

To whom it may concern
Wiltshire Council

8 January 2026

Planning Portal Reference: PP-14585287
Our reference: MLP23054

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Dear Sirs,

Planning Statement and Covering Letter

The Croft, Burr Lane, Shalbourne, Wiltshire SN8 3PT

Application under S73 to amend Condition 2 (Approved Plans) of application PL/2025/06174

Master Land & Planning Ltd are instructed by Mr and Mrs Hookway to submit an Application under S73 of the Town and Country Planning Act 1990 (as amended) to vary condition 2 (Approved Plans) of approved application PL/2025/06174 for the '*Variation of condition 2 of PL/2025/01046 (approved plans) to amend the roof material on the extension from thatch to tile*'.

This S73 application seeks to vary a previous S73 application, which follows the approval of the initial householder planning application, approved on 16th April 2025 under application reference PL/2025/01046 for the '*Two storey rear extensions and associated internal alterations. Proposed new three bay Garage with accommodation office/over*'.

This S73 application therefore seeks the following amendments:

- Change to the inverted windows on the tiled roof to 2no dormer windows in keeping with the garage dormer windows.
- Provision of a Juliet Balcony in bedroom 3.
- Amendment to kitchen bi-fold doors to enlarge (within standard sizes) and centralise panels with the removal of the small window to the left of the bi-fold doors.
- Alterations to proposed window type on the front elevation.

No other changes to the design of the extension, or the garage are proposed.

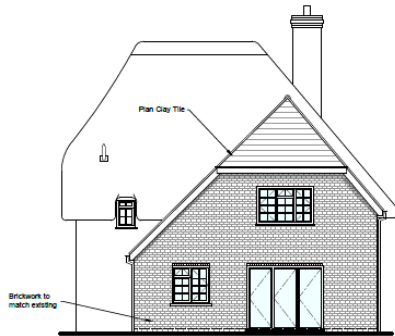
The extracts below demonstrate the proposed amendments following the approval of the first S73 Amendment:



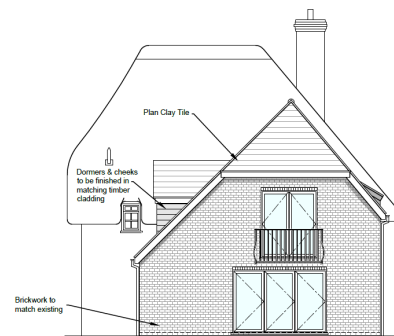
Extension after approval of s73 amendment to a tiled roof.



Proposed Amendments



Extension after approval of s73 amendment to a tiled roof.



Proposed Amendments

The proposed dormer windows are intended to replace existing windows on the south-western elevation. The amendment will not result in any increase to the overall roof height and will therefore remain identical in height and scale to the previously approved and subsequently implemented scheme. While the dormer windows introduce a minor alteration to the approved roof form, this change will not give rise to any harmful overlooking or loss of amenity. This is due to their orientation facing into the site and the sufficient separation distances maintained from neighbouring properties. The integration of the dormer windows reflects the proposed garage and remains subordinate to the main roof form. As such, the amendment will not adversely affect the character or appearance of the dwelling or the wider area.

The proposed Juliet balcony and enlargement of the kitchen bi-fold doors to the south-eastern elevation will enhance natural light to the extension at both ground and first-floor levels. These elements replace glazing that has already been approved and do not introduce any additional amenity impacts. Given the elevation's outlook over the site curtilage, the amendment remains acceptable and does not alter the approved relationship with neighbouring properties. The Juliet balcony will comprise a traditional wrought iron surround.

The applicant seeks to refine the design of the windows adjacent to the front entrance by proposing plain glazed windows set within oak frames. This amendment reflects the detailing of the proposed front door and introduces a natural materials to the front elevation. The reduction in casement framing will also allow increased natural light to the ground floor, without altering the overall scale or appearance of the approved fenestration. Given the positioning of the windows on the front elevation, the proposal will not result in any harmful overlooking or loss of privacy, similarly to the above amendments.

On a concluding point, it is not considered the proposal will result in adverse change to the character of the dwelling, with the extension retaining its traditional character. There are very limited vantage points along Burr Lane from which the dwelling is seen and views to the rear of the dwelling, and consequently the proposed extension, is not visible. As such, the proposal will

not detract from the character of the site within the wider street scene or landscape character of the North Wessex Downs National Landscape. The proposal accords with Policy CP57 of the Wiltshire Core Strategy and Section 12 of the NPPF.

It is therefore requested that condition 2 of PL/2025/06174 is amended to read:

2. *The development hereby permitted shall be carried out in accordance with the following approved plans and documents:*

- *Proposed Garage Plans and Elevations *The Croft - Proposed 04**
- *Proposed Floor Plans, Elevations & Roof Plan *The Croft - Proposed 11 - Rev F**

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

The Applicant looks forward to the Council granting planning permission *without delay*. Please do not hesitate to contact me should you require any further information.

Yours faithfully,

Henrietta Cole

Henrietta Cole BA(Hons) MSc
Planner