

Design & Access Statement and Planning Report

Retrospective application for domestic garage serving

Tyrley Manor, Tyrley, Market Drayton, TF9 2AQ

Site Overview

Applicant	Mr M Carter
Date	March 2024
Site	Tyrley Manor, Market Drayton, TF9 2AQ
Project	Retrospective application for 3 bay domestic garage
Prepared By	Holly Walker MRICS Chartered Surveyor

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Purpose of this Statement

Peter Richards and Co. have been instructed by Mr M Carter who resides with his family at Tyrley Manor, having constructed the subject garage several years ago, the applicant wishes to regularise it.

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

The Tyrley Manor and dwellings formed from the adjacent traditional buildings afford 5no. dwellings including Tyrley Manor itself; The Granary, Upper Castle Barn, The Old Stables and The Coach House – see plan annotated aerial image right. The subject building, affords garaging serving these dwellings.

The garage was initially constructed with 2no. Bays in 2014 and a third bay was added in 2021. Whilst it is evident that the first two bays are Lawful as they have been substantially complete for more than 4 years, express consent is sought to regularise the building.

Please note a statement of truth afforded by the applicant is enclosed within this submission informing the date of construction.



Proposed Development

Images of the subject building are shown overleaf, it is evident that the building sits within the domestic curtilage of the existing dwellings at Tyrley Manor and is screened by mature vegetation to the gables and rear elevations.

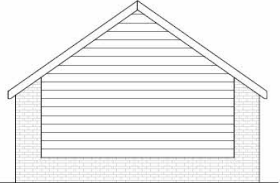
External materials of the subject building is brick, dark feather edge timber cladding with a tile roof which complements the appearance to the adjacent dwellings.

The subject garages have afforded space for domestic storage and parking of vehicles thus allowing appropriate management of the dwellings.

Proposed Development



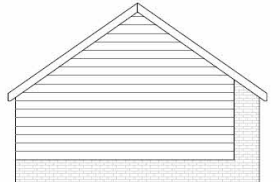
Front Elevation



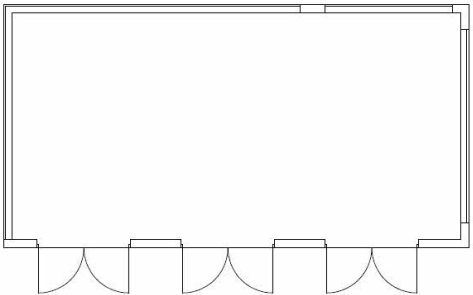
Side Elevation



Rear Elevation



Side Elevation



Proposed Plan



Subject garage front and rear elevations



Wider buildings at Tyrley Manor

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 Guidance

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

Local Policy

Core Strategy Policies

The key and relevant policies formed in Shropshire Council's Core Strategy adopted in March 2011 are:

- **CS5 Countryside and Greenbelt** | requires development in rural areas make a positive contribution to the character of buildings and the countryside.
- **CS6 Sustainable Design and Principles** | states that development should protect the character and context of the site and the surrounding area and development should be appropriate in its design, scale, siting and materials. It also states that development should safeguard residential and local amenity.

SAMDev Policies

The Shropshire Council SAMDev Policy reflects the principles put forward in the Core Strategy. This framework was adopted in December 2015 and policy MD7a outlines the principles of supporting barn conversion projects within the rural areas.

- **MD2 Sustainable Design** | Contribute to and respect locally distinctive or valued character and existing amenity', requires developments to Reflect local characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion.

Planning Appraisal

SAMDev

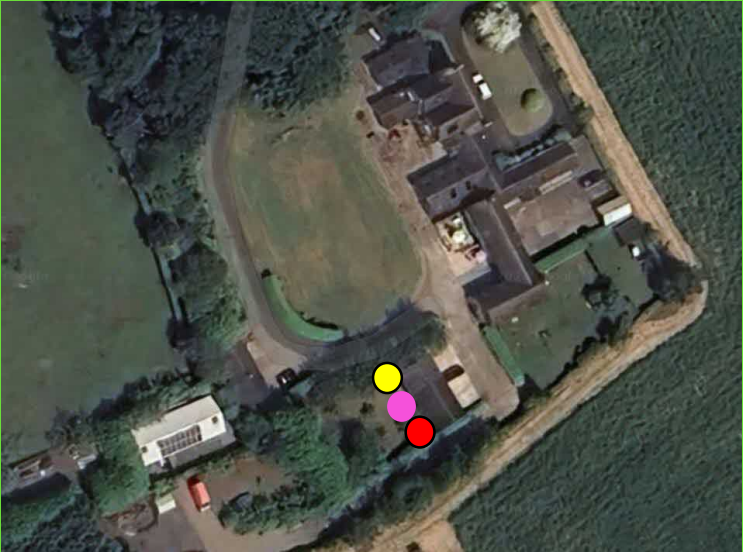
- **MD2 – Sustainable Design - Delivering well designed places appropriate to the local context is a key part of creating sustainable communities:** Shropshire's localised planning approach recognises that each place has its own characteristics not only visually in the built and natural environment but also in terms of how each place functions, which provides a local sense of identity. Understanding this local context and evaluating the constraints and opportunities that are present is an important part of the design process for any new development.
- **MD7b – General management of development in the countryside:** When considering development proposals, the need to support rural vitality and the viability of countryside as a dynamic, functional environment and an environmental and economic resource will be a significant consideration.

Material Considerations

Biodiversity

As the application is retrospective no physical works are proposed, however the development does look to provide some biodiversity enhancements. As such, the rear of the building southwest will see the erection of bird boxes allowing better connectivity into the adjoining planted area to the north and west which has mature trees established.

