VARIATION OF A CONDITION APPLICATION

Covering Letter/Statement - September 2023

Description of Development: Application for Variation of a Condition from a previous approval. *Approval Reference 21/01159/FUL: Condition 2.*

Location of Development: Oak Drove House, Semley, Shaftesbury, Wiltshire, SP7 9AE.

Recent Planning Approvals:

21/01159/FUL *Proposed two storey side extension to house, and alteration to and demolition and replacement of ancillary buildings. Including new landscaping. Approved: 31st March 2021.*

Revised Proposals

The previous planning application 21/01159/FUL was approved for large scale amendments to the existing property and ancillary outbuildings. Since this planning approval, the property has changed into a new ownership. The new owners of Oak Drove House wish to make rennovations and alterations to the existing house and buildings, but not to the extent of the previous proposals.

Under the previous application, under drawing 0904-P106.3-A, there were extensions and alterations to the existing outbuidling accomodation. Due to financial constraints, the applicants of this application wish to reduce the scope of the works as per R&S drawing 23060-02. This application seeks the variation of Condition 2 to account for this change in the proposals.

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

- Omission of the previously proposed large extension to the West of the existing building.
- South-West Elevations - Existing external timber staircase to be replaced with a new metal staircase and fixed timber handrail (to be fabricated by local specialists). New ground floor access door with pitched roof canopy over.
- 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. Conversion of ground floor store to provide Kitchen to ancillary building.
- Please refer to drawing 23060-02 (August 2023) for additional details.

The proposed alterations to the existing approved drawings will significantly reduce the scope of the works around the existing ancillary building, and remove the extension elements entirely. The revised proposals are more focused around a rennovation of the existing building and sensible re-use of areas.