

Reuben Wrisdale
Llwyntidman Lodge
Maesbrook
Oswestry
Shropshire
SY10 8QB

Date: 25th May 2023

Our Ref: PREAPP/23/00277

Your Ref:

Dear Reuben Wrisdale

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

PLANNING REFERENCE: PREAPP/23/00277

DEVELOPMENT PROPOSED: Currently a small 3 bedroom detached house in need of complete refurbishment including repairs, looking to propose a two storey extension to create a 4 bedroom house suitable for modern living or complete rebuild.

LOCATION: Llwyntidman Lodge, Maesbrook, Oswestry, Shropshire, SY10 8QB.

Thank you for your recent request for advice on the above proposal prior to submitting a planning application. I have considered your proposal and consulted with the relevant Planning Consultees and can provide the following guidance in relation to a follow-on application:-

Principal of Development

Policies CS6 of the Core Strategy states that development should conserve and enhance the built environment and be appropriate in its scale and design, taking account of local character and context. Policy MD2 of the SAMDev Plan, further builds on CS6 advising for a development proposal to be considered acceptable, it is required to contribute to and respect locally distinctive or valued character and existing amenity value by in amongst other reasons, the new development must reflect local characteristic, architectural design and details, such as building materials, form colour and texture of detailing, taking account of their scale and proportion.

The application property is located outside of any settlement development boundary and thereby the site is afforded protection by being considered as a site at an open countryside location with new development being strictly managed. Policy CS5 of the Core Strategy and MD7a of the SAMDev Plan are very restrictive with its main aim being to protect the character and appearance of the countryside.

Guidance provided within the adopted Type and Affordability of Housing SPD advises the size of dwellings in the countryside can be of concern, as the market trend is towards providing larger and more expensive dwellings. With this in mind, the Council is concerned to manage the size of extensions to houses at such locations. The SPD also advises there are other considerations, namely the visual impact of larger buildings in rural areas and of the need to ensure the development is sympathetic to the significance of a heritage asset, its setting, original character and appearance of the structure and landscape character.

Having regard to the age and building methods used in the construction of the original dwelling, the property is considered to be a non-designated heritage asset for which policies CS17 of the Core Strategy and MD12 and MD13 of the SAMDev plan are activated. The policies seek to protect, conserve and enhance the historic context and character of the heritage asset, their significance and setting, including the enhancement, incorporation of or recreating natural and historic assets within its setting.

It is considered that an extension may be possible at the site, however the proposed scale is not subservient or sympathetic to the original dwelling.

It is considered that a side extension may be the most appropriate in this instance, however an extension off of two elevations would not be supported.

It is noted in the latest scheme that the height of the original cottage would be raised, however this also would not be supported. Consideration could be given to stepping down the proposed extension by cutting into the ground.

Consideration could also be given to revising the internal layout to achieve the internal space required.

The visual impact of the extension on the surroundings and the need to respect the local character of the area, taking account of bulk, scale, height and external appearance of the resultant dwelling is required. Officers acknowledge that the dwelling is viewable from outside of the site, having regard to the original age, the impact of the new extensions and modifications of a dwelling need to be considered in terms of impact on a non-designated heritage asset. Any new additions are required to be sympathetic to the size, mass, character and appearance of the original building and the existing balance of housing types and scale in the local area.

Having regard to the policy context above, officers would not be able to support an application for the additional extensions and would be minded to recommend refusal of the proposal should an application be submitted. The opportunity would then be for the applicant to pursue a decision via Planning Inspectors at Appeal.

Having discussed the application with the conservation officer they concur with the concerns regarding scale, massing and design of the proposed development. They have also stated that the gable of the proposed extension does not reflect the original dwelling. They consider that the design, scale and massing does not complement or

enhance the non designated heritage asset and would be contrary to policies CS6, CS17, MD2 and MD13.

Conclusion

Overall, having considered the original context of the site, earlier extensions and current policy context, the proposed scheme is considered contrary to policy and officers would not support the development.

I apologise that I am unable to provide a more positive advice, however, it is important at this stage that a realistic guide on the likelihood of getting planning permission is provided.

Consultee Comments

Ecology

BATS

This application site meets the trigger point for requiring a bat survey. The bat survey should be carried out as follows:

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 Trust's 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 lights on the site. The lighting plan should reflect the Bat Conservation Trust's 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.

FINDING AN ECOLOGICAL CONSULTANT

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 Council's Guidance Note 1: When is an Ecological Assessment required?
<https://shropshire.gov.uk/media/1871/guidance-note-1-when-is-an-ecological-assessment-requiredapril-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.

Please contact me, or one of the other Ecology team members, if you have any queries on the above.

Sophie Milburn
Planning Ecologist
sophie.milburn@shropshire.gov.uk
Tel.: 01743 254765

Local List Validation Requirements

Providing that the information detailed in the above section is provided within the following list of documents, it will enable the application to be registered and validated against the Council's local list validation requirements:-

- Preliminary Roost Assessment

National List Validation Requirements

I can also confirm the application will need to comply with National submission requirements in order to be validated and for this particular proposal I recommend that you also submit the following

✓ **Completed Application Form**

Where possible please submit using the online [Planning Portal](#) however if you wish to download and submit a paper application, please submit a total of 2 sets of all documents. Please also ensure that the **Ownership Certificate (A,B, C or D as applicable)** 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 red line and include all that is within the proposal; including any access from a highway, landscaping, parking, open areas around building etc. A blue line should be drawn around any other land owned or controlled by the applicant if close to or adjoining the site.

✓ **Site Plan (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 all existing trees on and adjacent to the site
- The extent and type of hard surfacing
- Boundary treatment including type and height of 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.

✓ **The correct planning fee**

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

Email: planning.validation@shropshire.gov.uk

✓ **Summary of application documents (major or complex schemes only)**

This should not exceed 20 pages and should include an overview of the proposal and a clear description of its impacts. The aim is to introduce the scheme to parties who are not familiar with the details of the proposed development

✓ **Design and Access Statement**

A written report supporting the proposed development and should include a written description and justification of the proposal, show that the proposal is based on a thoughtful design process and a sustainable approach to access. The level of detail required depends on the scale and complexity of the application, and the length of the statement varies accordingly.

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.

For further information regarding validation requirements for Planning applications, please visit the Shropshire Council website, [Planning pages](#).

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

If your proposed project requires **Building Regulations Approval** or you are unsure whether it does please contact us on **01743 258710**, email buildingcontrol@shropshire.gov.uk or visit our website <https://www.shropshire.gov.uk/building-control/> for pre-application advice and a competitive fee.

Yours sincerely

Sara Robinson

Sara Robinson
Area Planning and Enforcement Officer

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