

Design & Access Statement and Planning Report

Proposed residential extension at
Sherwood Croft, Clive.

Site Overview

Applicant	Mr R Page
Date	March 2024
Site	Sherwood Croft, Clive, Wem, Shropshire, SY4 5PX
Project	Proposed residential extension.
Prepared By	Charlotte Mason Graduate Surveyor

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Purpose of this Statement

Peter Richards and Co. have been instructed by Mr R Page to seek planning permission for an extension to his local need dwelling at Sherwood Croft, Clive.

This statement provides background information on the applicant's proposal, and how it is in accordance with both national and local planning policies.

This document should be read in conjunction with the detailed plans prepared which illustrate the location, scale and appearance of the development.

Background & Justification

Mr Page received formal planning consent in 2013 under the application referenced:

13/01396/FUL- Erection of an affordable dwelling with a detached garage.

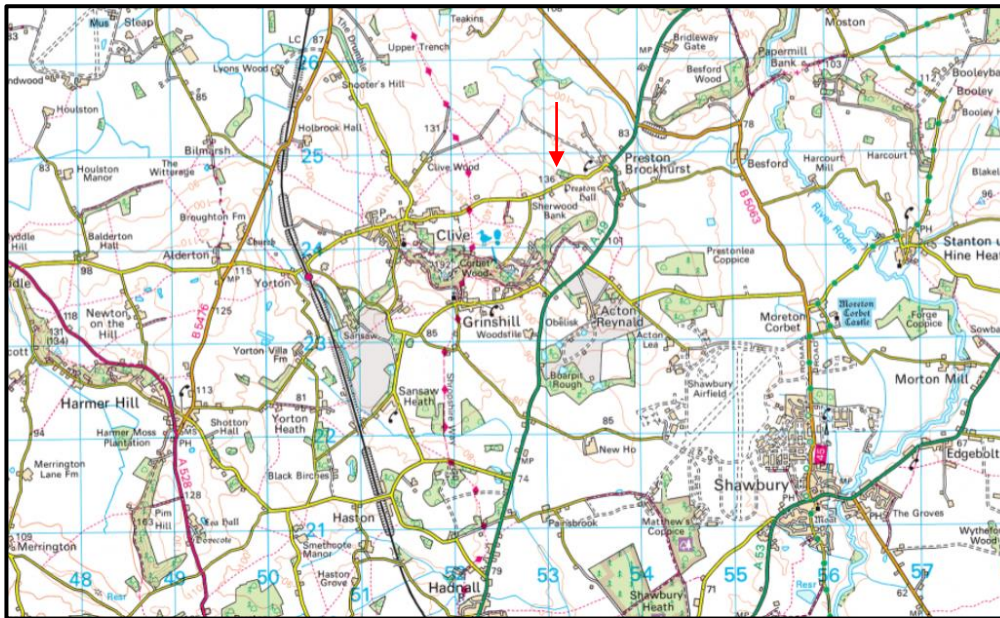
The applicant has since been successful in the build of the dwelling and currently resides in the property with this young family.

Since the permission was granted Mr Page's family has grown. The original permission allowed for 3 no bedrooms. However, the applicant has now outgrown this resulting in insufficient accommodation for the family unit.

To compound the lack of suitable bedroom accommodation, the applicant is also in need of additional family space on the ground floor to allow for the storage of outside boots and an additional family room.

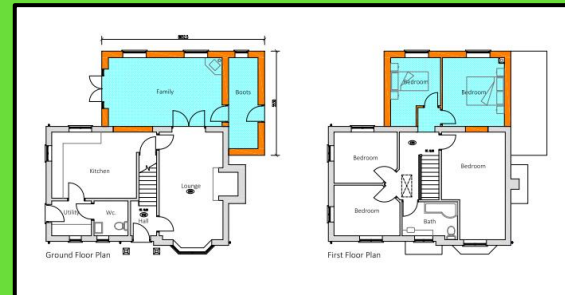
Site Location & Context

Located close to the village of Clive, the applicant local need requirements remain the same.



Proposed Development

The applicant wishes to extend to the rear and side of the property for the first floor with only extending to the side for the ground floor as shown below. The proposal has been considered to ensure it is sympathetic in size and appearance to the original dwelling.



Proposed extension to the existing dwelling.

Planning Policy Context

Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: “Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise”.

