



R and K Jones  
c/o Simon White  
Evenwood Cottage  
Cound Moor  
Shrewsbury

Date: 14 June 21

Our Ref: PREAPP/21/00247

Your Ref:

By email: [simon@batchvalleydesign.com](mailto:simon@batchvalleydesign.com)

Dear Mr and Mrs Jones

## **TOWN AND COUNTRY PLANNING ACT 1990**

<b>PLANNING REFERENCE:</b>	PREAPP/21/00247
<b>PROPOSAL:</b>	Replacement dwelling
<b>LOCATION:</b>	Evenwood Cottage, Cound Moor

Thank you for your request for pre-application advice.

### **Advice Summary**

A planning application is unlikely to be supported based on information submitted.

### **Attachments**- consultation responses:

Conservation  
Drainage/SUDS

### **Policies**

The following planning guidelines and policies apply:  
National Planning Policy Framework (NPPF)  
Adopted Core Strategy CS5, CS6, CS17  
Adopted SAMDev Plan MD2, MD7a, MD12, MD13.  
SPD Type and Affordability of Housing (Housing SPD)

### **Site Description**

Evenwood Cottage is a relatively isolated dwelling on the edge of Evenwood Common in a countryside location, though not in the Shropshire Hills AONB. It dates from the 19C and has a historic core, but has been significantly enlarged by incremental alterations, not all of which are particularly high quality. The dwelling has a dedicated @100m track to its front leading to the public highway through the settlement of Cound Moor.

The dwelling has on its ground floor typical living accommodation with a link structure to what appears to be a traditional outbuilding, converted to a sitting room. Upstairs, the

dwelling has 3 bedrooms and a bathroom. The dwelling is constructed from a combination of stone, brick, much of which has been rendered.

### **Proposal**

The submission covering letter explains that the original option was to renovate and extend, though for reasons of cost, layout and thermal efficiency, the proposal is now to rebuild entirely. No indicative plans of the rebuild have been provided, though an image labelled "renovation extension" has been placed on the file. It is assumed for the purposes of the description of development that the image does not reflect the proposal. However it is assumed the image indicates a broad intention to replace the existing with a larger dwelling.

### **Assessment**

The NPPF states at Para 197 that:

*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

MD13 states that development proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment, including a qualitative visual assessment where appropriate.

In this case a Heritage Impact Assessment (HIA) has not been provided. It is not possible therefore to fully understand the historic significance of the Evenwood Cottage, nor is it possible to assess the resulting extent of harm to its traditional character, fabric and setting. Any structural issues would have to be clearly explained in a survey to justify demolition, especially in relation to parts of the dwelling which have historic interest.

The adopted SAMDev Plan MD7a(3) states that replacement dwellings should not be materially larger and must occupy the same footprint unless it can be demonstrated why this should not be the case. In the event demolition is justified, any replacement will be expected to strictly adhere to the requirements of MD7a.

Paras 2.20-2.24 of the Housing SPD explain requirements of House Extensions and Replacement Dwellings in the Countryside. Aside from the importance of maintaining a stock of lower cost rural dwellings, the SPD refers to the visual impact of large buildings in rural areas and the need to ensure development is sympathetic to the character and appearance of the original building.

CS and SAMDev Policies CS2 and MD2 seek to secure sustainable design. CS17 and MD13 go further to ensure that development Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored. MD13 in particular, amongst other things seeks to ensure that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.

### **Ecology**

I have not consulted the Council's ecology team, but the proposed development meets the trigger for an ecological impact assessment in respects of bats and great crested newts. I have attached Shropshire Council's relevant guidance for your information.

## **Conclusion**

I am sorry I cannot provide more positive advice in relation to your enquiry. For reasons set out above, a planning application based on proposals and details submitted is unlikely to be supported.

I have attached consultation comments which should be self-explanatory. Comments may assist should you decide to progress to a planning application. Any application submitted is also likely to be considered under CS6, CS17, MD2, MD7a, MD12 and MD13. If you have any queries on these comments please let me know.

Finally, the following standard advice applies:

I trust the above is helpful, but please note that it is an informal opinion based on the information you have provided at this stage. Any planning application submitted will be determined taking into account the details contained in the application; the policy of the Development Plan; Government planning policy; the outcome of any consultation with statutory or other consultees; any representations received and any other material consideration. Any expenditure incurred in preparing plans or making the application must be entirely at their own risk.

If it is your intention to proceed, validation requirements can be found using the following link:

<https://www.shropshire.gov.uk/planning/applications/>

Guidance on Community Infrastructure Levy (CIL) requirements can be found using the following link:

<https://www.shropshire.gov.uk/planning-policy/community-infrastructure-levy-cil/>

If you require any clarification of the above by all means let me know.

Yours sincerely

Frank Whitley

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Southern Team

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