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SUPPORTING DOCUMENTATION  
TO ACCOMPANY THE  
PLANNING APPLICATION  
FOR THE PROPOSED TWO STOREY  
SIDE EXTENSION TO LODGE COTTAGE  
AT No.21 PELOW, SHROPSHIRE.



PHOTOGRAPH 1 - GENERAL VIEW OF LODGE COTTAGE,  
No.21 PELOW AS SEEN FROM THE ROADSIDE.

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

## **SUMMARY**

This planning application seeks permission to obtain consent for the construction of a two storey side extension to the rear of a building which is classified as a non-designated heritage asset. There is an earlier extension at the rear of the original dwelling which replaced an earlier structure which is visible upon the 1880 OS map which can be seen in 'Appendix B'. The existing modern rear extension was designed unsympathetically, and the proposed new extension which has been designed to respect the original structure will cover this earlier addition and restore a more harmonious appearance to what is a very pretty cottage.

## **THE LOCATION**

Lodge Cottage is located in the hamlet of Peplow, in the county of Shropshire. It is part of the civil parish of Hodnet, on the A442 and is located between Crudgington and Hodnet.

## **THE SITE**

The Cottage is located almost opposite the West Gate to Peplow Hall which is a grade 2 star eighteenth century country house. The cottage is set back from the roadside behind a mature hedge in a secluded isolated setting and has a decent sized garden

## **HISTORY OF THE PROPERTY**

On the front elevation there is a date plaque (which can be seen in the photographs within 'Appendix A'), which has the dates 1827 and 1878. According to the listed building description for Peplow Hall, the Hall itself was greatly enlarged in 1877. It was also at this time that the nearby Epiphany Chapel was constructed. In the late nineteenth century the Peplow Hall Estate extended to some 4000 acres. It would therefore be a safe assumption to conclude that Lodge Cottage originally belonged to the Peplow Hall Estate and that the date plaque relates to an original construction date of 1827, and either a rebuilding or alteration occurring in 1878. Peplow Hall itself was substantially reduced in size in 1932 and the estate was reduced in size by sales in the twentieth century.

## **PLANNING HISTORY**

Although there is no planning history upon the Planning Portal regarding previous additions to Lodge Cottage, it is obvious that the rear portion of the house is a late twentieth century extension. This however sits upon the footprint of an original rear addition to the house which can be seen on the 1880 OS map. The lean to structure which is attached to the rear extension is older than the extension itself, and therefore provides further evidence of the rear extension being a replacement of an original part of the building. Therefore the scale of our proposed extension has been based upon the original size of the dwelling which includes the lean to and original rear addition.

## **BACKGROUND & PROFESSIONAL QUALIFICATIONS**

I am a conservation architect with a degree in 'Building Conservation Technology', which is the preservation and conservation of traditional buildings. I also have twenty five years experience of preparing drawings and applications for alterations and extensions to traditional buildings. I have an extensive knowledge on vernacular architectural styles and therefore use this knowledge when undertaking works such as the scheme which is being proposed as part of this application.

## **PRE - APPLICATION CONSULTATION**

When the original application was submitted it was not essential to submit a pre-application enquiry. With the removal of the free re-submission within the change in the planning fee structure which occurred on the 6<sup>th</sup> of December 2023, it is now necessary to submit them for all new applications.

## **ELIGIBILITY FOR A FREE RE-SUBMISSION**

Although the free re-submission option was removed for new applications after the 6<sup>th</sup> of December 2023, any applications which were determined or withdrawn prior to this date are still eligible for the free re-submission. The original application was determined on the 17<sup>th</sup> of October 2023.

## **EARLY DETERMINATION OF THE ORIGINAL APPLICATION**

The original application was validated on the 25<sup>th</sup> of August 2023 and was due to be determined by the 31<sup>st</sup> of October 2023. The application was determined two weeks early without offering the option to withdraw, even though paragraph 47 of the nppf had been invoked by myself. The reasons given for the early determination were that the design of the proposed scheme needed to be altered, and a bat survey had not been provided.

