

Ref: 25355_2026.05.08_lt.pl02.rda
Date: 8th May 2026



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Dear Planning,

RE: Land rear of; Bramble Bank, Bedford Road, Holwell, SG5 3RX.

We enclose a Section-73 application to vary conditions to approval reference 23/01752/FP, for the erection of two detached dwellings allowed at appeal ref APP/X1925/W/24/3348198, on the 8th January 2025.

The fundamental change proposed to the application is to substitute the approved drawing numbers with new versions which propose a new design to the approved dwellings. The plot layout remains fundamentally the same, with some revisions to the plot shape and setting, but include a full new design as detailed in the enclosed drawings.

The existing access will remain the same, leading to a central turning head to have both plots facing each other, orientating plot 1 to the east, rather than the west as approved.

A full list of the proposed amended conditions (including our proposed amendment) are listed below:

	Condition as approved:	Condition as proposed:
2	The development hereby permitted shall be carried out in accordance with the following approved plans: RSD-23-59 P01; RSD-23-59 P02 Rev A; RSD-23-59 P03; RSD-23-59 P04; RSD-23-59 P05; RSD-23-59 P06 and RSD-23-59 P07.	The development hereby permitted shall be carried out in accordance with the following approved plans: PL04, PL05, PL13, PL14, PL15, PL16.
4	No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The Construction Management Statement shall include details of: access arrangements to the site; location of construction and storage compounds, including areas designated for contractor's parking, the loading/unloading of delivery vehicles	The developed shall be completed in accordance with the approved Construction Method Statement.

	and turning areas; siting and details of wheel washing facilities or other means to prevent mud or debris being deposited on the public highway; and timing of construction activities (including delivery times and removal of waste). The development hereby approved shall be carried out in accordance with the approved Construction Method Statement:	
6	No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.	The proposed development shall be completed in accordance with the approved external materials schedule.
7	No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall incorporate the recommendations at Section 6 of the Biological Impact Assessment (Report No: J3178-0623) and shall also include details of: a) all existing trees and hedgerows on the land, identifying those to be removed and those retained, including setting out measures for the protection of retained trees and hedgerows throughout the course of the development; b) new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting; c) the location and type of any new walls, fences or other means of enclosure; d) any hard landscaping proposed; and e) the design and external elevations of the cycle storage and bin storage.	Landscaping works shall be completed in accordance with the approved landscaping drawing no PL05.
9	The first floor window within the north elevation of the dwelling hereby permitted to be erected on Plot 2 shall be obscure glazed. Once installed the	Condition to be removed, no longer relevant as the first floor window on the north elevation has been removed.

	obscured glazing shall be retained thereafter.	
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The original application was submitted prior to Biodiversity Net Gain requirements and is therefore not required as part of this Section-73 application which seeks to vary this previous consent.

We trust that the enclosed amendments are acceptable, but should you have any concerns with the proposals then please do not hesitate to contact us.

Yours faithfully,

Ryan Albone

Director | Chartered Architectural Technologist
BSc (Hons) Dip MCIAT