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**SUPPORTING DOCUMENTATION
TO ACCOMPANY THE PLANNING
APPLICATION FOR THE PROPOSED
CONSTRUCTION OF AN AGRICULTURAL
STORAGE BUILDING ON LAND
ADJOINING COCKBIRD COTTAGE.**



**PHOTOGRAPH 1 - GENERAL VIEW OF THE PROPOSED
LOCATION OF THE AGRICULTURAL STORAGE BUILDING.**

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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 for the erection of a building on land used for agricultural purposes which had a gross internal floor area of approximately 83 square metres. The planning application fee should therefore be £120.

THE LOCATION

The application site consists of agricultural land adjoining Cockbird Cottage, which is located off Balls Lane on the edge of Broseley.

THE SITE

The proposed location of the structure is shown in photographs one and two within 'Appendix A'.

PLANNING POLICY

Cockbird Cottage was constructed as a single site exemption dwelling. The land upon which this proposed structure is to be built is in the same ownership as Cockbird Cottage but is not within the domestic curtilage. It sits upon a piece of agricultural land which adjoins Cockbird Cottage. Although there are tight regulations restricting the extension of single site exemption dwellings, ancillary structures on adjoining land which is the same ownership is permitted within Planning Policy.

PRE - APPLICATION CONSULTATION

As this application does not trigger the need for any ecology or arboricultural reports then it was decided that a pre-application enquiry would not be necessary. The volume of the proposed works fall within that which is allowed within the current planning policies used by Shropshire Council and therefore the works are not considered to be contentious.

SCALE & APPEARANCE OF THE PROPOSED STRUCTURE

This planning application seeks permission to erect a building on land used for agricultural purposes which has a gross internal floor area of approximately 83 square metres. The piece of land upon which this structure is to be erected was purchased at the same time as the land upon which Cockbird Cottage is located. The owners have recently purchased an additional field which is located to the South East which is located between Cockbird Cottage and Balls Lane. Having now obtained the additional parcel of land they would like to construct a building for storage purposes.

HERITAGE IMPACT ASSESSMENT

The existing land is not located with a conservation area or next to a listed building so the proposals will not have any heritage impact.

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 my work.

ECOLOGICAL / ARBORICULTURAL APPRAISALS

The construction of the proposed structure does not trigger the need for any ecology reports. Likewise there are no trees upon the site which would be affected by the works so there is no need for an arboricultural impact assessment.

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 20th 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 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 proposed structure contained within this application has been carefully considered and designed to produce a useful structure which will benefit the owners of land which adjoins Cockbird Cottage. The scale and proportion of the proposed building has been designed in accordance with the planning policies used by the planning department at Shropshire Council.

**APPENDIX
A
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PHOTOGRAPHS**



PHOTOGRAPH 2 - GENERAL VIEW OF THE PROPOSED LOCATION OF THE STRUCTURE, LOOKING BACK TOWARDS COCKBIRD COTTGE.



PHOTOGRAPH 3 - GERNAL VIEW OF THE AGRCULTURAL LAND ADJOINING COCKBIRD COTTGE.



**PHOTOGRAPH 4 - GERNAL VIEW OF THE
AGRCULTURAL LAND ADJOINING COCKBIRD COTTAGE.**



**PHOTOGRAPH 5 - GERNAL VIEW OF THE
AGRCULTURAL LAND ADJOINING COCKBIRD COTTAGE.**



**PHOTOGRAPH 6 - GENERAL VIEW OF THE ADDITIONAL
FIELD WHICH MY CLIENT HAS JUST PURCHASED.**



**PHOTOGRAPH 7 - GENERAL VIEW OF THE ADDITIONAL
FIELD WHICH MY CLIENT HAS JUST PURCHASED.**

