



Somerset Planning – East Team
 Cannards Grave Road, Shepton Mallet, BA4 5BT
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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

Demolition of existing dwelling and outbuilding and erection of replacement dwelling and outbuilding and creation of new access.

Reference number

Application No: 2023/0360/FUL

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

18/08/2024

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

Condition number(s)

Condition 2 - Plans List

Has the development already started?

Yes

No

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

23/10/2023

Has the development been completed?

Yes

No

Condition(s) - Variation/Removal

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

In the course of working through the construction details of the annexe with the architects and building contractor we have determined that some of the ground floor ancillary space to be contained within the annexe can be accommodated in a reduced footprint by utilising the approved roof height of this building. [By way of previous application, approval was granted to raise the roof height above the carport]. By utilising this height, we propose to remove the single storey element of the annexe to the west of the carport. The proposed footprint is illustrated in drawings 1763/005 revF, 1763/040 revD, 1763/041revC, 1763/004revE. We understand that the Parish Council previously raised concerns about the overall mass of the Annexe with the additional loft space. We propose that by altering the design as shown in the drawings listed, whilst it results in a loss of usable space (to be addressed separately - see document attached re rationale) the overall mass of the Annexe building is reduced, whilst retaining a design in keeping with the overall agricultural design of the project.

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

The design of the Annexe to be varied as illustrated in the attached drawings:

- *1763/004D to be superseded by 1763/004E
- *1763/005C to be superseded by 1763/005F
- *1763/040C to be superseded by 1763/040D
- *1763/041C

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

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

Mrs

First Name

Juliette

Surname

Coakes

Declaration Date

01/02/2024

Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Juliette Coakes

Date

01/02/2024