



Poulsom Architectural Design and Planning Services

01 May 2026

Development Management
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Dear Sir/Madam,

Section 73 application to vary drawings and remove condition eight approved under planning reference: PL/2023/05617

3 Lowbourne, Melksham, Wiltshire, SN12 7DZ

Please find enclosed a Section 73 application relating to the above development. The submission includes the following (all provided electronically unless otherwise stated):

- This covering letter;
- Relevant application forms and certificates;
- All necessary plans.

Background

Planning permission was granted on 26 September 2023 for the following development:

“Proposed erection of 9 no. dwellings at the former site of the Labour Club, Melksham, and associated works.”

All pre-commencement conditions (3, 4, 5, and 6) were discharged under planning reference PL/2023/09683, approved on 12 December 2023.

A subsequent application was submitted in 2024 to vary the plans condition, removing the GRP chimneys and making amendments to the block plan (reference: PL/2024/03424).

The Proposal

This application seeks to vary the approved drawings (Condition 2) to remove the second-floor accommodation, dormer windows, and rear Velux windows. These changes will result in a reduction in ridge height of 1.45m. There is also a proposed end gable window in plot nine.

It is also proposed to remove Condition 8 attached to the parent permission, as the Velux windows are no longer required to implement the development.

The proposed amendments do not alter the description of the parent permission and are therefore appropriately made under a Section 73 application.

Planning Policy Context

In terms of planning policy, the Wiltshire Core Strategy promotes high-quality design under Core Policy 57 (CP57). The principal front elevation of the units remains unchanged, aside from alterations to the roof form.

In addition, the end-terraced units incorporate a landing window within the end gables.

Principle of Development

The principle of nine three-bedroom dwellings on this site has been established through the approval of the parent application in 2023. Accordingly, consideration should be limited to the material amendments proposed, namely:

- The reduction in ridge height;
- The removal of dormer and rear Velux windows; and
- The insertion of a window in the end gable of plot nine.

I trust that the application will receive your support and lead to a favourable recommendation in due course. Please do not hesitate to contact me should you require any further information at any stage. I would also be grateful for an update once you have had the opportunity to review the submission.

Kind regards

Amy Poulson MRTPI, MSc, BSc (Hons)