Planning Statement

Proposed Dwelling

Barnyard Croft

Church Street

Ruyton-XI-Towns

Shropshire

SY4 1LA

Bleazard & Galletta LLP

January 2024

Introduction

Planning Statement has been prepared to support a planning application for a new dwelling at Barnyard Croft.

Barnyard Croft is a three bedroomed bungalow set on a large site with an attached single garage. There is a large detached double garage.

The site is adjacent to St John the Baptist C of E (controlled) Primary School which lies to the south of the site. There is a screen wall and mature planning between the site n and the school.

To the West of the site is the Talbot Inn Public House. The building is listed, below is the listing record

Listing number 1054643

SJ 32 SE 8/143

RUYTON-XI-TOWNS CP CHURCH STREET (south side) The Talbot Inn

II House, now inn. Late C17 with later additions and alterations. Timber-framed with rendered infill on rendered stone plinth; slate roof. L-plan with short range to rear on right. Two storeys.

Framing: large irregular square and rectangular panels, four from cill to wall-plate with long curving tension braces to front and long straight braces to rear. Painted in imitation to left gable end. Three windows, large late C19 casements, those to first floor directly below eaves. C20 ledged doors to far left and between centre and right windows. Red brick ridge stack between left and centre windows and external end stack to right. Integral end stack to rear range.

INTERIOR: chamfered ceiling beams to ground-floor rooms including chamfered spine beam to left room and richly moulded spine beam to centre room, now knocked into one with right room. C20 flat-roofed addition in angle to rear is not of special architectural interest.

Listing NGR: SJ3922022205

To the East of the site is the access to the school.

Church Road, is to the North of the Site, there is an existing wide vehicular access to the site from Church Street. Opposite the site to the North is a development of detached dwellings these appear to date from the mid to late 1970's constructed in facing brickwork with a pitched roof covered with interlocking concrete tiles.

Barnyard Croft is constructed in Facing Brickwork with a pitched roof covered with interlocking concrete tiles. Screen walls form the southern eastern and western boundaries. The North boundary (to Church Street) constructed in a low concrete blockwork wall.

The property appears to date from the mid to late 1970's with the detached double garage being constructed in 1983.

Proposal

It is proposed to demolish the double garage to allow the construction of a new dwelling.

The existing access will be adapted and will serve both dwelling, 2 parking spaces will be provided to each dwelling. The attached garage retained. Onsite vehicle turning is provided and will allow vehicles to leave both properties in forward gear.

The existing garden to Barnyard Croft lies to the West of the property adjacent to The Talbot Inn this will be retained by this property. The siting of the proposed dwelling has been designed to provide a private screened garden with a southerly aspect.

The proposed dwelling will have three bedrooms.

External materials will be facing brickwork external walls with a pitched roof covered in interlocking concrete tiles.

The proposed dwelling has been designed to be sympathetic to the existing built environment in terms of form massing appearance and materials.

Privacy of adjoining dwellings will be unaffected there will be no overshadowing or detrimental effect.

The proposed dwelling is located to the East of the existing property and away from the The Talbot Inn (listed building) there will be no detrimental effect on the listed building or its setting.

Planning Policy

The site lies within the development boundary of Ruyton XI Towns. The adopted SAMDev identifies Ruyton XI Towns as a Community Hub and states that the village will provide for sustainable development of around 15 dwellings by infilling, small groups of houses and conversions on suitable sites within the development boundary.