

Planning Statement

Section 73 Application to Vary Condition

Planning Permission 20/06142/FUL

Applicant: Mr Alexander Geoffrey Fryatt and Mrs Jennifer Mary Fryatt

Site Address:

Mandalay
15 Stonehenge Road
Amesbury
Wiltshire
SP4 7BA

1. Introduction

This application is submitted under Section 73 of the Town and Country Planning Act 1990 seeking to vary the condition 3 attached to planning permission 20/06142/FUL.

The applicant seeks only to add to the condition 3 to allow the annexe to be occupied either as:

- a. a holiday accommodation in accordance with the existing permission; or
- b. only as ancillary accommodation occupied by a dependent relative or family member in association with the main residence (a 'Granny Annexe').

The proposal does not create a new independent dwelling but provides additional flexibility for the annexe to be occupied either as approved holiday accommodation or as ancillary accommodation incidental to the main dwelling due to changing family circumstances.

The Reasons in the original condition 3 remains unaffected.

2. Site and Planning History

The application site comprises Mandalay, 15 Stonehenge Road, Amesbury.

The property has benefited from previous planning permissions including:

- a. S/2003/2231
- b. S/2005/0084
- c. 20/06142/FUL

3. Existing Condition 3

The current condition 3 states:

"The proposed three bed holiday let hereby permitted in association with the five bed dwelling known as Mandalay 15 Stonehenge Road Amesbury shall not be occupied as a persons' sole or main place or residence and no person shall occupy the holiday accommodation hereby permitted for a continuous period of more than 28 days in any calendar year.

REASON: In order to retain tourist accommodation in accordance with Policy CP40 and because the holiday let does not make provision for amenity space separate from the main dwelling."

4. Proposed Replacement Condition 3

The applicant respectfully requests that the existing condition 3 be replaced with the following wording:

"The annexe hereby permitted shall be used only either:

- a. as holiday accommodation with no individual occupying the holiday accommodation for a continuous period exceeding 28 days in any calendar year; or*
- b. as accommodation by a dependent relative or family member ancillary to the occupation of the principal dwelling known as Mandalay*

REASON: In order to retain tourist accommodation in accordance with Policy CP40 and also provide additional flexibility for the annexe to be occupied either as approved holiday accommodation or as ancillary accommodation incidental to the main dwelling, but without making provision for amenity space separate from the main dwelling."

5. Impact

No internal or external changes will be made to the property as a result of the proposed change which means:

- a. There will be no impact upon neighbours.
- b. Occupation by dependent family members is unlikely to generate any greater level of traffic than the approved holiday use and the existing off-road parking provision remains sufficient.
- c. The appearance of the site and surrounding street scene remains unchanged.

6. Policy Considerations

The proposal represents a minor variation to an existing planning permission. The proposal maintains the ancillary relationship between the annexe and the principal dwelling and therefore does not alter the character of the approved development.

The two reasons given for Condition 3 was *"to retain tourist accommodation in accordance with Policy CP40 and because the holiday let does not make provision for amenity space separate from the main dwelling."*

The proposal continues to satisfy the two reasons for the original condition, while providing greater flexibility in the use of the approved accommodation.

7. Conclusion

This application is only to vary the condition 3 attached to planning permission 20/06142/FUL.

The proposal would permit the annexe to be used either as holiday accommodation or as an ancillary granny annexe, while expressly preventing its occupation as an independent dwelling.

The proposed amendment maintains the planning objectives of the original permission while providing flexibility to accommodate changing family needs.

For these reasons, the applicant respectfully requests that Wiltshire Council grants planning permission under Section 73 to vary the condition 3 as proposed.