## **SCALE & APPEARANCE OF THE PROPOSED REAR EXTENSION**

Internally the facilities within the existing layout of the cottage have been compromised by the earlier extension. As part of the works it is proposed to reposition the staircase and alter the internal layout so that the building flows better. The downstairs of the proposed extension will provide a new enlarged kitchen with access to the garden. Whilst the space on the first floor of the proposed extension will provide a repositioned master bedroom. The existing house has three bedrooms, whilst the proposed extended house will also have three bedrooms. At the moment there is not a bathroom on the first floor, so the previous rear bedroom is to be altered to provide a family bathroom and an ensuite to the repositioned master bedroom. Shropshire Council has a rural planning policy where they try to restrict the over extension of smaller rural properties from two / three bedrooms to five / six bedroom houses. That is not what is being proposed here. We are proposing to construct a two storey extension which will

improve the existing facilities within the house (and provide bathroom facilities on the first floor) whilst addressing the impact of the appearance of an earlier unsympathetic extension which currently detracts from wider views of the property.

The proposed two storey extension has been positioned on the side of the earlier extension to screen it from view. This will leave the side elevation of the original house in full view. As the proposed extension is set 4.8 metres back from the frontage of the original house, it will not be over bearing to the roadside frontage and would instead be read in the context of the North-West Elevation. Therefore we have designed the proposed extension to match the lower eaves height of the original house rather than matching the higher eaves height of the earlier rear extension. The proposed extension is therefore subservient in height to the existing structure which conforms with the councils design policies.

In accordance with the recommendations contained within the determination of the original application, the size of the proposed two storey extension has been reduced and the detailing has been simplified. The original design had a fully glazed end gable wall which the planning department considered to be an overly dominant feature which served to complete in design and scale with the existing dwelling and did not respect the significance of the historic building. The reduced scheme has traditional window openings below a hipped roof which respects the design of the original dwelling.

### **ECOLOGICAL APPRAISAL**

Following the councils request for a Bat Survey, one has been carried out by 'Ben Jones Ecology'. A copy of this report is contained with this application. The report concludes that no evidence of protected species was found on or around the site, and the building has negligible roost potential for bats, and no further surveys are considered necessary and the proposed works could be carried out without the need for a licence or a method statement.

### **HERITAGE IMPACT ASSESSMENT**

The works which are proposed within this application will not have a detrimental impact upon the non-designated heritage asset. The proposed extension will actually hide an inappropriately designed earlier extension which currently detracts from wider views of the property. The earlier extension was constructed using bricks which didn't match the original house, had a eaves height higher than the original cottage, and a ridge height that extended above the original ridge. Our proposals involve enclosing the earlier extension between a raised lean to on one side and the proposed extension on the other side. The rear wall which would be left exposed is to be rendered to cover the non-matching brickwork. The proposed new extension has been designed to compliment the detailing of the original building and would therefore enhance wider views of the non-designated heritage asset.

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### **IMPLEMENTATION OF PARAGRAPH 47 OF THE NPPF**

Applications affecting buildings set within a rural context 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 areas and therefore a one size fits all policy does not work. I therefore invoke my right under 'paragraph 47' of the National Planning Policy Framework (NPPF) which came into force on the 20<sup>th</sup> of July 2021 to agree to a longer period for the consideration of this application. This longer period will allow for discussions to be held between myself and the planning / conservation 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 carefully considered and designed to help preserve / compliment and enhance the existing non-designated heritage asset. The scale and proportion of the proposed works have been designed in accordance with the planning policies used by the planning department at Shropshire Council.

