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Nick Clark
Planning Officer
Development Services
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

20th October 2023

Dear Nick,

Land North of Turf Run, Aldbourne Road, Baydon (Ref: PL/2022/09314)
Non-Material Amendment Application

Please find enclosed, on behalf of Allan and Eva Wood (the applicant), a Section 96A application for non-material amendments to the above development, which seek to reduce the amount of excavation on site, reduce the footprint of the proposals, and improve construction details.

Planning permission (Ref: PL/2022/09314) was granted on 18th January 2023 for: "Erection of new dwelling and outbuilding, hard and soft landscaping, the creation of a new access onto Aldbourne Road and associated works."

The approved scheme has now been progressed to the technical design and construction stage, whereby particular aspects of the proposals have been examined in greater depth, requiring several amendments, which necessitate this application.

The amendments predominantly relate to an effort to reduce the amount of excavation and negate the requirement for the unsustainable practice of removing spoil for off-site disposal. The floor levels of the main building and garage have been raised to achieve this, but the building height has been reduced by a corresponding amount, to ensure there is no increase to the AOD height of the buildings. This change has resulted in the following amendments:

- Height of the main building reduced, resulting in a small reduction in the AOD height of the dwelling.
- Metal-clad part of the garage omitted, resulting in a reduction in the AOD height of the tallest part of the building, and noting that the garage remains fully screened from the road by the roadside hedge.

The footprint of the main building and garage building have also been reduced.

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These changes do not materially affect the principle or the description of the development, and the reduction of the scale of the building will serve to marginally reduce its impact on the surrounding landscape. It is considered that the amendments, relative to the whole development, are non-material.

Scope of Submission

Accordingly, we are submitting a Section 96A application to amend Condition 2 of the original planning permission (Ref: PL/2022/09314) and formalise the amendments to the design. The approved drawings and the amended drawings are listed in the table below.

Drawing Title	Approved Drawing	Amended Drawing
Proposed Site Plan	388-OBA-XX-XX-DR-A-0102-P10	388-OBA-XX-XX-DR-A-0102-P11
Ground and Lower Ground Floor Plans	388-OBA-XX-XX-DR-A–0267-P09	388-OBA-XX-XX-DR-A-0267-P10
Roof Plan	388-OBA-XX-XX-DR-A-0268-P09	388-OBA-XX-XX-DR-A-0268-P10
Site Section	388-OBA-XX-XX-DR-A-0363-P09	388-OBA-XX-XX-DR-A-0363-P10
West Elevation	388-OBA-XX-XX-DR-A-0453-P09	388-OBA-XX-XX-DR-A-0453-P10
North Elevation	388-OBA-XX-XX-DR-A-0454-P09	388-OBA-XX-XX-DR-A-0454-P10
East Elevation	388-OBA-XX-XX-DR-A–0455-P09	388-OBA-XX-XX-DR-A–0455-P10
South Elevation	388-OBA-XX-XX-DR-A-0456-P09	388-OBA-XX-XX-DR-A-0456-P10
Garage Elevations	388-OBA-XX-XX-DR-A-0457-P11	388-OBA-XX-XX-DR-A-0457-P12

We will submit the application documents and relevant drawings via the planning portal. I trust that the submission is in order, and I look forward to receiving confirmation that the application has been validated.

If you have any queries, please feel free to contact me on 01963 865 344.

Yours sincerely,

Ross Galtress
Associate
For and on behalf of OB Architecture Ltd

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arb Architects Registration Board

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