14th August 2023

Development Management
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JQ

**Section 73 Application to Vary Condition 2 of Planning Permission ref: PL/2021/08195 for the Erection of a pair of semi detached dwellings, car parking, access and associated works at Roundway Hill Farm, Roundway, Devizes, SN10 2HU**

Dear Sir / Madam

RAW Planning Limited are instructed by Mr Chris Combe to submit a Section 73 application to vary planning permission PL/2021/08195 which was granted on 7th December 2021 for the erection of a pair of semi detached dwellings, car parking, access and associated works at Roundway Hill Farm, Roundway, Devizes, SN10 2HU.

This application seeks to vary condition 2 (approved plans).

Condition 2 lists the approved plans as follows:

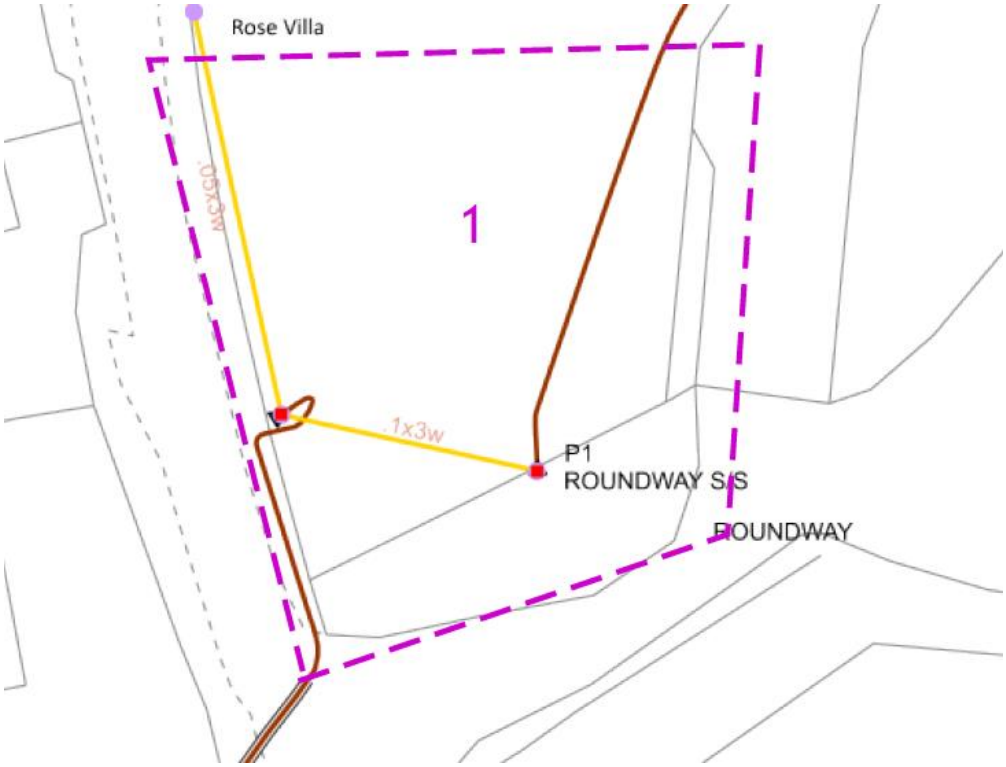
- Location Plan Block Plan, Dwg No. 1010-01 Rev A
- Proposed Roof Plan, Dwg No. 1010-03 Rev A
- Proposed Plans and Elevations, Dwg No. 1010-04 Rev A
- Car Port, Dwg No. 1010-05 Rev A

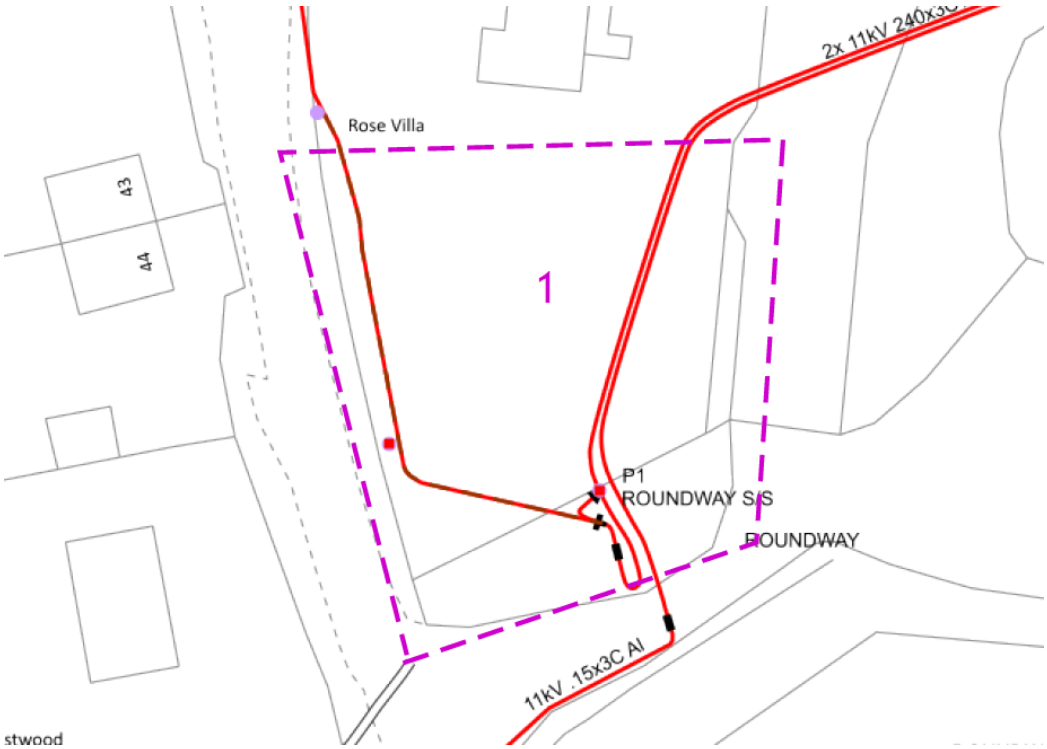
This application seeks to vary the plans as shown below:

