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Mr Steven Vellance

Planning Officer
Planning and Development Control
Wiltshire Council
County Hall, Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

08 January 2026

Dear Steve,

Re: S73 application to vary cond 2 (approved plans) and cond 4 (ecological mitigation plan) of planning permission ref: PL/2025/06410 at Tulip Tree Lodge, 8 Cliffe Drive, Limpley Stoke dated 14 October 2025

I write on behalf of Mr and Mrs Potts, the applicants and owner of the Tulip Tree Lodge, 8 Cliffe Drive in Limpley Stoke, in relation to the s73 application sought for some minor amendments to application reference PL/2025/06410.

Permission was granted on 14 October 2025 via a householder application for a series of alterations to the existing dwellinghouse (8 Cliffe Drive) including the 're-roofing, re-cladding, garage conversion and extension'. Whilst the operative part of this permission remains unchanged, a number of minor material amendments are sought, namely minor alterations to the window design and position; cladding extent and change to the roof profile of the small ground floor side extension to a flat roof.

There is no change to the overall footprint of the approved scheme, with a very minor increase in the overall massing (1% increase compared to the approved scheme) due to the alterations to the ground floor extension roof profile.

The amended scheme is also accompanied by an updated Ecological Enhancement Plan prepared by Stark Ecology (dated Jan 2026) pursuant to pre-commencement condition 4 of planning permission ref: PL/2025/0641, which requires details of the number, design and locations of bat boxes and boxes for nesting birds.

This application therefore also seeks to amend the wording of condition 4 from a pre-commencement to a compliance condition in accordance with the submitted Ecological Enhancement Plan.

A summary of the proposed changes is detailed as follows:

Condition 2 – Approved Plans

North Elevation

- First floor window design (no change to position);
- Slight increase in timber cladding extent;
- The roof profile of the small (approved) ground floor side extension change from lean-to to flat roof;
- Ground floor doors changing from sliding doors to double doors

South Elevation

- No change

East Elevation

- Slight increase in rendered area;
- First floor window size increasing (position remaining unchanged)

West Elevation

- Slight increase in vertical timber cladding extent;
- First floor window size increasing (position remaining unchanged)

Footprint/Use

- No change, the scheme remains a single dwellinghouse

Massing

The minor alterations include alterations to the roof profile of the single storey ground floor extension, from the approved lean-to design to the proposed flat roof design. These results in a minor change to the approved massing as detailed in the table below:

Table 1: Approved and proposed massing of the ground floor extension and dwelling as a whole

Element	Parameter	Approved Scheme	Proposed Scheme	Difference
Ground floor side extension	Height	2.7m to eaves 3.2m to ridge	3.2m parapet	+500mm at eaves No change at ridge
Ground floor side extension	Volume (Mass)	70m ³	78m ³	+8m ³
Whole dwelling	Total volume (Mass)	748.5m ³	756.5m ³	+8m ³ (approx. 1% increase)

Condition 4 – Ecological Enhancement Plan (pre-commencement)

This application seeks to vary the wording of this condition to a compliance condition by virtue of the Ecological Enhancement Plan prepared by Stark Ecologists (Jan 2026) that accompany the application. The Enhancement Plan details the locations of the bat and bird boxes to be incorporated in the design, including integrated bat roosts within the southern aspect of the dwelling, as well as bat boxes fixed to the trees within the garden.

Bird boxes will be installed in suitable habitat along the southern boundary of Tulip Tree Lodge in addition to new planting the eastern area of the site providing further nesting and roosting habitats for a range of bird species when established.

This section 73 application is accompanied by the following supporting information:

- Site location plan
- Application Form
- CIL Form
- Complete set of approved and proposed 'Rev B' plans / elevations (Rich Tyers Studios, dated January 2025)
- Approved/Proposed materials sheet
- Ecological Enhancement Plan (Stark Ecology, dated Jan 2026)
- Updated Bat Mitigation Plan (Stark Ecology, dated Jan 2026)
- Requisite planning application fee (£86)

The amendments sought under this section 73 application comprise minor refinements to window design and proportions, modest adjustments to cladding extents, and a change to the roof profile of the previously approved single-storey side extension from a lean-to to a flat roof. These changes do not alter the approved footprint, the lawful use of the site, or the overall design concept approved under planning permission ref. PL/2025/06410.

While the revised roof form results in a very small increase in massing, this equates to an overall increase of approximately 1% when assessed against the approved scheme and does not give rise to any additional visual, amenity or spatial impacts. The development would remain of an appropriate scale and appearance within its context, and the proposed refinements would not materially affect neighbouring residential amenity, the character of the area, or any other planning considerations previously assessed as acceptable.

In summary, the proposed variations represent a minor evolution of the approved householder scheme, improving its detailing and functionality without introducing any new or increased planning or ecological impacts. The principle of development has already been established, and the amendments sought are fully consistent with the relevant development plan policies and the conclusions of the original decision.

The section 73 application is therefore considered acceptable in planning terms, and it is respectfully requested that permission is granted to vary the wording of conditions 2 (approved plans), condition 4 (ecological enhancement plan) accordingly.

Yours sincerely,

Hannah Spence BSc MA MRTPI

Planning Associate | Context Planning Ltd

