

Buckinghamshire Council

Chapman Lily Planning Ltd
Unit 5 Designer House
Sandford Lane
Wareham
BH20 4DY

Date: 8th December 2023
Our reference: GM - 1536

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Dear Sir / Madam

S73 application to vary condition 1 of 19/01133/COUAR

Extant planning permission for Prior Approval ref: 19/01133/COUAR for;

“Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of agricultural barn into three residential dwelling (Class Q (a) and (b))”

at Little Yeat, Bicester Road, Woodham, Buckinghamshire HP18 0QH, was granted on 25th September 2019 subject to 3 conditions. The first condition listed the plans approved as part of the application. The plans have since been amended and approved under application 21/02144/APP. This application is for a further amendment regarding the windows.

Our client, Ms D Muspratt (the original applicant and the owner of the site), wishes to make amendments to the approved scheme. As set out below, the proposed amendments sit comfortably within both the description of development and the scope of the requirements of Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order.

Class Q stipulates that the following building operations are permitted;

- The insertion or replacement of windows, doors, roofs or exterior walls,
- The provision of water, drainage, electricity, gas or other services,
- Partial demolition (to the extent reasonably necessary for the building to function as a dwellinghouse),

Class Q also requires that the development does not result in external dimensions beyond the external dimensions of the existing building and must be no more than 465m². These requirements are not breached.

The proposed variation to the approved plan relates to changes to the windows. There are no extensions beyond the existing building, as such the variation does not take the proposal outside of the scope of Class Q.

In our opinion, the cumulative effects would not be material in the context of the overall scheme. Thus, we herewith submit an application to vary condition 1 of the planning permission under S73 of the Town and Country Planning Act to alter the approved plans to the following;

Registered company number: 9402101 Registered in England & Wales
Registered office: Unit 5, Designer House, Sandford Lane, Wareham, BH20 4DY

- General arrangement elevations (20-54)

I trust the proposed plan will meet with your approval. We would welcome the opportunity to discuss the proposal if you have any queries or require any points of clarification so please do not hesitate to contact me.

Yours sincerely



Sophia Dykes

Assistant Planner