

Section 73 Cover Letter

Application Reference: PL/2024/04928

Site: Mistle Bourne, The Avenue, Porton, Salisbury, SP4 0NT

Proposal: Section 73 Application – Variation of Condition 2, 3, 16, 18, 19 and remove condition 14 (Approved Plans)

Date: 27th July 2026

To: Development Management
Wiltshire Council

Dear Hayley,

Please find enclosed a Section 73 application seeking to vary **Conditions 2, 3, 16, 18 and 19 (Approved Plans)** and **remove condition 14** of planning permission **PL/2024/04928**, which granted consent for:

Demolition of Existing Bungalow and Erection of 3no. dwellings, access and associated works.

The purpose of this Section 73 application is to:

- Replace the approved **two-storey dwellings** with **three single-storey bungalows**.
- Update those conditions directly affected by the revised plans.

A minor correction to the approved red line boundary has confirmed that the footway and bellmouth referenced in **Condition 14** lie entirely outside of the applicant's ownership and control (public highway -see attached Land Registry Title Plan). Also, these works cannot be undertaken without breaching **Condition 7**, as the protected beech tree (T24) occupies the area where the footway extension would be required. This was a boundary drafting error by the previous applicant.

Accordingly, this Section 73 application requests the **removal of Condition 14**, as it lies outside of the site boundary, conflicts with the approved Tree Protection Plan and is therefore undeliverable.

The submission includes the following documents:

- Revised bungalow plans
- Updated landscaping plan
- Updated boundary treatment plan
- Updated materials schedule
- Section 73 Planning Statement
- Section 73 Schedule of Changes
- Design & Access Addendum
- Technical Supporting Notes
- Corrected red line boundary plan
- Official Copy Land Registry Title Plan
- Replacement Condition 2 Wording
- Highways Technical Note
- Certificate B
- Updated Ecology Report

The proposed variation results in reduced height, massing, and visual impact compared with the approved scheme, while maintaining full compliance with the development plan and all technical requirements.

We respectfully request approval of this Section 73 application.

Yours sincerely,

MJ Smith,

Bluestone Homes