

PLANNING STATEMENT

PROPOSAL: Section 73 Application – Minor Material Amendment:

To Vary Condition (Approved Plans) of Planning Permission PL/2026/01871
(Increase rear projection of approved first floor extension by approx. 550 mm)

SITE: Hillside, Quarry Lane, Box, Wiltshire.

1. Introduction and Purpose of the Application

This Planning Statement supports a Section 73 application seeking to vary the approved plans condition attached to planning permission PL/2026/01871, which granted consent for a small first-floor rear extension at Hillside, Quarry Lane, Box.

The amendment sought is **minor in scale** and relates solely to approximately **550 mm increase in the rear projection** of the approved extension, resulting in an additional **5.4 m³** of volume. No other aspect of the approved design, height, massing, roof form, materials, or fenestration is altered.

The purpose of this application is to substitute the approved drawings with updated plans reflecting this modest change.

2. Section 73: Appropriateness of the Procedure

Section 73 of the Town and Country Planning Act 1990 enables the variation or removal of conditions, including those listing the approved plans. The proposed change:

- does **not** alter the description of development;
- does **not** introduce a materially different form of development;
- remains wholly consistent with the nature and scale of the approved scheme.

The amendment is therefore correctly categorised as a minor material amendment, and a Section 73 application is considered the appropriate and lawful mechanism.

3. Site Context

Hillside is a detached dwelling located on Quarry Lane, within the parish of Box. The property lies within the Green Belt, though it is not within a Conservation Area and is not a listed building. The site is set back from public viewpoints, with the rear elevation screened by topography and vegetation.

The approved extension is located on the rear elevation, with no visibility from the public realm.

4. Description of the Proposed Amendment

The amendment comprises:

- **A modest increase** in the depth of the approved first-floor rear extension so it now bears directly over the ground floor rear wall;
- Minimal additional volume;
- No change to:
 - ridge or eaves height
 - roof form
 - external materials
 - window positions
 - overall design character.

The amendment is proposed in response to structural and construction considerations identified following review of the full engineering details for the existing ground floor support recently given to my client in response to preparing the construction drawings. The revised arrangement would allow loads from the first-floor extension to align directly over the rear elevation wall and steel support, simplifying construction and providing a more robust and efficient structural solution.

Despite this adjustment, the extension remains visually modest and physically subordinate to the host dwelling.

5. Planning Policy Considerations

National Planning Policy Framework (NPPF) – Green Belt

The NPPF allows extensions to buildings in the Green Belt where they do not result in disproportionate additions over and above the size of the original building.

The approved extension was already assessed as proportionate. The additional minor increase represents a **very small uplift** that does not alter the Green Belt judgement previously made. The openness of the Green Belt is preserved.

Wiltshire Core Strategy

Relevant policies include:

- CP57 – Ensuring High Quality Design
- CP50 – Biodiversity and Landscape
- CP51 – Landscape
- CPI/CP2 – Settlement Strategy (contextual only)

The amendment remains fully compliant with these policies:

- The design quality is unchanged.
- There is no additional landscape impact.
- The extension remains modest, proportionate, and visually contained.

Neighbouring Amenity

The minimal rear projection increase does not introduce any new overlooking, overshadowing, or overbearing effects. The relationship with neighbouring properties is unchanged from the approved scheme.

6. Assessment of the Amendment

Scale and Massing

The increase in depth is minimal and does not alter the overall form or character of the extension. The extension remains clearly subordinate to the host dwelling.

Visual Impact

Given the rear location and lack of public visibility, the amendment has **no impact** on the wider landscape or street scene.

Green Belt Openness

The additional 5.4 m³ is negligible in Green Belt terms. The extension continues to represent a proportionate addition, consistent with NPPF guidance.

Technical and Environmental Considerations

There are no changes to drainage, access, parking, ecology, or heritage arising from the proposed amendment.

The revision has instead been prompted by technical considerations identified during the detailed construction review. The existing ground floor extension incorporates a number of interconnecting steel beams, and the approved first-floor arrangement would be more complex to construct above this structure.

By modestly increasing the rear projection, the first-floor extension can bear directly onto the existing external wall and steel support referred to in Section 4. This creates a simpler, safer, and more robust structural solution without altering the overall design approach or giving rise to any wider environmental effects.

7. Condition to be Varied

This application seeks to vary the standard condition listing the approved plans. The revised condition would read:

“The development hereby permitted shall be carried out in accordance with the following approved plans:

445/RJM/2025/3 rev A – Location and Block Plans

445/RJM/2025/1 rev B – Proposed Plans and Elevations”

No other conditions require amendment.

8. Conclusion

The proposed amendment represents a minor and policy-compliant refinement to an already approved scheme. It:

- is modest in scale;
- does not alter the approved design principles;
- has no impact on neighbours;
- preserves the openness of the Green Belt;
- remains consistent with Wiltshire Core Strategy and the NPPF;
- is appropriate for determination under Section 73.

The Council is respectfully invited to approve the variation of the approved plans condition.