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**APPENDIX  
A  
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PHOTOGRAPHS**



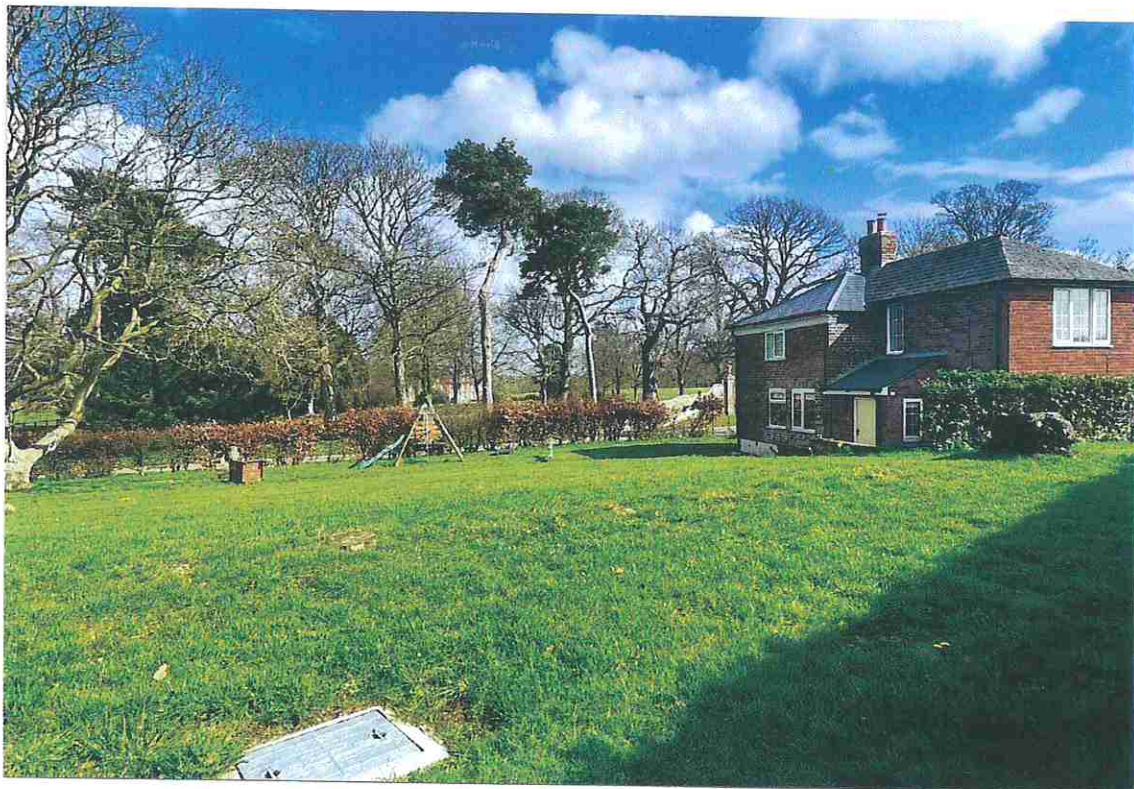
**PHOTOGRAPH 2 - GENERAL VIEW OF THE WEST GATE TO PELOW HALL WHICH IS LOCATED OPPOSITE LODGE COTTAGE.**