It is confirmed that there are no statutory designations within 1km of the site, with Tyrley Locks 1.2km south of the Tyrley Manor.



Vivara Woodstone Seville 32mm nest box

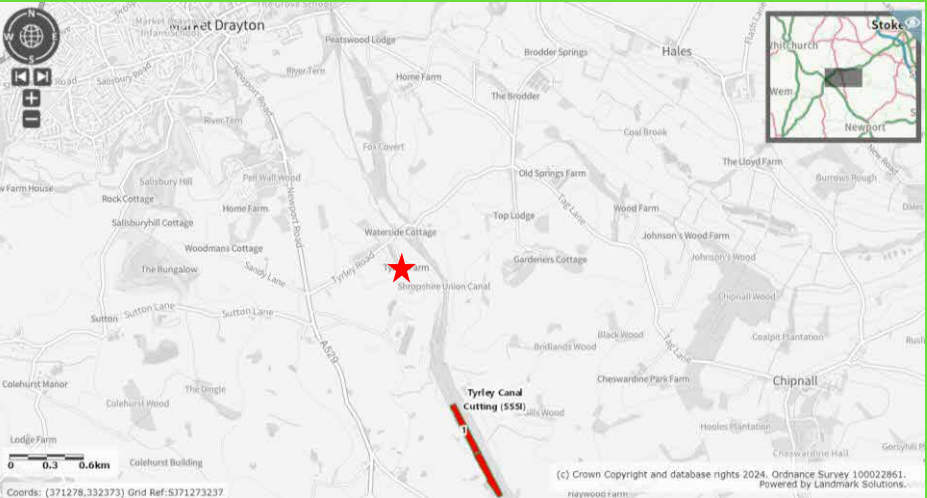


Sparrow Terrace



Swallow Cup

Ecological Enhancements locations and proposed enhancements

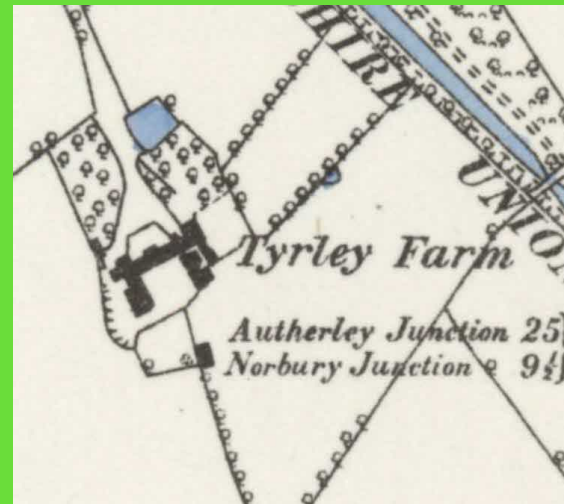


Magic Map, confirming there are no statutory designations within proximity of the site

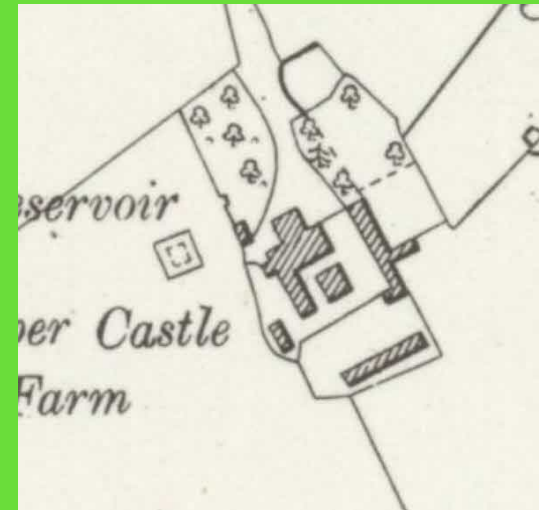
Material Considerations

Setting and Heritage

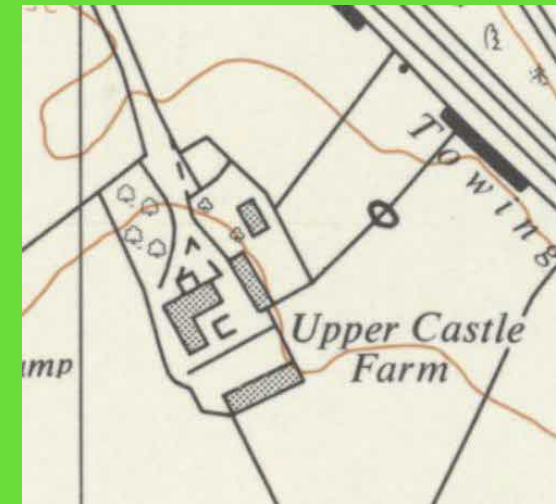
The images below show the Tyrley Manor and the adjacent buildings, converted into dwellings, has changed somewhat over time and so the siting of the garage is not considered to negatively affect the character of the property. In addition, there is historic mapping evidence of a detached building close to the site of the garage.



OS Map - 1879



OS Map - 1922



OS Map - 1963 / 1969

Site Photos



Peter Richards & Co.

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Conclusion

Retrospective planning consent is requested, regularising a 3 bay domestic garage at Tyrley Manor.

The style, massing and location of the subject garage is considered appropriate and in keeping with its surroundings. Utilised for domestic purposes associated with the neighbouring dwellings the development is considered appropriate and acceptable under local plan policies. It is also considered material that two of the bays have been erected more than 4 years.

It is politely requested that this application is determined positively.