- Location Plan Block Plan, Dwg No. 1010-01 Rev A
- Proposed Roof Plan, Dwg No. 1010-03 Rev B
- Proposed Plans and Elevations, Dwg No. 1010-04 Rev B
- Car Port, Dwg No. 1010-05 Rev B

As part of ongoing work to bring forward the development permitted the Applicant has discovered there are underground electric cables serving neighbouring Roundway Business Park passing beneath the position of the permitted pair of semis. This application therefore seeks to move the approved semis within the application site to ensure they do not sit above the underground cables.

Images of the cable positions are inserted below and full copies are submitted as part of the application.

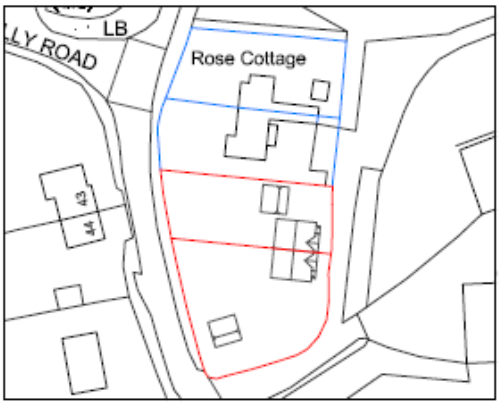

Rose Villa
1
1x3w
P1
ROUNDWAY S/S
ROUNDWAY


2x 11kV 240x3C
Rose Villa
43
44
1
P1
ROUNDWAY S/S
ROUNDWAY
11kV .15x3C Al
stwood

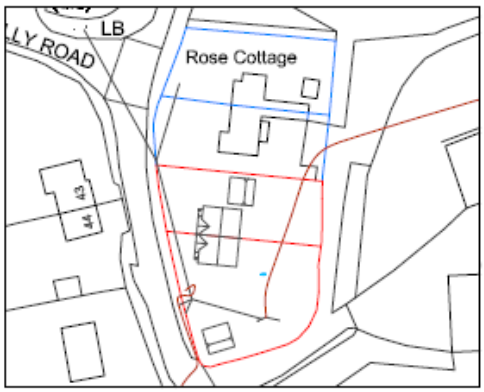
The permitted pair of semis are sited towards the rear (east) of the site facing onto the access road to the neighbouring pair of cottages and Roundway Business Park with gardens to the rear (west) backing onto Folly Road and therefore 'turning their back' on properties that face onto Folly Road (i.e. numbers 43 and 44, Eastwood and Combe House).

The permitted pair of semis are proposed to be relocated westwards within the site so that they face onto Folly Road. As well as being sited so that they do not sit above the underground power cables the pair of semis would also be more in keeping with the building line of Rose Villa and Rose Cottage to the north. No changes are proposed to the dwellings themselves in terms of size and design although the dwellings are proposed to be flipped so that they front onto Folly Road and face towards the existing dwellings to the west (rather than backing onto them). Vehicular access would still be provided from the access road that adjoins the site to the east and the previously permitted car ports continue to be provided and would be provided within the proposed long gardens, now positioned to the east of the dwellings.

Copies of the permitted and proposed plans are inserted below to demonstrate the minor change to the proposed siting of the dwellings and how the proposed sitting would arguably be more in keeping with the building line and character of the settlement.




***Permitted Plans***




***Proposed Plans***

In summary, the proposed revised siting would ensure the already permitted dwellings are not built above underground electric cables. The dwellings would face onto Folly Road consistent with the existing development pattern (rather than turning their back on existing dwellings) and would broadly follow the building line of Rose Villa and Rose Cottage. The proposed revised siting would therefore be in keeping with the character of existing built form and the design of the dwellings would be unchanged from that previously permitted on the site.

I trust that the above and enclosed are sufficient to register this application, however if you require any further information please do let me know.

Yours sincerely

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