



ARCHEVOLVE

Architectural Design

PLANNING LETTER

Proposal: Section 73 Application for the Variation of Condition 1 (Approved Plans) pursuant to DC/25/1480 (*Erection of 4no. 3-bedroom dwellings with associated car parking, private amenity space and acoustic fencing. Creation of an ecological buffer zone*).

Appellant: James Williams

Date: May 2026

Dear Tamara,

We write on behalf of the applicant in support of this Section 73 application seeking a minor material amendment to the previously approved scheme under planning permission ref. DC/25/1480 for the:

"Erection of 4no. 3-bedroom dwellings with associated car parking, private amenity space and acoustic fencing. Creation of an ecological buffer zone."

As discussed via email, full planning permission has already been granted for the above development. Since the issuing of the decision notice, a boundary matter has arisen in relation to the neighbouring development site. In order to ensure there is no conflict between the respective schemes and to accurately reflect land ownership and site constraints, this application seeks to make a minor amendment to the approved red line boundary.

Importantly, the proposed development itself remains materially unchanged from the approved scheme. The application continues to propose:

- 4 no. three-bedroom dwellings;
- dwellings which remain fully compliant with the nationally described space standards;
- associated parking and private amenity provision;
- acoustic fencing; and
- the ecological buffer zone previously approved.

The overall scale, layout approach, design principles and quantum of development remain consistent with the extant permission. The amendment is therefore limited solely to the refinement of the application boundary to respond to the circumstances that have arisen since permission was granted.



The proposed amendment has been discussed informally with the Council via email correspondence dated 8 May 2026, in which it was confirmed that the submission of a Section 73 application would be the appropriate mechanism to regularise the amendment.



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Given the limited nature of the changes proposed, and noting that all other aspects of the development remain entirely consistent with the approved scheme, it is considered that the proposal would not give rise to any new or materially different planning impacts from those already assessed and accepted under application ref. DC/25/1480.

We therefore respectfully request that planning permission be granted for this minor material amendment and that Condition 1 is varied to supersede the previously approved plans with the amended plans, as set out below.

Approved Plans	Proposed Plans
Proposed Site and Location Plan (Reference ARC/088/25/11 Rev_A)	New Build – Scheme 2 - Proposed Site and Location Plan (Reference ARC/088/25/11)
Existing Site and Location Plan (Reference ARC/088/25/05 Rev_A)	New Build – Scheme 2 - Existing Site and Location Plan (Reference ARC/088/25/05)
Topographical Survey (Reference ARC/088/25/01 Rev_A)	New Build – Scheme 2 – Existing Floor Plans (ARC/088/25/01)
Existing Elevations 1 of 2 (Reference ARC/088/25/02 Rev_A)	New Build – Scheme 2 - Existing Elevations 1 of 2 (Reference ARC/088/25/02)
Existing Elevations 2 of 2 (Reference ARC/088/25/03 Rev_A)	New Build – Scheme 2 - Existing Elevations 2 of 2 (Reference ARC/088/25/03)
Existing Sections (Reference ARC/088/25/04 Rev_A)	New Build – Scheme 2 - Existing Sections (Reference ARC/088/25/04)
Proposed Site Plan (Reference ARC/088/25/07 Rev_A)	New Build – Scheme 2 - Proposed Site Plan (Reference ARC/088/25/07)
Proposed Elevations 1 of 2 (Reference ARC/088/25/08 Rev_A)	New Build – Scheme 2 - Proposed Elevations 1 of 2 (Reference ARC/088/25/08)
Proposed Elevations 2 of 2 (Reference ARC/088/25/09 Rev_A)	New Build – Scheme 2 - Proposed Elevations 2 of 2 (Reference ARC/088/25/09)
Proposed Sections (Reference ARC/088/25/10 Rev_A)	New Build – Scheme 2 - Proposed Sections (Reference ARC/088/25/10)
Proposed Plans – Plot 1 (Reference ARC/088/25/13 Rev_A)	New Build – Scheme 2 - Proposed Plans – Plot 1 (Reference ARC/088/25/13)
Proposed Plans – Plot 2 (Reference ARC/088/25/14 Rev_A)	New Build – Scheme 2 - Proposed Plans – Plot 2 (Reference ARC/088/25/14)
Proposed Plans – Plot 3 (Reference ARC/088/25/15 Rev_A)	New Build – Scheme 2 - Proposed Plans – Plot 3 (Reference ARC/088/25/15)
Proposed Plans – Plot 4 (Reference ARC/088/25/16 Rev_A)	New Build – Scheme 2 - Proposed Plans – Plot 4 (Reference ARC/088/25/16)
Proposed Site Plan (Reference ARC/088/25/17 Rev_A)	New Build – Scheme 2 - Proposed Site Plan (Reference ARC/088/25/17)
Landscape Plan (Reference ARC/088/25/18)	New Build – Scheme 2 - Landscape Plan (Reference ARC/088/25/18)





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Preliminary Ecological Appraisal by Phlorum dated 16.09.2025 (13601 V4)	As approved.
Residential Noise Assessment by Entran Limited dated 02.09.2025 (NONE Ver. 1-2)	As approved.
Flood Risk Assessment and Drainage Strategy by Motion dated 28.08.2025 (1fowas/2411100 Final A)	As approved.

Should you require any additional information in relation to the submission, please do not hesitate to contact us.

