

Cover Letter in Support of Application for Variation of Condition 2

Application Reference: PL/2024/10889

Site Address

Park Barn
Rockley
Marlborough
SN8 1RX

Proposal Description

Replacement Dwelling: Demolition of existing house. Construction of new single storey house with associated driveway.

March 2026 PL1

We write to submit an application under **Section 73 of the Town and Country Planning Act 1990** to vary **Condition 2 (Approved Plans)** attached to the above planning permission.

Condition 2 currently states that the development shall be carried out in accordance with the following approved plans and documents:

- Application form & Certificate; received 27 November 2024
- Proposed Block Plan; ref: 24074-GA-101-PL4; received 10 February 2025
- Location Plan; 24074-PB-GA-000-PL1; received 27 November 2024
- Proposed South West Elevations; 24074-PB-GA-105-PL1; received 27 November 2024
- Proposed South East Elevations; 24074-PB-GA-108-PL1; received 27 November 2024
- Proposed North East Elevations; 24074-PB-GA-106-PL1; received 27 November 2024
- Proposed North West Elevations; 24074-PB-GA-107-PL1; received 27 November 2024
- Proposed Ground Floor Plan; 24074-PB-GA-103-PL1; received 27 November 2024
- Design and Access Statement; received 27 November 2024
- Landscape Details; DWG-1879-01; received 27 November 2024
- Landscape and Visual Statement; received 27 November 2024
- LEMP report; received 27 November 2024
- Planning Statement; received 27 November 2024
- Proposed Curtilage Plan; 24074-GA-102-PL1; received 10 February 2025

Following a cost reduction exercise, the proposed building footprint has been reduced. The amendment does not alter the overall design intent of the scheme. The material palette,

architectural detailing, ridge height and eaves height remain unchanged, and the development continues to follow the same design approach as previously approved.

The revisions are therefore limited to a reduction in the building footprint and associated internal layout adjustments, which are reflected in the updated drawings submitted with this application. In addition, the previously indicated water source heat pump has been replaced with an air source heat pump, located adjacent to the attached garage as shown on the revised drawings.

The following drawings have been revised:

- Proposed Site (Block) Plan - 24074-GA-101-PL5
- Proposed Ground Floor Plan - 24074-PB-GA-103-PL2
- Proposed South West Elevations - 24074-PB-GA-105-PL2
- Proposed North East Elevations - 24074-PB-GA-106-PL2
- Proposed North West Elevations - 24074-PB-GA-107-PL2
- Proposed South East Elevations - 24074-PB-GA-108-PL2
- Proposed Section AA - 24074-PB-GA-109-PL2
- Proposed Site Section AA - 24074-PB-GA-110-PL2

A Tree Protection Plan (listed below) is also included within the updated drawing package submitted with this application. If the revised drawings are approved, the Tree Protection Plan will form part of the approved plans under the varied Condition 2, thereby addressing the intent of Condition 3.

- Proposed Tree Protection Plan - 24074-PB-GA-111-PL2

The principle of the replacement dwelling established by the extant permission and all other approved plans and supporting documents remain unchanged.

The proposed variation therefore seeks to update Condition 2 so that the development is carried out in accordance with the revised drawings listed above.

We trust that the Local Planning Authority will consider that the proposed amendment is minor in nature, results in a reduced development footprint, and does not alter the overall design, appearance, or planning impacts of the approved scheme.

Yours faithfully,



Nicholas Lyons