**PHOTOGRAPH 3 - GENERAL VIEW OF THE FRONTAGE OF PELOW HALL WHICH WAS MODIFIED IN 1877.**

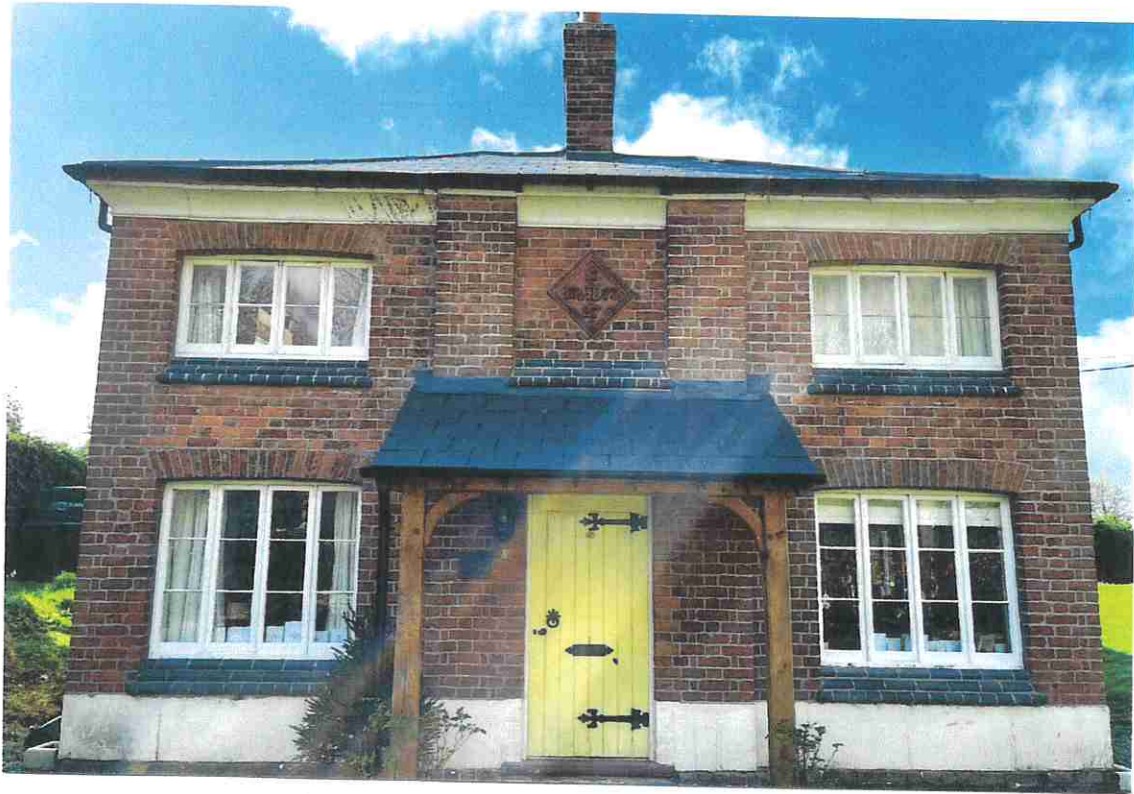


**PHOTOGRAPH 4 - GENERAL VIEW FROM THE ACCESS TO PEPLOW HALL LOOKING BACK TOWARDS LODGE COTTAGE.**



**PHOTOGRAPH 5 - GENERAL VIEW OF LODGE COTTAGE AS SEEN FROM WITHIN THE GARDEN, WHICH SHOWS THE EARLIER EXTENSION TO THE REAR.**





PHOTOGRAPH 6 - DETAIL OF THE ROADSIDE FRONT ELEVATION OF LODGE COTTAGE.



PHOTOGRAPH 7 - DETAIL OF THE DATE PLAQUE ON THE FRONT ELEVATION OF LODGE COTTAGE.



**PHOTOGRAPH 8 - GENERAL VIEW OF THE SOUTH-EAST ELEVATION WHICH SHOWS THE OLD LEAN TO AND THE EARLIER UNSYMPATHETIC REAR EXTENSION.**



**PHOTOGRAPH 9 - DETAIL OF THE OLD LEAN TO WHICH IT IS PROPOSED TO RAISE IN HEIGHT TO HELP COVER THE EARLIER REAR EXTENSION WHICH DOESN'T MATCH THE ORIGINAL HOUSE.**



