

Mr N Dummer
Spacescape Architecture Ltd Landscape
Church Villa
Chapel Lawn Road
Bucknell
SY7 0AA

Date: 20 October 2022

Our Ref: PREAPP/22/00523

Your Ref:

<sent via Email>

Dear Mr Dummer

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING REFERENCE:	PREAPP/22/00523
PROPOSAL:	Erection of a two storey side extension
LOCATION:	Park Farm, Hopesay, Craven Arms, Shropshire, SY7 8HG.

Thank you for your request for advice on the above proposals and please accept my apologies for the delay in responding. Having now considered the details and received comment from the relevant consultees, I can provide my comments and guidance as below.

Principle of development

When seeking planning permission, the principle of enlarging existing dwellings is generally accepted under the Council's Supplementary Planning Document (SPD) on the Type and Affordability of Housing, although the key requirement of the SPD is for extensions and additions to be sympathetic to the size, mass, character and appearance of the original dwelling, (taken to mean as the building existed in 1948, in the case of earlier properties and discounting any subsequent additions) and its surroundings.

Shropshire Council's Core Strategy Policy CS6: Sustainable Design and Development Principles reiterates the requirements of the SPD, whilst Policy MD2 of the Site Allocations and Management of Development (SAMDev) Plan expects all development to reinforce local distinctiveness in terms of building form, scale and proportion, heights and lines, density and plot sizes, materials and architectural detailing.

Core Strategy Policy CS17 is also relevant and states that any development should protect and enhance the diversity, high quality and local character of the County's natural, built and historic environment and not adversely affect the visual, heritage or



recreational values and functions of these assets, in particular, the Shropshire Hills Area of Outstanding Natural Beauty, (AONB). Meanwhile, MD13 of the SAMDev Plan ensures that wherever possible, proposals avoid harm or loss of significance to designated or non-designated 'heritage assets', including their settings. These are buildings which pre-date 1950; comprise traditional materials and building methods; are of permanent and substantial construction and of local significance, adding value to the landscape.

Any such consent for self-contained, annex accommodation in the countryside would be conditioned to prevent the development being severed from the existing dwelling and to ensure its use remains ancillary.

Following comments from the Council's Conservation Officer, due to the property being heavily extended and modernised over time, the dwelling is no longer considered to be a non-designated heritage asset, allowing a slightly more lenient approach to development at the site. However, given its position in the AONB and the principal policy requirements, any application to extend the property would still need to be sensitively considered and this is discussed below.

Siting, scale, design and visual impact

Although the height of the proposed development would be subordinate, I consider the chosen position of the new structure to be too cramped of an area to comfortably accommodate the scale of development proposed. Whilst the fundamental design form could be accepted as a modernistic take on a Dutch barn, it would not appear in character with the vernacular of the existing stone building, appearing as a dominant addition which would further conceal and dwarf the original part of the house, particularly given the larger extension on the opposing side. I understand that the footprint of the proposed building would be seated at an angle, which could go some way to address this issue but, in doing so, it would create an awkward relationship with the existing dwelling.

Perhaps there is some scope to utilise the land to the northeast and to remodel the existing part of the property to enable a similar height of development at this side, providing a T or S shaped arrangement? Whilst I understand that this area of the site is still visible from higher viewpoints, the visual impact on the dwelling and the AONB would be lessened and you may also wish to consider timber cladding and a more traditional roofline to suit. Alternatively, a more modestly sized, sympathetic extension may be acceptable in the chosen location. I would have no concerns in terms of a small, linked extension between.

Residential amenity

The distance between the proposed development and the nearest neighbouring properties would likely prevent any specific residential amenity concerns however, the Council is obliged to consult the local community on any formal planning application submitted and to take into account any comments and representations received.

Other matters

Your pre-application enquiry has also attracted comments from the following Council consultee, (Shropshire Council Archaeology confirm they have no comment to make on the proposed scheme and the Council's Rights of Way team make no comment):

Shropshire Council Ecology

This site lies within the water catchment for the River Clun and is upstream of the River Teme Site of Special Scientific Interest (SSSI) and the River Clun Special Area of Conservation (SAC).

Shropshire Council has not identified any potential effect pathway by which the proposed activity might impact upon the River Clun SAC. The application proposes the formation of additional domestic space to an existing dwelling which will not increase the number of households residing in the Clun catchment, therefore will not result in any additional foul water discharge into the catchment of the River Clun.

