

MATERIAL AMENDMENT SUPPORTING STATEMENT

Section 73 application to vary Condition 2

Site	Ashdown, 1 Charlton Road, Malmesbury, Wiltshire, SN16 9JJ
Original permission	PL/2025/04517 - single storey rear extension to replace conservatory and regularisation of two-storey side extension and front porch
Applicant	Mr C Barber
Purpose	To substitute the approved proposed plans and elevations with the July 2026 amended drawing, changing external finishes and the roof form of the extension.

1. Proposal

This application seeks a minor material amendment to the extant householder permission. The development description, approved footprint, overall use, access, openings and relationship to the host dwelling remain unchanged. The amendment is confined to the external materials and roof form shown on the revised proposed plans and elevations.

2. Amendments sought

The revised drawing is to replace approved drawing 3A only. The following changes are proposed:

- Replace the approved low-level brick and vertical composite timber cladding to the two-storey element with painted terracotta render, selected to relate to the colour of the existing brickwork.
- Replace the approved brick-and-timber treatment to the single-storey rear extension with the same painted terracotta render treatment, providing a simpler and more coherent external finish.
- Replace the approved roof arrangement to the amended extension area with a grey GRP flat roof, matching the existing flat-roofed/two-storey element of the main dwelling.
- Retain grey aluminium windows and doors, as approved.

3. Comparison with the approved scheme

Component	Approved drawing 3A	Proposed amended drawing
External walls	Low-level brick and vertical composite wood cladding to two-storey section; brick with timber posts and beams to single-storey extension.	Painted terracotta render to the amended elements, relating to the colour of the existing brickwork.
Roof	Approved roof form and finish shown on drawing 3A, including tiled elements and rooflights.	Grey GRP flat roof to the amended extension area, relating to the existing grey GRP flat-roofed element.
Windows and doors	Grey aluminium windows and doors.	Grey aluminium windows and doors retained.
Scale and siting	Approved footprint, height, layout and relationship to the dwelling.	No change proposed to the approved footprint, use, access or relationship to neighbours.

4. Planning considerations

The changes do not introduce additional floorspace, alter the approved use, increase the approved extent of development, or change the position of the extension. The amended palette simplifies the appearance of the additions and relates to colours and finishes already present on the dwelling: terracotta-toned external treatment relates to the existing brickwork, while the grey GRP roof relates to the existing flat-roofed element. Grey aluminium openings are retained.

The revised roof is lower-profile than a pitched or tiled alternative and does not create new overlooking. Given that the amendment is limited to appearance and roof form within the established approved envelope, it does not give rise to a materially greater effect on neighbouring amenity, the street scene, access, parking, drainage or biodiversity than the scheme already permitted.

5. Proposed variation to Condition 2

It is requested that Condition 2 be varied so that the development shall be carried out in accordance with the approved plans and documents, except that the following drawing is substituted:

- Proposed Plans and Elevations, drawing 3B (or other unique revision reference), July 2026 - Material Amendment Application.

All other approved plans and documents, and all other conditions attached to planning permission PL/2025/04517, should remain in full force and effect.

6. Drawings and documents submitted

- Completed Section 73 application form and the applicable fee.
- This supporting statement.
- Revised Proposed Plans and Elevations - July 2026 (to be issued as drawing 3B, superseding approved drawing 3A).
- Decision Notice for PL/2025/04517.
- Approved Location and Site Plans 1A, if requested by the validation checklist.

7. Conclusion

The proposal is a limited amendment to an extant permission. It preserves the approved development in all material respects other than the clearly identified changes to external finishes and roof form. Approval is

therefore respectfully requested for the variation of Condition 2 and substitution of the revised proposed plans and elevations.