath, SA10 7RH
APPLICATION FOR NON-MATERIAL AMENDMENTS PURSUANT TO PLANNING PERMISSION
P2024/0301 FOR RESIDENTIAL REDEVELOPMENT WITH ASSOCIATED WORKS

We are pleased to submit an application on behalf of our client, Pobl Group Limited, seeking Non-Material Amendments (NMA) pursuant to the full planning permission (LPA Reference P2024/0301) for the demolition of Caewern House in Neath and the site's residential redevelopment.

The amendments sought comprise changes to the approved drawings referenced under Condition 02 (List of Approved Plans) of planning permission P2024/0301. The proposed revisions, together with the justification for each, are outlined below.

Appendix 1 to this letter lists the drawings approved under the existing permission, alongside those now proposed to be amended as part of this NMA submission.

In line with national and local validation requirements, the following documentation has been enclosed to assist the Authority in determining this NMA application.

- Completed and dated NMA application form
- Site Location Plan, indicating the site's location with a red line boundary
- Amended drawings and documents package (as detailed in Appendix 1)

The application has been submitted electronically via the Planning Portal and has been given Planning Portal reference PP-14543391.

A card payment has been made to the Planning Portal to cover the fee associated with an NMA application.

Proposed Amendments

Planning permission P2024/0301 was granted on 11 September 2025 for the demolition of Caewern House and the construction of 36 affordable residential apartments across five three-storey blocks. Pobl Group is anticipating entering into contract shortly for the site's delivery.

The approved scheme included balconies to all blocks. However, further due diligence and detailed design work have demonstrated that the cost and complexity of delivering balconies across all blocks adversely affects the viability and deliverability of the scheme. Non-material amendments are therefore required to ensure the development can proceed, as detailed below.

1. Balconies – It is proposed that the balconies on Blocks C and E be replaced with Juliette balconies. Balconies on Blocks A, B and D will be retained to preserve design quality along key views and approaches into the site. Notwithstanding this amendment, two-thirds of all apartments will continue to benefit from private amenity space, either in the form of balconies or private patios. Importantly, all two-bed apartments will retain full balconies.

To prevent potential overlooking of adjacent existing dwellings, the side wall of the upper-floor balconies on Block A will be extended upwards. This adjustment will safeguard the residential amenity of nearby occupiers.

2. Landscaping – To compensate for the modest reduction in private amenity space, the central shared amenity area will be enhanced through the addition of benches, curved stone planters, and pergolas. Where feasible, stone and other materials reclaimed from the demolition of Caewern House will be reused in the construction of these features.
3. Projecting Gables – The projecting gables on all blocks are proposed to be omitted and replaced with overhanging eaves. This amendment is necessitated by the change in construction method from steel frame to timber frame. The shift to timber reflects Welsh Government policy encouraging “carbon-light” construction, favouring renewable and sustainable materials such as timber over higher-carbon alternatives like steel.

Are the Proposed Changes Non-Material?

Section 96A of the Town and Country Planning Act 1990 (as amended) allows non-material amendments to be made to an existing planning permission. Whilst there is no statutory definition of a ‘non-material amendment’, in July 2024 the Welsh Government published updated planning guidance on approving non-material amendments. This guidance confirms that existing conditions can be removed or altered providing the resultant effect is a non-material change.

In deciding whether or not proposed changes are non-material, consideration should be given to the effect of such changes. When assessing and determining whether or not proposed changes would qualify as non-material amendments, the guidance suggests four tests as a ‘starting point’ for local planning authorities in their consideration. Each of the tests are addressed below:

- a) (i) Is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,

The proposed changes to scheme are minor. The replacement of some balconies with Juliettes and change to overhanging eaves are not considered to have an impact materially different to that approved under the consented scheme.

- (ii) Would the proposed change result in a detrimental impact either visually or in terms of local amenity?

The design changes will result in minimal alterations to the visual perspective of these buildings and the vista and approach through the site, which are the most prominent areas of the site, will be protected. Therefore, the proposed alterations will not have a detrimental impact to visual amenity.

