

Neath Port Talbot County Borough Council
Cyngor Bwrdeistref Sirol Castell-nedd

Democratic Services
Gwasanaethau Democrataidd

Chief Executive: Steven Phillips

Date: 3rd October 2016

Dear Member

PLANNING COMMITTEE - TUESDAY, 4TH OCTOBER, 2016

Please find attached the following amendment sheet for consideration at the next meeting of the **Planning Committee - Tuesday, 4th October, 2016.**

Item

4. **Application No: P2016/0271** Demolition of two storey building and construction of one dwelling together with the conversion of a window to a door and 1 no. additional window to 1 Cambrian Place on the ground floor elevation fronting Abbey Road. 1 Cambrian Place & 45 Abbey Road, Port Talbot. SA13 1HD (Pages 3 - 4)

Yours sincerely

Chief Executive

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PLANNING COMMITTEE

4TH OCTOBER 2016

AMENDMENT SHEET

ITEM 4

<u>APPLICATION NO:</u> P2016/0271	<u>DATE:</u> 16/03/2016
PROPOSAL: Demolition of two storey building and construction of one dwelling together with the conversion of a window to a door and 1 no. additional window to 1 Cambrian Place on the ground floor elevation fronting Abbey Road.	
LOCATION: 1 Cambrian Place & 45 Abbey Road, Port Talbot SA13 1HD	
APPLICANT: Mr A Holden	
TYPE: Full Plans	
WARD: Port Talbot	

Mrs Mowbray (for and on behalf of Mr and Mrs P Soderstrom) has written in with further submissions which raised concerns over the accuracy of the plans and omitted southern elevation, including the position of the required new door. She has also raised questions regarding the Notice served on the adjoining neighbour.

In response, the following comments are made: -

- The agent has submitted an amended plan which includes the southern elevation, and now identifies the location of the new access door, and the obscure glazed bedroom window. Accordingly, condition 2 shall be amended to refer to the following drawing: -
 - Drawing no. PL001 Revision 16 (29.9.16)
- The neighbour has been advised that 'Notice' was served on them on 12th February 2016 because the guttering was shown to overhang their property. The plans have since been amended to remove the overhanging guttering, such that Notice is no longer technically required. The neighbour has advised the owner of their objections to development on, over or under their land, but has been advised by Officers that these are private legal matters outside the scope of planning control.

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