

Planning Department
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

22nd May 2026

Our Ref: 5139

Dear Sirs

Section 73 Planning Application:
Copse Cottage, Hatts Lane, Semley, SP7 9AD
20/04526/FUL: Demolition of existing single storey extension including conservatory and garage, and replacement with a 2-storey side extension, alterations to domestic curtilage, access and associated works.

Please find attached a Section 73 Planning Application for proposals at the above property. Planning permission was previously granted under application 20/04526/FUL and the applicant would like to alter the scheme to address their requirements for a reduced extension scheme.

The changes are generally required to address budgetary constraints; the large Georgian style 'L-shaped' extension was prohibitively expensive based on current material and other costs.

The revised plans show that the northern part of the extension is now removed from the scheme and the house is extended to the west side only, without the further northern section.

The previous approved extension comprised a built footprint of approx. 170m², whereas the reduced scheme has a footprint of approx. 93m², thus giving a reduction of approx. 77m² of overall built footprint. Furthermore, the extension to the West is reduced from a projection of 13.5m down to an overall projection of 11.5m.

The proposed Georgian style of the extension is also changed to an extension which will present the building in a more local vernacular style in common with the existing dwelling, and a reduction in the overall height of the proposals.

The application was implemented in July 2021 by way of the changes to the access and driveway which was undertaken alongside the works approved under 19/10308/FUL (Construction of detached garage/carport building with home office and storage. (Re-submission of 16/06677/FUL))

The work at the time also included moving approx. 70m of overhead high voltage electric cables to an underground position which are located under the widened driveway where the position could be safely recorded.

The 4.5m of hedging to be removed for the driveway alterations was inspected by Cassie Todd MCIEEM from Eclipse Ecology Ltd who confirmed the go ahead to remove the section of hedge.

The 3m of hedging where the old drive was, was planted with a local species of hedging by a local arborist.

I trust the application is in order; however please advise if you require any further clarification and I look forward to hearing from you in due course.

Yours sincerely

Robert Smith

On behalf of Alan J Young Ltd