

Development Control
Rushcliffe Borough Council
Civic Centre
Pavilion Road
West Bridgford
Nottingham
NG2 5FE

18 January 2021

Your Ref: 19/02547/FUL

Dear Sir/Madam

RE: Section 73 application to vary condition 02 on Full Planning permission 19/02547/FUL- Erection of proposed detached garage outbuilding, extension of residential curtilage to facilitate development and removal of a tree at Walnut House, Maule Court, Orston Nottinghamshire NG13 9NP.

We are instructed by our client Mr John Johnson to submit this Section 73 application to amend or vary condition 02 on the above planning permission.

Section 73 of the Town and Country Planning Act 1990 allows applications to be made for permission to develop without complying with a condition(s) previously imposed on a planning permission. The local planning authority can grant such permission unconditionally or subject to different conditions, or they can refuse the application if they decide that the original condition(s) should continue. The original planning permission will continue to subsist whatever the outcome of the application under section 73.

Condition 02 states, *'The development hereby permitted shall be carried out strictly in accordance with the Design and Access Statement, Tree Report and plans ref: (10)008 Rev P00 & (20)007 Rev P00 submitted with the application on the 31st October 2019 and revised plan indicating a 1.8m high close boarded timber fence received on the 10th January 2020.'*

[For the avoidance of doubt and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

In light of the enclosed submitted plan we therefore seek the local planning authority's approval to amend condition (02) as set out below:

'The development hereby permitted shall be carried out strictly in accordance with the Design and Access Statement, Tree Report and plans ref: (10)008 Rev P00 & (20)007 Rev P00 submitted with the application on the

31st October 2019 and revised plan indicating a 1.8m high close boarded timber fence **along the rear (west) and side (south) boundaries received on the 15th January 2021.**

[For the avoidance of doubt and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

In addition to this covering letter the application comprises of the following documents and plans:

- Planning Application Forms and Ownership Certificate
- Proposed Site Plan Annotated and Revised 15.01.2021
- Application fee for the sum of £234.00 (paid via Planning Portal).

We trust that the information provided within this submission provides adequate justification for the proposal in its current form and to allow the Planning Authority to support the proposal. We trust this application is complete and can be registered without delay. We look forward to the receipt of your acknowledgement of the registration of the application in due course. It would be appreciated if you could keep me informed on the progress of the application.

Please feel free to contact me should wish to discuss the proposal or if you need any further information.

Yours faithfully,

J Pope

**Jon Pope BSc (Hons) MSc MRTPI
Chartered Town Planner**