

Reference No: P2025/0851

**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

Miss R Powel Williams
C/O JCP Solicitors
Venture Court
Waterside Business Park
Valley Way Enterprise Park
Swansea
SA6 8QP

Name and address of the agent

Ms Karen Gardner
Karen Gardner Architect
Unit 12, The Old School Estate
Station Road
Narberth
SA67 7DU

DATE REGISTERED: 2 April 2026

APPLICATION NO: P2025/0851

LOCATION: 9 Primrose Lane, Rhos, Pontardawe, Neath Port Talbot, SA8 3ES

PROPOSAL:

Non-material amendment to application P2023/0632 granted on 24/07/2024:

1. Use of composite slates to roof in place of clay tiles.
2. Composite door position altered.
3. Green roof installed to flat roof to side and rear of property.
4. Felt roof fitted to front porch.
5. Windows to west & east facing elevations incorporate top openers.
6. Ridge level to main roof decreased in height.
7. Ridge level to large dormer increased in height to meet ridge.
8. Small dormer increased in width.
9. Main dormer reduced in width.
10. Front porch overhang replaced with independent canopy.
11. Roof level to front porch increased in height.
12. Cill to kitchen window raised.
13. Cill to front bedroom window on left raised.
14. Velux window (1.no.) to west facing elevation omitted.

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: 24 April 2026

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