

Planning Department
Wiltshire Council
County Hall,
Bythesea Road
Trowbridge
BA14 8JQ



18th February 2026

Dear Sir / Madam,

Variation of Condition to make minor amendments to the approved scheme (Planning Ref: PL/2025/04825)

At: Manorfield Farm, Manningford Abbots, Wiltshire, SN9 6HY

I write today to apply to vary conditions on the approved scheme at the above address.

Section 73 of the Town and Country Planning Act 1990 allows applications to be made for permission to develop without complying with condition(s) previously imposed on a planning permission.

The approved development is described as follows on the decision notice:

"Variation of Conditions 2 (Plan Numbers), 3 (Materials), 4 (Wording), 5 (Contamination), 6 (Landscaping), 8 (Updated Wording), 9 (Documents), 10 (Updated Wording) and 11 (Compliance with approved CMP) of planning consent PL/2023/04825".

The overall essence of the approved scheme is the same, with the changes limited to:

- Minor increase to the height of the dwelling and garage
- Addition of dormer on front elevation
- Amendments to fenestration (particularly rear elevation ground floor)
- Minor internal reconfiguration of layout
- Plinth detail removed

The only changes to the landscape plan are:

- Increased quantum of soft landscaping proposed.

As shown below the changes to the house will not be particularly noticeable and it is important to take into account the fact that this site is well screened by mature vegetation. The site is not visible from public viewpoints being set well back from the public highway and there are no public footpaths in the vicinity.



Figure 1: Approved elevation (east) from S73 application PL/2025/04825)



Figure 2: Proposed elevation (east) – subject of this variation

The elevation below shows that a dormer on the front elevation was indeed approved as part of the original permission (reference PL/2023/04825):



Figure 3: Approved elevation from original permission (PL/2023/04825)

The plans list in Condition 2 is proposed to be updated to allow these changes. The following table outlines the approved drawings as listed on the decision notice, along with the reference numbers of the new proposed drawings.

Approved drawing currently listed on Decision Notice	Replacement drawing subject of this S73
Block Plan 23/806/P002 Rev B	Block Plan 23/806/P102
Site Plan 23/806/P003 Rev G	Site Plan 23/806/P103
Floorplans 23/806/P100 Rev E	Floor Plans 23/806/P200 23/846/P201
Elevations 23/806/P200 Rev G	Elevations 23/806/P300
Landscape Plans DPLC/418/LP01/E DPLC/418/LP02/E	Landscape Plans Landscape Plan 1 of 2 Landscape Plan 2 of 2

In addition to the changes to the plans list at Condition 2, minor alterations to the wording of other conditions are proposed in order to capture some minor changes to the materials schedule and to also ensure the wordings reflect the latest landscaping and site plans.

The changes to the wording of the conditions are set out in full below:

Condition No.	Wording
1	n/a – no changes proposed
2	Changes as listed above.
3	Current wording: “Materials to be in accordance with Materials Schedule V2 (07.05.25).” Proposed wording: “Development shall be carried out in accordance with the Materials Schedule V3 Dated 16.02.26”
4	n/a – no changes proposed
5	n/a – no changes proposed
6	Current Wording: “The development hereby permitted shall be carried out in accordance with the following approved plans and documents: - DPLC/418/LP01/E (Landscape Plan) - DCPLC/418/LP02/E (Landscape Plan) Proposed Wording: “The development hereby permitted shall be carried out in accordance with the following approved plans and documents: - Laburnum Landscape Plan 1 of 2 - Laburnum Landscape Plan 2 of 2
7	n/a - no changes proposed
8	n/a – no changes proposed
9	Current Wording: “The development shall be carried out in strict accordance with the following documents, including the referenced mitigation measures: - Preliminary Ecological Appraisal Report dated June 2023 by Ecosupport - Reptile Survey and Outline Mitigation Report dated June 2023 by Ecosupport - Proposed Site Plan Rev C by RBA Architects Ltd - Biodiversity Net Gain Assessment, June 2023 by Ecosupport” Proposed Wording: “The development shall be carried out in strict accordance with the following documents, including the referenced mitigation measures: - Preliminary Ecological Appraisal Report dated June 2023 by Ecosupport - Reptile Survey and Outline Mitigation Report dated June 2023 by Ecosupport - Proposed Site Plan P103 by RBA Architects Ltd - Biodiversity Net Gain Assessment, June 2023 by Ecosupport”
10	Current Wording: “The development hereby approved shall be carried out in accordance with the following approved documents: - Proposed Site Plan Drawing no 23/806/P003 Rev G - Proposed Elevations Drawing no 23/806/P200 Rev G - Letter from Project Ecologist re condition 10 – 19.3.24”

	Proposed Wording: “The development hereby approved shall be carried out in accordance with the following approved documents: - Proposed Site Plan Drawing no 23/806/P103 - Proposed Elevations Drawing no 23/806/P300 - Letter from Project Ecologist re condition 10 – 19.3.24”
11	n/a - no changes proposed
12	n/a – no changes proposed
13	n/a – no changes proposed

I trust that the enclosed information is sufficient to determine the application, however, should you require any further information, please do not hesitate to contact me.

Yours sincerely,

Zoe Wilkinson

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Associate

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