The proposed changes will not impact local amenity. In this regard, the side elevations of the balconies serving Block A will be fully enclosed to avoid the potential for overlooking existing neighbouring occupiers.

- b) Would the interests of any third party or body be disadvantaged in planning terms; or,

Given the nature of the proposed amendment and the location of the building, third parties will not be disadvantaged in planning terms.

- c) Would the proposed change conflict with national or development plan policies?

The development has been fully considered against national and development plan policies by the Council during the consideration of the original application. The proposed amendments to the scheme will not conflict with planning policy, nor does planning policy deter the amendments proposed.

Conclusively, to accommodate the proposed changes, we are also seeking amendments to the planning permission to substitute the relevant approved drawing listed under condition 02. Based on the minor nature of the proposals, the changes are considered to be non-material to the scheme.

Conclusion

We trust the information set out in this letter provides sufficient information to enable the Authority to confirm the proposed changes to the scheme constitute non-material amendments to the planning permission for the site.

We look forward to hearing from you in due course. In the meantime, should you require any further information and/or clarification with respect to this matter, please do not hesitate to contact me.

We look forward to receiving confirmation of the registered application shortly.

Kind regards,

Yours sincerely,



Tommy Farnill

Planner

tommy@amityplanning.co.uk

Appendix 1

Amended Drawings / Documents

Drawing Description	Approved Drawing Reference	Amended Drawing Reference
Green Infrastructure Statement	TC22110 v6	TC22110 v7
Landscape Strategy	TC22110 v7	TC22110 v9
Illustrative Perspective 01	2609 00(03)501 Rev C	2609 00(03)501 Rev D
Illustrative Perspective 02	2609 00(03)502 Rev C	2609 00(03)502 Rev D
Illustrative Perspective 03	2609 00(03)503 Rev C	2609 00(03)503 Rev D
Illustrative Perspective 04	2609 00(03)504 Rev C	2609 00(03)504 Rev D
Illustrative Perspective 05	2609 00(03)505 Rev C	2609 00(03)505 Rev D
Illustrative Perspective 06	2609 00(03)506 Rev C	2609 00(03)506 Rev D
Proposed Site Plan	2609 00(03)110 Rev O	2609 00(03)110 Rev P
Building A Ground Floor Plans	2609 00(03)201 Rev F	2609 00(03)201 Rev G
Building A First Floor Plan	2609 00(03)202 Rev D	2609 00(03)202 Rev E
Building A Second Floor Plan	2609 00(03)203 Rev C	2609 00(03)203 Rev D
Building B Ground & First Floor Plan	2609 00(03)204 Rev B	2609 00(03)204 Rev D
Building B Second Floor Plan	2609 00(03)205 Rev B	2609 00(03)205 Rev C
Building C Ground Floor Plan	2609 00(03)206 Rev B	2609 00(03)206 Rev C
Building C First Floor Plan	2609 00(03)207 Rev A	2609 00(03)207 Rev C
Building C Second Floor Plan	2609 00(03)208 Rev A	2609 00(03)208 Rev B
Building D Ground & First Floor Plan	2609 00(03)209 Rev A	2609 00(03)209 Rev B
Building D Second Floor Plan	2609 00(03)210 Rev A	2609 00(03)210 Rev B
Building A Front and Side Elevation	2609 00(03)301 Rev H	2609 00(03)301 Rev I
Building A Rear and Side Elevation	2609 00(03)302 Rev E	2609 00(03)302 Rev F
Building B Front and Side Elevation	2609 00(03)303 Rev D	2609 00(03)303 Rev E
Building B Rear and Side Elevation	2609 00(03)304 Rev D	2609 00(03)304 Rev E
Building C Front Elevation	2609 00(03)305 Rev D	2609 00(03)305 Rev E
Building C Side Elevations	2609 00(03)306 Rev D	2609 00(03)306 Rev E
Building C Rear Elevations	2609 00(03)307 Rev A	2609 00(03)307 Rev B
Building D Front and Side Elevation	2609 00(03)308 Rev A	2609 00(03)308 Rev B
Building D Rear and Side Elevation	2609 00(03)309 Rev A	2609 00(03)309 Rev B