

The Garden House
Pear Tree Lane
Claverley
Wolverhampton
Shropshire
WV5 7AT

Date: 2nd June 2023

Our Ref: PREAPP/23/00292

Your Ref:

Dear Mr Peter Davenport

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING REFERENCE: PREAPP/22/00292

**DEVELOPMENT
PROPOSED:** Replacement dwelling

LOCATION: Land occupied by Florence Cottage, Pear Tree Lane

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: -

Development

The preapplication outlines the demolition of an existing dwelling and its replacement with a new dwelling. The dwelling is located within the open countryside and the West Midlands Green Belt which present further development restrictions.

Assessment of development

The principle of a replacement dwelling at the site is acceptable subject to sufficient justification for the need to demolish the existing. This is outlined in the design and access statement as to be included in a subsequent application.

The scheme has been amended on advice from previous advice within PREAPP/22/00657. This has addressed the concerns in regard to the replacement dwelling being materially larger and its design. The amended dwelling is not concluded to be materially larger than the existing and its placement does sit on the same plot to some extent. Furthermore, the design has incorporated the rural character and original dwelling style alongside some contemporary elements. This results in a dwelling that sits quietly within the landscape and is of a modest appearance. The removal of aged outbuildings is also supported.

The amended scheme can therefore be supported in principle.

Local List Validation Requirements

If an application is submitted, it should include the following additional information;

- Justification for the demolition of the original dwelling
- Bat Survey

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: planningcvt@shropshire.gov.uk

Phone: 0345 678 9004

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](#).

Yours sincerely,

Jacob Collett

Planning and Enforcement Officer

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