

SUMMARY OF CHANGES

This 'summary of changes' has been prepared by Adrian Phillips of AP Architecture and Planning Ltd on behalf of the applicant Thomas Homes West Ltd, who are in the process of purchasing the application site.

The submission (ref P2026/0275) is a Section 73 Application to vary condition 2 of Planning Permission P2022/1943 which was approved in October 2023 to allow the development to be carried out in accordance with amended drawings at 24 Bryn Road, Cwmllynfell. SA9 2FJ.

The original planning permission was for **'Demolition of the damaged former public house building, and construction of 4no. semi detached dwelling houses, 1 detached dwelling house (5 houses in total) and associated development'**. The description of development has not changed.

In summary the proposed changes are as follows:

1. Reconfiguration of the dwellings to ensure they comply with Welsh Government Quality Requirements (2021), The Welsh Housing Quality Standard (2023) and Lifetime Homes requirements (2010).
2. Removal of 2nd floor loft accommodation (*home office space*) and subsequent removal of rear roof dormer and velux roof windows to front elevation.
3. Reduction in bedrooms from 3no to 2no per dwelling.
4. Removal of projecting ground floor wc to the front elevation as this room was too narrow to comply with Building Regulations requirements.
5. Minor fenestration adjustments to reflect the re-configuration.
6. Some of the parking bays did not comply with required Welsh standards. The front parking area has been reconfigured to the correct parking bay size and to allow for a better balance and location in relation to the dwellings. The number of access points (2) and parking spaces (11) remain the same.
7. Minor adjustments to the external works (ie pathways, patio areas).
8. Refuse/recycling collection point added.
9. Solar PV panels added to front elevations.