

Mr And Mrs Neil
c/o Mungo Munro
2 Linley House
Greyfriars Road
Shrewsbury
SY3 7ER

Date: 22nd November 2023

Our Ref: PREAPP/23/00863

Your Ref:

Dear Mungo Munro

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING REFERENCE: PREAPP/23/00863

PROPOSAL: Proposed erection of a rear extension for form new kitchen, family room, downstairs disabled access toilet and utility room with upper floor new bedroom with attached shower room and new family bathroom

LOCATION: 38 Belle Vue Road, Shrewsbury, Shropshire, SY3 7LL.

OUTCOME: Amendments needed.

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

The principle of erecting two and single storey extensions to the rear of this dwelling is acceptable. However, I refer you to the comments below submitted by conservation team who recommend a reduced ridge height and inclusion of visual interest to the side elevation. On submission of a formal application, you will need to include a brief heritage impact assessment and in order to avoid conditions on the decision notice it would be beneficial to include details of external materials, joinery, windows and doors.

Conservation team

This formal Pre-application enquiry follows on from the refusal of planning application 22/03766/FUL and subsequent dismissal of an Appeal on that refusal where the Inspector noted that the then proposed design and materiality of the rear extension would detract significantly from the character of the pair of traditional dwellings comprising Nos 38-36 and that the proposal also failed to preserve the character and appearance of the Conservation Area where this property is situated in the Belle Vue Conservation Area, and directly adjacent to Holy Trinity Church.

Our earlier comments on the previous planning application set out some background on the building and the area which we would refer you to (dated September 28, 2022).



With this formal enquiry there have been revisions incorporated into the extension scheme ' in terms of external materials these are proposed to match the existing pair of houses with a mainly brick finish and a slate roof. In terms of design the two storey extension is of a more traditional gabled form with a lower single storey flat roof range adjacent. Upper windows are indicated to be painted timber traditional sashes with stone headers and cills to match existing fenestration of the dwelling. The rear extension range is set in from the existing side elevation of the building on the Church side.

Generally, in this more traditional form and materiality we would not raise a heritage objection subject to agreeing final material samples. We do note that the side elevation facing the Church is quite tall as is the ridge height, and the side elevation wall a substantial area of unembellished brick, where dominant building forms should be avoided.

We would again highlight that in considering this type of application, due regard to the following local and national policies and guidance would be required: CS6 Sustainable Design and Development and CS17 Environmental Networks of the Shropshire Core Strategy, MD2 and MD13 of the SAMDev component of the Local Plan and relevant policies from the National Planning Policy Framework (NPPF). Legislatively, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is also relevant in terms of the extent to which this proposal would preserve or enhance the character or appearance of the Conservation Area and meet the aims of the Article 4 Direction which covers these properties.

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,

Didi Kizito

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Planning Officer

Northern Team

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