



Poulsom Architectural Design and Planning Services

13 August 2026

Development Management
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Dear Gemma,

Section 73 application to vary drawings under planning reference: PL/2024/03424

3 Lowbourne, Melksham, Wiltshire, SN12 7DZ

Please find enclosed a Section 73 application relating to the above development. The submission includes the following (all provided electronically unless otherwise stated):

- This covering letter;
- Relevant application forms and certificates;
- All necessary plans.

Background

Planning permission was granted on 26 September 2023 for the following development:

“Proposed erection of 9 no. dwellings at the former site of the Labour Club, Melksham, and associated works.”

All pre-commencement conditions (3, 4, 5, and 6) were discharged under planning reference PL/2023/09683, approved on 12 December 2023.

A subsequent application was submitted in 2024 to vary the plans condition, making amendments to the block plan (reference: PL/2024/03424).

The Proposal

This application seeks to vary the approved drawings (Condition 2) of the earlier S73 (PL/2024/03424) to remove the second-floor accommodation, dormer windows, and rear Velux windows. These changes will result in a reduction in ridge height of 1.45m. There is also a proposed end gable window in plot nine.

The proposed amendments do not alter the description of the parent permission and are therefore appropriately made under a Section 73 application.

Planning Policy Context

In terms of planning policy, the Wiltshire Core Strategy promotes high-quality design under Core Policy 57 (CP57). The principal front elevation of the units remains unchanged, aside from alterations to the roof form.

In addition, the end-terraced units incorporate a landing window within the end gables.

Principle of Development

The principle of nine three-bedroom dwellings on this site has been established through the approval of the parent application in 2023. Accordingly, consideration should be limited to the material amendments proposed, namely:

- The reduction in ridge height;
- The removal of dormer and rear Velux windows; and
- The insertion of a window in the end gable of plot nine.

I trust that the application will receive your support and lead to a favourable recommendation in due course. Please do not hesitate to contact me should you require any further information at any stage. I would also be grateful for an update once you have had the opportunity to review the submission.

Kind regards

Amy Poulson MRTPI, MSc, BSc (Hons)