VARIATION OF A CONDITION APPLICATION

Covering Letter/Statement - July 2023

Description of Development:	Application for Variation of a Condition from a previous approval. *Approval Reference S/2012/1557/S73: Conditions 2, 8 and 12.*
Location of Development:	Part Upton Farm, Shaftesbury, Berwick St John, SP7 0HW.

Recent Planning Approvals:

18/00241/VAR	*Vary Conditions 12 (schedule of approved drawings), 2 (drawings referred to within condition restricting new openings) and 8 (drawings referred to in condition requiring live/work proposal to remain a single planning unit) on planning permission S/2012/1557/S73 permitting change of use of building and land to live/work unit and caravan storage and form vehicular and pedestrian access thereto at Part Upton Farm, Berwick St John, Shaftesbury, SP7 OHW. Approved: 10th April 2023.*
S/2012/1557/S73	*VARIATION CONDITION Vary condition 1 of approved application S/2009/1016 (change of use of building and land to live/work unit and caravan storage and form new vehicular and pedestrian access thereto. revised application) to extend the period of time for implementing the permission. At Part Upton Farm, Berwick St John, Shaftesbury. Approved: 21st December 2012.*

Proposals

This application site has had a long planning history which has resulted in the issue of a Lawful Development Certificate in December 2017 which results in planning permission S/2012/1557 being extant in planning terms having materially started development within the required 5 year time period. Given the issue of the Lawful Development Certificate, Officers will now not reconsider the principle of the development as hereby approved and will focus the consideration of this application on the alterations as now proposed to the extant scheme.

This Removal/Variation of a condition application seeks to make minor amendments to the existing approvals on the site. These amendments are summarised below for ease of reference:

- North Elevation - Lean-to Plant Room added to North elevation of extension to barn, to provide sufficient space for equipment, and improve internal utility spaces for a property of this scale. The increases in renewable requirements and U-Values, have meant that there is an increased space necessity for equipment and plant storage. Double door access from courtyard. Lean-to to be clad with timber to match previosu approved extensions.

- East Elevation - External wall relocated to incorporate previously approved veranda area. Timber posts to remain exposed within areas of timber cladding on this facade, to retain the previouly approved character of the building. Entrance to remain as previous approved.

- West Elevation - 2no additional small windows added centrally to West elevation, providing improved ventilation and natural daylight to Kitchen internally, as well as views to other buildings. A new first floor window with shutters, to match the opposite Eastern facade is also proposed.

- South Elevation – a new set of double doors from the lower level to external terrace. An additional narrow first floor window located direclty above within the raised eaves area (timber cladding as previous approval). The inclusion of a full array of Solar/PV panels at high level on the South elevation of the property will improve the sustainibilty and energy performance of the overall property.

- Bay Window – Side returns infilled with timber cladding to improve privacy. First floor glazing omitted, and eaves lowered to extend roof.

- Windows – To amend the permission to include the provision of aluminium windows and doors throughout the proposal.

- Please refer to drawing 16207-03B (July 2023) for additional details.