The development may meet the trigger for requiring a bat survey if there is roof disturbance. If submitting a planning application, the following should be provided: A Preliminary Roost Assessment, including a thorough internal and external inspection of the building and an assessment of the potential for bat roosts to be present.

Recommendations should be made regarding the need for additional surveys, (see below) and/or precautionary methods of working. During the Preliminary Roost Assessment, the ecologist should also record any evidence of nesting wild birds.

A Presence/Absence Survey should be carried out in all cases where the Preliminary Roost Assessment finds evidence of bats, potential for bats or where a complete and thorough inspection cannot be carried out. The presence/absence survey will involve dusk emergence and/or pre-dawn re-entry surveys to aid identification of the species of bats present and estimation of the numbers of individuals. The presence/absence survey should follow the guidance on survey effort and frequency in the Bat Conservation Trusts Good Practice Guidelines (3rd edition, 2016) and will usually comprise 2/3 emergence and/or pre-dawn re-entry surveys* between May and September (optimum period May to August). The Presence/Absence Survey will allow the surveyor to consider the need for mitigation, enhancements and compensation, to assess the likelihood of an offence being committed and to make a decision as to the need for a European Protected Species Mitigation Licence from Natural England.

*Note 2 surveys carried out within the same 24 hour period constitute one survey.

A Roost Characterisation Survey should be carried out in cases where an offence is considered likely to occur, where mitigation is required and where a European Protected Species Mitigation Licence from Natural England will be required. The Roost Characterisation Survey is intended to establish number of bats in the colony, access points used, temperature and humidity regime in the roost, aspect and orientation of the roost, size and perching points, lighting and a surrounding habitat assessment.

For any planning application triggering the need for a bat survey, the following documents should be submitted to allow determination of the application:

1. A Preliminary Roost Assessment and any further surveys recommended by the licensed ecologist (e.g. Presence/Absence Survey and Roost Characterisation Survey).
2. A site plan showing any mitigation and enhancements being offered for bats (e.g. bat box locations, bat loft locations with measurements and internal details).
3. A lighting plan showing location and specification for any proposed external lights on the site. The lighting plan should reflect the Bat Conservation Trusts Bats and Lighting in the U.K. guidance.

All bat surveys should be carried out by an experienced, licensed ecologist and in accordance with the Good Practice Guidelines. Mitigation should be designed in line with Natural England's Bat Mitigation Guidelines.

Any deviation from the methods, level or timing of surveys set out in the Good Practice Guidelines should be accompanied by a reasoned evidence statement from the licensed ecologist carrying out the survey clarifying how the sub-optimal survey is ecologically valid.

Any ponds within 250 metres of a minor planning application should be assessed in terms of their broad suitability to support great crested newts by carrying out a Habitat Suitability Index (HSI) assessment.

If any pond is calculated as being suitable then it may be necessary to carry out a presence/absence survey for great crested newts which is made up of 4 survey visits between mid-March and mid-June with at least 2 visits between mid-April and mid-May. Three survey methods, (preferably torch survey, bottle trapping and egg searching) should be used on each survey visit. If great crested newts are discovered then it may be necessary to carry out a population size class estimate which involves an additional 2 visits in the specified time period.

A recent alternative means of determining presence/absence is to take a water sample for eDNA testing between mid-April and mid-June. If great crested newt presence is confirmed then a population estimate by conventional survey, (6 visits in the correct time period) will still be required.

The ecologist should make recommendations as to whether a European Protected Species Licence with respect to great crested newts would be necessary and the need for a mitigation scheme and/or precautionary method statement. In some instances, if impacts are sufficiently low, use of a Low Impact Class Licence may be possible. This is implemented through a consultant ecologist who is registered with Natural England.

The great crested newt survey should be carried out by an experienced, licensed ecologist in line with the Great Crested Newt Mitigation Guidelines by Natural England (2001) and should be submitted with any necessary mitigation scheme and method statement to the Local Planning Authority in support of the planning application.

The applicant may wish to join Shropshire's District Level Licensing scheme. For information on joining the scheme, please see:

<https://www.gov.uk/government/publications/great-crested-newtsdistrict-level-licensing-schemes/developers-how-to-join-the-district-level-licensing-scheme-for-gcns> .

