

Application for Removal or Variation of a Condition following Grant of Planning Permission or
Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

The decision letter for application number 22/01613/REM describes the approved development as follows: 'Reserved matters application to 21/02147/OUT [1 new dwelling] - Details of appearance, landscaping and layout'.

This application seeks approval to vary the following condition in 22/01613/REM and refers to three relevant plans:

"1. The development shall not be carried out otherwise than in complete accordance with the approved plans and documents listed below unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended):

- Proposed Location Plan - 2110160.STO-03 Rev C
- Proposed Site Plan - 2110160.STO-04 Rev C
- Site Layout rev 1 received 24 June 2022"

Reference number

22/01613/REM

Date of decision (date must be pre-application submission)

26/07/2022

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 1.

Has the development already started?

Yes

No

If Yes, please state when the development was started (date must be pre-application submission)

19/04/2023

Has the development been completed?

- Yes
 No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

During demolition and subsequent groundworks, a large hand-dug well measuring 1.2m diameter has been discovered on site. The well is situated on the South East side of the plot and will be partly under the foundations of the house.

Due to the proximity of the well to the foundations and potential instability of the land surrounding it, it is not advisable to build directly over the top of the well. In addition, the presence of the well provides a future opportunity to extract water for garden irrigation, reducing reliance on the mains network.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

We therefore request that Condition 1, relating to the position of the house, is amended to allow the house to be moved back towards the North edge of the plot by 1.5m to avoid the well. There would be no change to the orientation and angle of the house as agreed in planning (22/01613 REM). The site is large enough to accommodate the move within the boundary. The North edge of the plot is not overlooked by neighbours (nearest neighbour to the East would be 27m away) and the adjoining plot is open field.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

**** REDACTED ****

Reference

Stokes 22/01613/REM The Beeches (21/02147/OUT)

Date (must be pre-application submission)

24/04/2023

Details of the pre-application advice received

Contacted officer on 24 April and 27 April to provide proposed plan and officer advised on 11 May that the most appropriate route would be to submit a Section 73 application for variation of Condition 1 of 22/01613/REM.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes

No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Vincent

Surname

Stokes

Declaration Date

11/05/2023

Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Vincent Stokes

Date

11/05/2023