



PLANNING STATEMENT

For:
Application under section 73A of the Town and Country Planning Act 1990 for the change of use
of land to residential curtilage land.

At:
24 Whitchurch Road, Prees, Shropshire, SY13 2DG

Office at: Whitchurch- Shropshire and Preston- Lancashire

Email: ac@rpsdesigngroup.co.uk

T: 0845 5442005

Website: www.rpsdesigngroup.co.uk

ON BEHALF OF THE APPLICANT:

R. Law & A Butterworths

August 2023

Introduction

RPS Design Group Ltd have been appointed as agent on behalf of the applicant, for the Planning Application associated with the section 73A application for the change of use of land to domestic curtilage land at 24 Whitchurch Road, Prees, Shropshire, SY13 2DG.

This Statement has been created to provide a sweeping overview of the application, to be read in conjunction with the plans submitted.

Context, Site and Local Area

The existing dwelling and its curtilage land is situated on the West side of Whitchurch Road, just outside the northern area of the village of Prees, Shropshire.

The site to which this change of use application refers to is directly behind and adjoining number 24 Whitchurch Road's existing residential curtilage land, which is to the West of the property.

The site is not within any designated Conservation Area and not close to any listed structures.

The sites topography is reasonable level.

The most important aspect is that the site sits between existing established residential curtilage land to the North (number 1 Whitchurch Road rear garden) and to the South (for the most recently completed Rose Court bungalows, their gardens and the Medical Practice).

The site will bring the rear garden boundary fence to the same depth as those established to the North.

Significantly, there is development ongoing to the South-West of the site, which again will be residential use. This application for 27 new houses and bungalows was approved on 23rd July 2021 by Shropshire Council.

Given the land is already in the ownership of the applicant and owner of 24 Whitchurch Road, an established rural style, timber post and rail fence line is in place.

Conclusion

The garden will not appear out of character in its size and will match those of the properties in the immediate area.

24 Whitchurch Road is a dwelling with little rear private amenity space and by obtaining consent for the change of use of this parcel of land, the dwelling will be better positioned within its site and will be able to enjoy the rear garden aspects of family living that their adjacent neighbours have.

The proposal is therefore in accordance with the NPFF and Shropshire Councils own Local Plan, planning policies CS5, 6 and MD2.



www.rpsdesigngroup.co.uk