A list of ecological consultants who work in Shropshire is available on request. This list is by no means exhaustive and contains information on other ways of finding a consultant.

Shropshire Council cannot recommend any consultant or guarantee their work.

You should always check that the ecologist you select has the relevant protected species survey licences issued by Natural England. Without a valid survey licence, the report provided by an ecologist may not be considered adequate by the Local Planning Authority.

It is always wise to seek several quotes since prices can vary.

I am happy to be contacted by the appointed ecologist to discuss the application prior to survey work being carried out if that is helpful.

It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision (Government Circular 06/2005).

For more information about ecological survey requirements, please refer to Shropshire Councils Guidance Note 1: When is an Ecological Assessment required?

<https://shropshire.gov.uk/media/1871/guidance-note-1-when-is-an-ecological-assessmentrequiredapril-2014.pdf> .

Please note: This pre-application advice does not constitute a formal decision of Shropshire Council in respect of any future planning application(s). No guarantee of a particular decision or even recommendation can be given as any application will contain additional information and will have to undergo a process of consultation which may raise new issues.

Notwithstanding the above advice, should you wish to pursue a planning application, the following should be noted:

National List Validation Requirements

I can confirm a planning application would need to comply with National submission requirements in order to be validated and for this I recommend that you submit the following with any future planning application:

✓ **Completed Application Form**

Where possible please submit using the online Planning Portal, although you can also submit a paper application. Please ensure that the Ownership Certificate and the Agricultural Land Declaration sections are completed in all instances.

✓ **Location Plan**

Based on an up-to-date map at an identifiable metric scale (1:1250 or 1:2500). The plan should identify sufficient roads, buildings, adjoining land etc. to ensure that location of the site is clear. The site should be edged clearly in a red line and include all that is within the proposal; including any access from a highway, landscaping, parking, open areas around buildings etc. A blue line should be drawn around any other land owned or controlled by you if close to or adjoining the site.

✓ **Drawings (existing and proposed)**

Applications should normally include existing and proposed plans at a standard metric scale (1:100 or 1:200 for householder applications and 1:500 otherwise). All site plans should be numbered and versioned if the drawing is subsequently amended. All site plans should accurately show:-

- Direction of North and an indication of scale
- The footprint of all existing buildings on site with written dimensions and distances to the site boundaries or a scale bar appropriate to the building scale. If using more than one scale on a drawing please clearly indicate so.
- The paper size that the drawing should be printed at
- Building, roads and footpaths on adjoining land to the site including access

- Any public Rights of Way
- The position of any existing trees or planting on and adjacent to the site and those to be retained
- The extent and type of hard surfacing proposed
- Boundary treatment, including type and height of any walls or fencing

Types of existing and proposed site plans include:-

- Block plan of site (e.g. at 1:100 or 1:200) showing site boundaries
- Existing and proposed elevations (e.g. at 1:50 or 1:100)
- Existing and proposed floor plans (e.g. at 1:50 or 1:100)
- Existing and proposed site sections and finished floor and site levels (e.g. at 1:50 or 1:100)
- Roof plans (e.g. at 1:50 or 1:100)

As all applications are stored electronically and made available via the Shropshire Council website, applicants are asked to ensure that documents and drawings are of a sufficient quality and that their clarity is such that the documents can be viewed accurately after being scanned.

‘Local list’ validation requirements

In addition to the national requirements listed above, you will need to provide the following in this instance, which should accompany any forthcoming planning application.

- ✓ Bat Survey (if applicable)
- ✓ Habitat Suitability Index (HSI) Assessment

✓ **The correct planning fee**

The on-line Planning Portal includes a fee calculator for applicants, however you can also contact Shropshire Council’s Planning Validation Team for clarification on the correct fee to submit:-

Email: planning.validation@shropshire.gov.uk

Phone: 0345 678 9004

Please note this 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 your client’s own risk.

For further information regarding validation requirements for planning applications, please visit the Shropshire Council website:

<https://www.shropshire.gov.uk/media/2237/validation-checklist.pdf> .

If submitting a follow-on application, please ensure that you clearly state the Pre-Application 'Planning Reference' number provided at the top of this letter.

Yours sincerely,

Helen Tipton

Helen Tipton

Area Planning Officer

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Southern Team

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