nash partnership

Edward Nash LLP

Registered Office: Bath
23a Sydney Buildings, Bath BA2 6BZ
01225 442424

Bristol Office
Generator Building, Counterslip,
Bristol BS1 6BX
0117 332 7560

London Office
Two Kingdom Street, Paddington
Central, London W2 6BD
020 3764 8777

mail@nashpartnership.com
www.nashpartnership.com

Registered in England and Wales
Company Number OC 301 974

Wiltshire Council
County Hall,
Bythesea Road,
Trowbridge
BA14 8JN

Our Ref: 23081_D01_001

30 August 2023

Dear Sir/Madam

**VARIATION OF CONDITION APPLICATION TO PLANNING PERMISSION: PL/2022/07574, LAND ADJOINING THE BELL INN, BELL HILL, SEEND, SN12 6SA**

We enclose an application to vary Condition 2 (approved drawings/documents list) associated with planning permission PL/2022/07574 for the Erection of one self-build dwelling with associated landscaping, to capture and permit a handful of minor changes that are now sought following technical design. We consider that the proposed changes are of a scale and nature which results in a development which is not substantially different from the one which has been approved and thereby appropriate to determine as a minor material amendment (S73).

The application has been submitted online via the Planning Portal, and arrangements are being made for the fee payment of £298.00 (£234.00 application fee plus £64.00 Planning Portal service charge).

In addition to the planning fee and this cover letter, the submission comprises:

- Application form and certificates
- Drawing No. 19131_L011_P4 Proposed Plan and North Elevation
- Drawing No. 19131_L012_P3 Proposed Elevations
- Drawing No. 19131_L013_P3 Proposed Roof Plan
- Drawing No. 19131_L014_P2 Existing & Proposed External Store
- Drawing No. GD14522_PP_001 B Landscape Masterplan
- CIL Form 1: CIL Additional Information
- CIL Form 7: Self Build Exemption Claim Form – Part 1

There is no certified definition of what constitutes ‘minor’ or ‘material’ changes. This depends on the specific context of the application and local authorities should assess each case individually. However, common tests are whether the amendment would be contrary to any relevant development plan policy, where there would be significant increases in site coverage, building heights or site levels, whether the proposed amendment would result in a materially detrimental impact in visual or amenity terms, or any additional and/or repositioned windows/doors/openings that would have an impact on neighbouring properties. It will

Designated Members
Robert Locke BSc (Hons) BArch (Hons) RIBA RMaPS ▪ Daniel Lugsden BA (Hons) DipArch RIBA
Associates
Kevin Balch BA (Hons) DipArch RIBA ▪ Jon Cheek BA (Hons) DipArch ARB ▪ Bruce Clark BSc BArch RIBA (SCA) ARB RIAS EASA
Mel Clinton BA (Hons) MRTPI ▪ John Everett BA (Hons) DipArch ARB RIBA ▪ Amanda Taylor BA (Hons) DipArch ARB
Paul Miller BA (Hons) DipArch RIBA ▪ Richard Mather-Jones BA (Hons) PGDip PGCert ARB ▪ Laura Mitchell BA (Hons) MArch PGCert ARB
Consultant Founding Partner
Edward Nash BA DipArch RIBA (SCA) AABC

■ ARCHITECTURE ■ HERITAGE ■ PLANNING ■ PLACEMAKING ■

be outlined below how this is not the case for these proposed revisions, and therefore we trust this can be dealt with as a ‘minor amendment’.

**Background**

Planning permission was sought for the erection of one self-build dwelling with associated landscaping (application reference: PL/2022/07574) on the land adjoining the Bell Inn, Bell Hill, Seend, SN12 6SA and granted consent in February 2023.

Since then all necessary pre-commencement conditions have been discharged under application reference PL/2023/02911 and work in hand to prepare for implementing works on site which will start shortly, initially in connection with drainage.

The applicant wishes to make some amendments to further improve upon the consented scheme comprising the following:

- Relocation of the Air Source Heat Pump (ASHP)
- Inclusion of a garage
- Internal layout amendment
- Front porch relocation

We shall talk through each in turn:

Relocation of the ASHP

Following dialogue with renewable energy specialists in connection with the sourcing of the ASHP, advice has been given that the ASHP should be sited close to the building fabric to be as efficient as possible. There is scope to reassess the location for the ASHP, to pull it in tight to the building. The revised location, on the west elevation, will also now site the ASHP close to utility services.

The former store for the ASHP, adjoining the bin and bike, will remain as a store.

Inclusion of a garage

Creation of a green roofed double garage nestled in the existing courtyard in place of existing 2 off street parking spaces, to provide covered space for vehicles. The eastern entrance to the property will be removed and internal corridor space alongside the utility room and master bedroom reduced slightly to accommodate the garage. Electric vehicle charging will still be available but now offered internally.

Visually from the street scene there is no change to the proposal, with the property already benefiting from being set behind the existing front boundary and trees. This street scene remains unchanged. The elevations themselves do not differ greatly due the east elevation previously comprising timber clad boarding but will now accommodate the entrance to the garage. The benefit that will come will be that vehicles will now be able to be stored internally, keeping the driveway clear.

Internal layout amendment

This application includes a very minor change to the internal corridor / wall to bedroom 3 in order to create additional storage space within the entrance hall.

Front porch relocation

The proposals include the relocation of the enclosed front porch. The relocation of the small porch area from the eastern elevation to the north allows the entry into the home to continue to be situated away from the passageway and main thoroughfare through the property, whilst continuing to provide a useful storage area at the entrance. In keeping with the existing approved materials, this elevation will retain the dark weatherboarded timber.

In addition, following additional technical designs that have taken place post approval, the drawings now include further dimensions for clarity. These dimensions have been included for completeness.

**Proposed Amendments**

Please see below table for the revised list of drawings which this S73 application seeks to change in the approved drawings/document list in Condition 2 of Planning Permission reference: PL/2022/07574:

| **Approved** | **Revised under this S73 application** |
|---|---|
| Site Location Plan – L001 Rev C | No change |
| Topographical Survey – 72/2047/1 | No change |
| Existing Site Plan & Elevation – L020 Rev P1 | No change |
| Proposed Plan and North Elevation – L011 Rev P3 | Proposed Plan and North Elevation - L011 Rev P4 |
| Existing and Proposed External Store- L014 Rev P1 | Existing and Proposed External Store - L014 Rev P2 |
| Landscape Masterplan – GD14522_PP_001 Rev A | Landscape Masterplan - GD14522_PP_001 Rev B |
| Proposed Elevations- L012 Rev P2 | Proposed Elevations - L012 Rev P3 |
| Proposed Roof Plan – L013 Rev P2 | Proposed Roof Plan – L013 Rev P3 |
| Tree Constraints Plan (14317/P02) and Tree Retention and Removal Plan (14317/P03a) contained in the Arboricultural Impact Assessment | No change |

**Conclusion**

Overall, the proposed amendments set out to improve the quality and amenity of the development without negatively impacting on the existing neighbours, visual amenity or character and appearance of the area and we request approval as minor material amendments to the approved scheme.

I trust all is in order and would be grateful if you could acknowledge receipt of this submission. If you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

**Verity Beament**
Planner

Enc.

c.c. Client