Local Plan

The Development Plan for the application site, located in Shropshire Council’s jurisdiction, incorporates two key documents; 1) Core Strategy DPD - adopted 24th February 2011 and 2) Site Allocations and Management of Development Plan - adopted 17th December 2015.

Other Guida

Other material considerations would include the Government’s National Planning Policy Framework (NPPF) and Planning Practice Guidance, along with the Council’s Supplementary Planning Documents.

Planning Appraisal

The application is comparable to the approved permission to extend a local needs property under planning reference: 23/03207/FUL at The Old Stables, Vron Gate. The permission to extend the dwelling was granted following a change in family circumstances, alongside the proposal being in keeping with the existing dwelling as stated in the officers report:

‘The proposed extension is sufficiently subservient to, and appropriate to the character of, the existing dwelling, remains appropriate to the size of the plot and surrounding development and will have no significant impact on local visual or residential amenity subject to appropriate access and parking arrangements’.

The proposed development is considered to meet the criteria of the planning policies below;

- CS5 – Countryside and Green Belt
- CS6 – Sustainable Design and Development Principles
- MD2 – Sustainable Design
- MD7a – Managing Housing Development in the Countryside
- MD7b – General Management of Development in the Countryside

The Type and Affordability SPD states that;

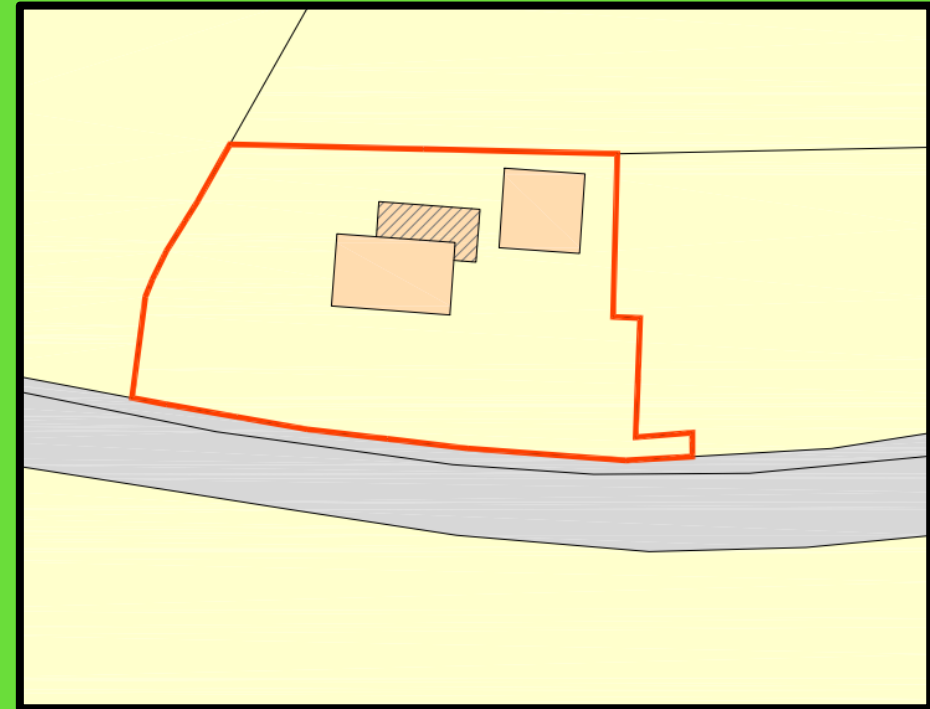
Applications for extensions and adaptations will be considered on their merits, including the personal circumstances of the applicant such as the needs of an occupant with disabilities or to accommodate appropriate extensions for significant family growth or formal homeworking.

Material Considerations

Drainage - The drainage facilities on site will not be affected by the proposed works.

Ecological Enhancements - The development can accommodate some further ecological enhancements such as Bat and Bird Boxes.

Any external lights on the extension will be downward facing on a short timer to ensure they are 'bat friendly'.



**Peter
Richards
& Co.**

Peter Richards & Co.

01948 840309

www.peterrichardsproperty.com

peter@peterrichardsonline.co.uk

Crabtree Farm, Prees Heath,
Whitchurch SY13 3JY

Conclusion

This pre-application advice request seeks advice on proposed works to an existing self-build affordable home at Sherwood House, Clive.

The proposal has been carefully considered to ensure it will complement the existing dwelling while still meeting the spirit of the Council's affordable housing policy which allows the dwelling to meet the family's needs.

Therefore, it is hoped that the application will be looked at favourably by Shropshire Council.