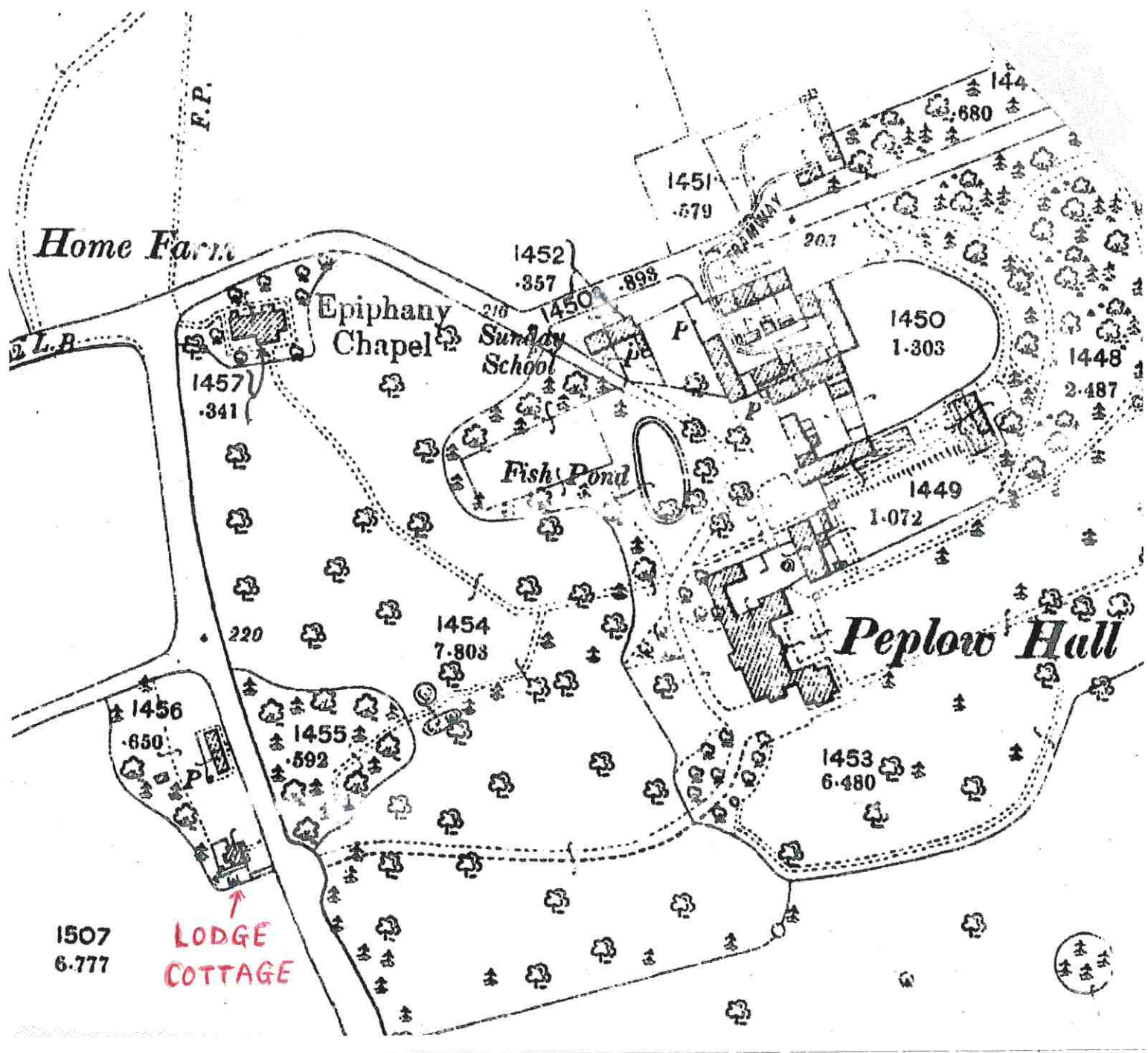
**PHOTOGRAPH 10 - GENERAL VIEW OF THE NORTH-WEST ELEVATION. THE PROPOSED EXTENSION WOULD BE CONSTRUCTED IN FRONT OF THE EARLIER EXTENSION AT THE REAR, LEAVING THE ORIGINAL HOUSE ON VIEW.**



**PHOTOGRAPH 11 - GENERAL VIEW OF THE HOUSE FROM WITHIN THE GARDEN WHICH SHOWS HOW THE EARLIER EXTENSION HAS A HIGHER EAVES AND RIDGE THAN THE ORIGINAL HOUSE.**

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**APPENDIX  
B  
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1880 OS MAP**



MAP 1 - OS map of Peplow dating from 1880. This map clearly shows the existence of a rear addition to Lodge Cottage. This addition is beneath the modern late twentieth century rear extension.

