

**THE PROPERTY DESIGN STUDIO**

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Wiltshire Council
Planning Department
Monkton Park Offices, Monkton Hill,
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SN15 1ER

1278/A3/np
9th March 2026

Dear Sir/Madam,

Re: Section 73 Application – Variation of Approved Plans (Application Ref: PL/2024/10952)

Site Address: The Stables, New Manor Farm, Pitton Road, West Winterslow, SP5 1SE

Proposal: Addition of Two Dormer Windows to the North-West Elevation

Please find enclosed a Section 73 application seeking a variation to the approved plans attached to the planning permission PL/2024/10952, dated 20 November 2025. The approved development relates to the conversion of the existing building into a two-bedroom dwelling with associated works.

This application proposes the replacement of the existing bedroom Velux rooflights on the north-west elevation with two appropriately scaled dormer windows. As this elevation forms the principal approach to the farmstead, the addition of dormers will significantly improve the visual quality of the building, reinforcing its rural character while remaining fully consistent with the design objectives of the barn conversion.

A further minor alteration is included: the flue is proposed to be relocated internally, rising through the building rather than externally. This amendment has no impact on the external appearance beyond improving visual neatness.

Revised Plans Submitted

To reflect these amendments, the following updated drawings accompany this application:

- 1278/101B Proposed Plans and Elevations → revised to 1278/101C
- 1278/103C Proposed Block Plan → revised to 1278/103D

No other changes are proposed beyond those detailed above.

Planning Statement

The proposed dormers are modest in scale and designed in accordance with the character, proportions and materials previously approved under Condition 3 of the original decision. Their inclusion results in a visual enhancement to the principal elevation and improves natural light and usability of the internal accommodation.

The proposal does not introduce any harm to neighbouring amenity, landscape character, the wider setting, or designated ecological interests. All approved ecological mitigation measures, including those relating to bat roosting and nutrient neutrality, remain unaffected.

The relocation of the flue internally is a minor adjustment that has no material planning implications and results in a cleaner external appearance.

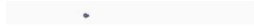
The proposal therefore represents a minor material amendment, wholly consistent with the objectives of the original approval and compliant with relevant local and national planning policy.

Community Infrastructure Levy (CIL)

We note that a CIL form is requested for the sake of validation. However, as confirmed, there is no change in floor area, use, or any other CIL-relevant factor, and therefore no new CIL liability is generated by this application. The original CIL position remains unchanged.

I trust that the enclosed revised drawings provide sufficient detail to support approval of this minor design variation under Section 73. Please do not hesitate to contact me should any further clarification or supporting information be required.

Yours faithfully

A small, light gray rectangular box used to redact the signature of Nick Pitcher.

NICK PITCHER

Director

CC Mr Alex Jowett