

**Planning Statement – Lype Fields Farm, Bullocks Horn, Charlton, Malmesbury,
Wiltshire, SN16 9DZ**

1.0 Overview

This application seeks to 'Vary a Condition' attached to Application PL/2025/00898, whose Decision Notice is dated 5th March 2025. (Please note: It is believed that this Decision Date has been applied in error and should in fact read 5th March **2026**.)

This application seeks to vary 'Condition 2; Approved Plans' as outlined below.

2.0 Context of Application

The planning consent outlined above includes the following condition, listed as Condition No.2 on the Decision Notice.

2. Approved Plans

The development hereby approved shall be implemented in accordance with the details of approved plan numbers and documents:

- Site Location Plan - RH-JS-01 (received on 17th February 2026);
- Site Plan - RH-JS-02 (received by the LPA on 17th February 2026);
- Proposed Elevations and Floor Plans - RS-JH-200 (received by the LPA on 28th January 2025).

Reason: In the interests of proper planning and to define the planning permission.

This application seeks to Vary Condition 2 and replace the following drawing:

Proposed Elevations and Floor Plans - RS-JH-200 (received by the LPA on 28th January 2025).

with the following drawings:

P-0-01 Ground Floor Plan rev P02

P-1-01 First Floor Plan rev P01

E-01 North-East (Front) Elevation rev P04

E-02 South-West (Rear) Elevation rev P05

E-03 South-East (Side) Elevation rev P03

E-04 North-West (Side) Elevation rev P03

3.0 Details of Proposals

It is important to note that the proposals to vary Condition 2 do not materially affect the existing consent in any way.

The original application drawings were developed at a relatively early stage in the overall design process and now that consent has been secured the applicant has appointed an Architect to develop and build out the design.

The consented application delivers a 3 bedroom, detached, agricultural workers dwelling with a gross internal floor area of 194m² (excluding Garage and Kennels). The alternative drawings associated with this application respect all aspects of the design, namely:

- Layout, footprint and form are maintained as originally consented.
- Gross internal floor area remains as originally consented.

The changes included within the submitted drawings are:

- Minor layout amendments to better suit the applicants occupation of the space. Note that the allocation of accommodation within and across each floor remains as per the consented application.
- Development of details around materials, including natural stone detailing and dressing to enhance visual appearance.
- Minor amendments to fenestration, noting that no windows are introduced to elevations where they did not previously exist.
- Inclusion of Solar PV panels as required to achieve compliance with Approved Document Part L (Building Regulations).

4.0 Summary and Conclusion

The proposals contained within this application do not constitute a material change to the existing consent, indeed they respect and maintain all aspects of the original design (and subsequent consent) and as such they can be managed through a 'Variation of Condition' application as outlined above.