

Development Management
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

R26-073

23rd July 2026

Variation of Conditions No.2 (approved plans) of permission PL/2024/01506 to enable solar panels and an ASHP to be installed at Church Hill Barn, Church Hill, Donhead St Mary, Shaftesbury

Dear Sir/Madam,

RAW Planning Ltd has been instructed by the applicant, Ms J Johnston, to submit an application under Section 73 of the Town and Country Planning Act 1990 (as amended), seeking to vary Conditions No.2 (approved plans) of planning permission reference PL/2024/01506.

Planning permission was previously granted for the conversion of an existing agricultural barn into a design studio, including car parking and associated works. The principle of development, alongside the overall design approach, has therefore been firmly established.

A Section 73 application has previously been approved for changes to the design (Cond 2) and drainage (Cond 9) under application ref PL/2025/04292 on 16th July 2026.

Our application proposes solar panels to the roof and installation of an ASHP to the approved scheme. These changes are considered modest in scale and nature and are not considered to materially alter the acceptability of the approved development.

To reflect this update, Condition 2 (Approved Plans) of the original permission must be revised to reference the latest versions of the drawings and documents. Please find below a table setting out the originally approved drawings and the proposed superseding plans submitted as part of this Section 73 application:

Drawing Title	Approved Plan Ref:	S73 2025 Revised Plan Ref:	S73 2026 Revised Plan Ref:
Proposed Ground Floor Plan	JTD_298_02_110	TDS_298_05_110 B	298_02_110-A
Proposed First Floor Plan	JTD_298_02_110	TDS_298_05_111 B	-
Proposed Roof Plan	JTD_298_02_112	TDS_298_05_112	298_02_112-A
Proposed North Elevation	JTD_298_02_200	TDS_298_05_200 A	-
Proposed East Elevation	JTD_298_02_201	TDS_298_05_201 B	-
Proposed South Elevation	JTD_298_02_202	TDS_298_05_202 B	
Proposed West Elevation	JTD_298_02_203	TDS_298_05_203 B	298_02_203-A
Drainage Layout	-	13092-100 C2	

Proposed ASHP			SP23A032GB-05 1783959762370 ASHP
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The application relates solely to the addition of an ASHP and a battery storage system for 18 no. roof-mounted photovoltaic panels to the approved building. The panels are shown on the submitted Proposed Roof Plan ref. 298_02_112 Rev A. A manufacturer's data sheet is provided to confirm the typical appearance and dimensions of the proposed panels. The ASHP and battery store are shown on the elevations and floor plans.

The panels would be mounted close to the plane of the approved roof and would not materially alter the approved form, scale or massing of the building. The proposal is therefore limited to a modest external alteration to the approved roofscape and does not affect the principle of development previously established by permission PL/2024/01506.

I trust the above and enclosed provides you with sufficient information to validate this application and progress it towards a positive determination. Should you require any further information, please do not hesitate to contact me.

Yours sincerely

Anna Hebard

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