

SECTION 73 APPLICATION STATEMENT

APPLICATION NO: PL/2025/03261

SITE ADDRESS: 89 Corsham Road, Whitley, Melksham, SN12 8QF

1.0 Introduction

On behalf of our clients, we hereby submit an application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Plans) of planning permission *PL/2025/03261*.

This application seeks approval for minor material amendments to the scheme, comprising:

- Change of material on the rear elevations from stone to render (Drawing L104-P02).
- Change of material on the side elevation from stone to timber (Drawing L105-P04).
- Addition of a high-level bedroom window with a cill height of 1.7m, to provide natural cross-through ventilation and daylight (Drawings L102-P02 and L105-P04).

The revised drawings reflect minor refinements that arose during the technical design and tender process. No changes are proposed to the footprint, height, scale, massing, access, or drainage strategy.

2.0 Assessment of Proposed Amendments

2.1 Material Amendment: Extension of render finish to include rear elevations

A render finish has already been approved on the side elevations of the development under the original permission. This application seeks to extend the use of render to the rear elevations for reasons of financial viability.

The rear elevations are not visible from the public realm and therefore will not have an impact on the street scene.

The rear of the existing house at No. 89 Corsham Road is composed of a mixture of materials from different periods, including brick and rubble stone. As such, the materiality at the rear does not hold significance or contribute to the building's special character.

Stone cladding will be retained on the principal elevation to maintain the public appearance and to respect the setting of the heritage asset.

For these reasons, the change in material is acceptable and will not impact the character of the area or the proposed development.

2.2 Material Amendment: Change from stone to timber on side elevation

This application proposes the removal of stone cladding on the side elevation and replacement with a portion of larch timber cladding.

The proposed cladding area will total 7m² and forms only a small portion of the overall building. The area cannot be seen from the highway or from any adjacent properties and therefore will have no impact on the surrounding area or the existing house on site.

The change is proposed for reasons of financial viability and to soften the appearance of the building within the garden. The larch cladding will be left to weather naturally to a silver tone, helping it blend with the leafy garden surroundings.

2.3 High-Level Bedroom Window

The new high-level window to the ground floor bedroom is proposed to provide daylight and enable natural ventilation.

The cill will be a minimum of 1.7m above finished floor level to prevent any issues of overlooking into the neighbouring property.

The impact of the window on the appearance of the development is negligible, as it is screened by the neighbouring outbuilding.

2.4 Impact on the Setting of Non-Designated Heritage Asset

As identified within the Heritage & Design Statement, the significance of the non-designated heritage asset at No. 89 Corsham Road lies predominantly in its role as part of a grouping of three Victorian villas. Their special character derives from their stone-fronted elevations, symmetrical façades, and prominence in the street scene.

The proposed amendments to the elevations:

- Maintain a prominent stone frontage, preserving the contribution to the setting.
- Are not public-facing and therefore do not alter the building's relationship to the heritage asset.

- Maintain the visual hierarchy, with the heritage asset remaining the dominant stone structure.

The minor amendments result in no harm to the setting, character, or appreciation of No. 89. The proposal remains fully compliant with the NPPF paragraphs relating to non-designated heritage assets.

3.0 Relevant Planning Policy

3.1 Wiltshire Design Guide

The Wiltshire Design Guide emphasises the importance of using natural stone on principal elevations, particularly where it contributes positively to local character and reinforces the established vernacular. At the same time, the guidance recognises that alternative materials are appropriate on secondary or less visually prominent elevations, where they do not impact the public realm or detract from the architectural hierarchy of a building.

3.2 NPPF – Non-Designated Heritage Assets

In considering applications affecting non-designated heritage assets, the NPPF requires the Local Authority to apply a balanced judgement, having regard to the scale of any harm and the significance of the asset itself. In this case, the proposed revisions are minor in nature, cause no harm, and do not alter the significance or setting of the identified heritage asset. They preserve the established hierarchy between the historic frontage of the existing villa and the subservient form of the new dwelling, and do not affect any meaningful views or appreciation of the villa group.

3.3 NPPF – Amenity Policies

The high-level bedroom window is designed specifically to avoid overlooking, with its elevated cill height preventing any direct or oblique views towards neighbouring gardens or windows. As a result, there is no impact on neighbour privacy, daylight, or outlook, and the amenity of surrounding properties remains wholly preserved.

4.0 Conclusion

4.1 Summary

Overall, the amendments sought through this Section 73 application are modest, proportionate, and entirely in keeping with the established character of the area. They

maintain a neutral heritage impact, remain consistent with the approved design principles of the scheme, and comply fully with all relevant local and national planning policies.

4.2 Revised Plans List

For these reasons, it is respectfully requested that Condition 2 be varied to update the approved drawings list accordingly.

Replace existing approved plans with:

- **L102-P02 – Proposed Ground Floor Plan**
- **L104-P02 – Proposed Elevations 1**
- **L105-P04 – Proposed Elevations 2**

All other previously approved plans remain unchanged.