CASE OFFICER'S REPORT

Application Reference:	PL/2023/07641
Application Type:	Non-Material Amendment
Site Inspection:	
Consultation ends:	07 September 2023
Case officer:	David Cox

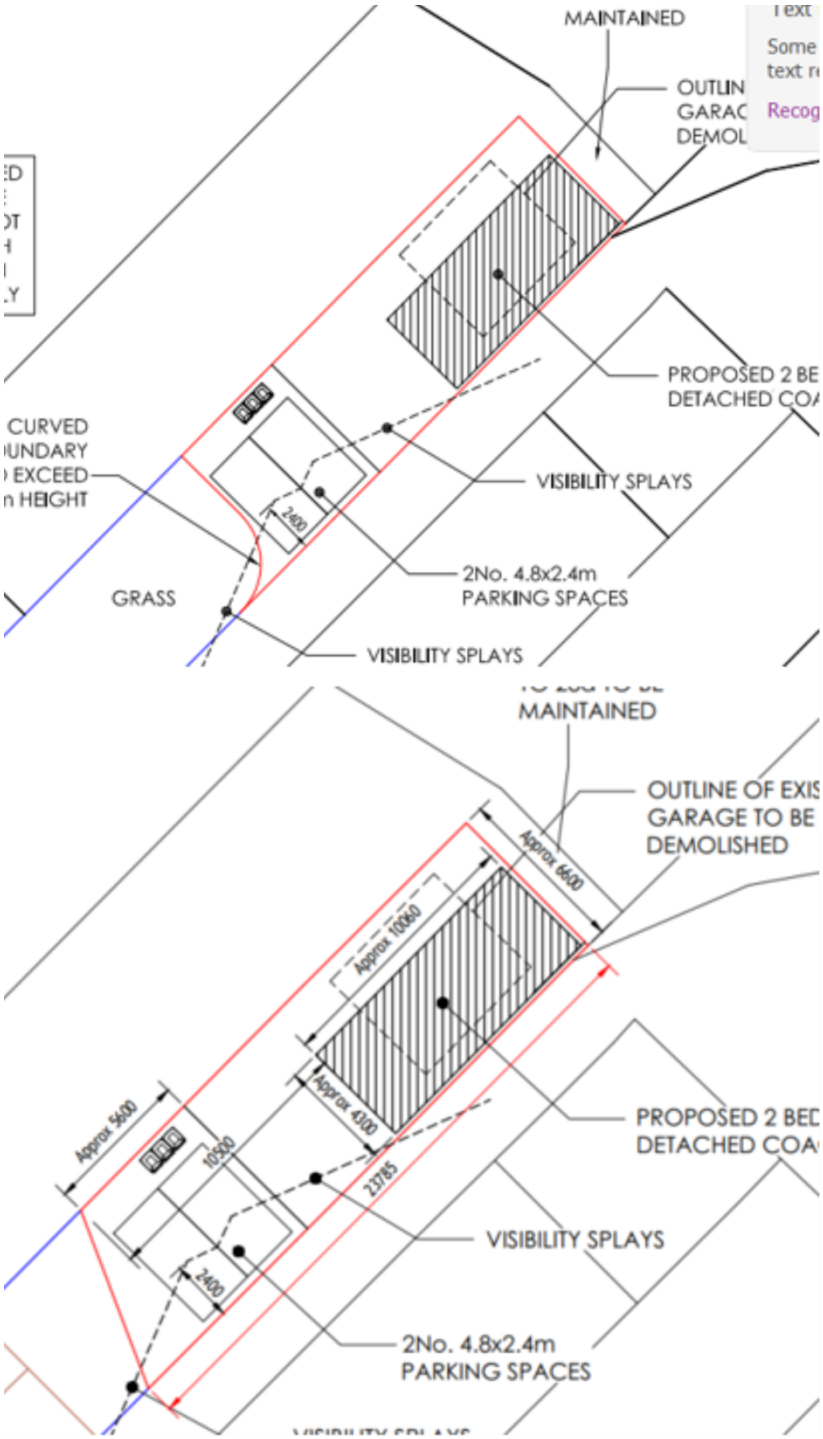
Site Address:	30 Woodmarsh, North Bradley, Trowbridge, BA14 0SB
Proposal:	Non Material Amendment to PL/2022/00015 - 1. Move the kitchen window from front to the side of the property 2. The fence between the new property and garden of number 30 to be straight and not curved.
Recommendation:	Approve with Conditions

This is a non-material amendment application to;

1. Move the kitchen window from front to the side of the property
2. The fence between the new property and garden of number 30 to be straight and not curved

Moving the kitchen window onto the side elevation would only look out onto the access driveway and cause no harm to neighbouring amenity of No 32.

Changing the fence from a curve to a straight line between the proposed property and No 30 would change the approved site plan and overall layout of the permission. However, the change would result in only a small loss of curtilage for No 30 (where it would retain sufficient garden space) and would allow for better visibility splays. The red outline for PL/2022/00015 included the whole of No 30 and therefore there has not actually been a change in the site location plan. Therefore this slight change to the block plan is acceptable (and could have happened post development without the need for planning permission in any event).



Original Site Plan (top) and Revised Site Plan (bottom)

Conditions: (1)

1 The development hereby permitted shall be carried out in accordance with the following

approved plans and documents:

Revised Plans; Site Location Plan D001-A3-B, Existing Block Plan D002-A3-B, Proposed First Floor Plan D005-A3-B and Proposed Roof Plan D006-A3-B - all received 16 May 2022

Proposed Block Plan D003-A3-D, Proposed Ground Floor Plan D004-A3-C and Proposed Elevations Plan D007-A3-C - all received 7 September 2023

REASON: For the avoidance of doubt and in the interests of proper planning.