

TONY ROWLAND
ARCHITECTURAL SERVICES
BSC (HONS) BUILDING CONSERVATION TECHNOLOGY
12 BARRATTS HILL, BROSELEY, SHROPSHIRE, TF12 5NJ.

www.shropshire-architecture.com

SUPPORTING DOCUMENTATION AND
PHOTOGRAPHS TO ACCOMPANY
THE PLANNING APPLICATION FOR
THE CONSTRUCTION OF A BARN
TO BE USED FOR STORAGE ON
LAND ADJOINING BIRCHFIELD
COPPICE, BENTHALL LANE,
BENTHALL, SHROPSHIRE.



PHOTOGRAPH 1 - BIRCHFIELD COPPICE, BENTHALL.

Website - www.shropshire-architecture.com Mobile - 07749 743840 Email - tonyrowland74@aol.com

Survey drawings - Planning schemes - Working drawings and Applications
Joinery details - Window schedules - Specialising in works to Listed Buildings

SUMMARY

This application seeks to obtain planning permission for the construction of a storage barn on land adjoining Birchfield Coppice in Benthall.

THE SITE

The land adjoining Birchfield Coppice has recently been acquired from the neighbouring Tiffany Stables.

PLANNING HISTORY

There is no planning history regarding this site. The land sits outside the development boundary so it can not be used for residential development and there is also a legal agreement with the previous owners that the land will not be used for residential development. It is not being proposed to incorporate the adjoining land within the existing domestic curtilage and therefore no change of use is required.

PRE-APPLICATION CONSULTATION

There has not been any pre-application consultation.

DESCRIPTION OF THE PROPOSED WORKS

It is proposed to construct a new storage barn upon an existing concrete slab which would use similar materials to the implement store which is located at Birchfield Coppice and can be seen in photograph 5 within 'Appendix A'.

IMPLEMENTATION OF PARAGRAPH 47 OF THE NPPF

Applications affecting buildings set within a rural location quite often need more time than the statutory period designated for the determination of applications set by planning law. Rural and Heritage planning issues are completely different from those experienced within Urban applications and therefore a one size fits all policy does not work. We have to remember that Shropshire is predominantly a rural county. The implementation of fixed time scales and inflexible constraints upon planning officers is extremely unhelpful and will only lead to false recording of achievement targets. I therefore invoke my right under 'paragraph 47' of the National Planning Policy Framework (NPPF) which came into force on the 20th of July 2021 to agree to a longer period for the consideration of this and all of my other applications. This longer period will allow for discussions to be held between myself and the planning officer regarding any possible tweaks and amendments and will allow extensions to the determination date if necessary to allow for any revisions to be made to the drawings and submitted for consideration.

CONCLUSION

The proposals contained within this application have been designed to take into account its site and setting, along with the style and materials of the buildings within its immediate vicinity.

**APPENDIX
A
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PHOTOGRAPHS**



PHOTOGRAPH 2 - GENERAL VIEW OF THE ACCESS TRACK WHICH LEADS TO THE ADJOINING PIECE OF LAND.



PHOTOGRAPH 3 - GENERAL VIEW OF THE EXISTING CONCRETE SLAB ON THE ADJOINING PLOT OF LAND.



PHOTOGRAPH 4 - GENERAL VIEW OF THE EXISTING CONCRETE SLAB UPON WHICH IT IS PROPOSED TO CONSTRUCT A NEW STORAGE BARN.



PHOTOGRAPH 5 - DETAIL OF THE IMPLEMENT STORE WHICH WAS CONSTRUCTED AT BIRCHFIELD COPPICE. THE PROPOSED BARN WOULD USE SIMILAR MATERIALS.