

Richard And Louise Borton  
Holly Tree House  
17 Julian Road  
Ludlow  
Shropshire  
SY8 1HA

Date: 26th February 2024

Our Ref: PREAPP/24/00091

Your Ref:

Dear Richard And Louise Borton

TOWN AND COUNTRY PLANNING ACT 1990  
Town and Country Planning (Development Management Procedure) (England) Order 2015

<b>PLANNING REFERENCE:</b>	PREAPP/24/00091
<b>DEVELOPMENT PROPOSED:</b>	Erection of Garage and associated access through existing fence.
<b>LOCATION:</b>	Holly Tree House, 17 Julian Road, Ludlow, Shropshire, SY8 1HA.
<b>PARISH/WARD</b>	LUDLOW/LUDE
<b>DATE RECEIVED</b>	29th January 2024

I refer to your request for pre-application advice for the above proposal which was received on **29th January 2024**.

Taking into account the comments of consultees and an assessment of the submitted information it is the opinion of Officers that the proposal would likely receive officer support.

Please note that it is an informal Officer opinion and does not prejudice any final decision the Council make upon receipt of a formal planning application which will be determined taking into account the details submitted, relevant local and national policies and any comments made by consultees and representations received from the public.

Should you wish to continue with your proposal you will need to submit a formal planning application where any submission will need to include a number of documents to enable its validation.

### **Proposal and Site**

The proposal relates to the erection of garage and associated access through existing fence at forward the principal elevation of a residential dwelling in Ludlow. The site is



served by an existing access off Julian Road which is located to the front of the dwelling. The properties located on the same side of the application site are characterised by flat roofed garages located forward the principal elevation of the dwelling.

## **Planning Constraints**

Conservation Area *Details* - Gravel Hill Ludlow Conservation Area

## **Planning History**

N/A

## **Assessment**

### **Principle of Development**

There are no policies within the adopted Development Plan which would preclude residential extensions and/ or alterations.

### **Scale and Design**

Brochures have been provided as part of this pre-application enquiry for a garage however, it is not entirely clear whether a double or single garage is being proposed as two sets of information ( Double Wooden Garage and Single Wooden Garage) have been submitted. Further, it is not clear whether a mono - pitched or dual pitched roof of the garage is being proposed.

There is no objection to the principal of either a single or double width garage however, sufficient space should be retained around the garage to allow pedestrian access to the dwellings and waste receptacles to be pulled through the garden to the adopted highway on bin collection day.

The building should be single storey in height. As buildings adjacent to the site are flat roofed, we would suggest a flat roof or mono - pitched roof would sit better within the street scene over a dual pitched roof.

The garage should be sited to follow the ' building line' of the existing outbuildings either side of the site.

### **Impact on Neighbours**

A garage based on the information provided is unlikely to have any adverse impacts on residential amenity.

### **Ecology**

The proposed development is unlikely to have any adverse ecological impacts.

## Heritage

The site lies within the Ludlow (Gravel Hill) conservation area. The majority of the properties in this row have garages to the front similar to that proposed here, therefore there is no principle objection to the erection of a garage in conservation terms, provided it is of commensurate size to those of neighbouring properties so as not to appear overly dominant in this location. Any planning application should be supported by a proportionate heritage statement.

## Archaeology

No comments

## Trees

The site is within a Conservation Area where trees are protected. Should any trees be located within or adjacent to the application site then a tree survey and arboricultural impact assessment will be required to be submitted with any application to demonstrate that there is no adverse impact on the trees, or, if there is likely to be any impacts, what the proposed mitigation methods will be.

## Drainage/ Flooding

The site is located within Flood zone 1, the lowest risk of flooding. No anticipated floodrisks are anticipated however, any application should be supported by the SUDS proforma ( see link) <https://www.shropshire.gov.uk/media/21702/surface-water-drainage-proforma-statement-for-category-c-and-d-applications-2021.pdf>

## Highways

No new vehicular access is proposed in this pre-application enquiry and as such, no highway issues are anticipated.

## Community Infrastructure Levy

For information, and a liability form, see [shropshire.gov.uk/planning-policy/community-infrastructure-levy-cil](http://shropshire.gov.uk/planning-policy/community-infrastructure-levy-cil)

**When submitting your planning application, please ensure that you clearly state the Pre-Application 'Planning Reference' number that is provided at the top of this letter.**

If your proposed project requires **Building Regulations Approval** or you are unsure whether it does please contact us on **01743 258710**, email [buildingcontrol@shropshire.gov.uk](mailto:buildingcontrol@shropshire.gov.uk) or visit our website [shropshire.gov.uk/building-control](http://shropshire.gov.uk/building-control) for pre-application advice and a competitive fee.

Yours sincerely,

*Rachael Evans*

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## **ANNEX 1**

### **National List Validation Requirements**

The application will also need to comply with National submission requirements in order to be validated, details of what is needed can be found at:

[www.gov.uk/guidance/making-an-application](http://www.gov.uk/guidance/making-an-application)

Whilst indicative location plans / brochures have been submitted as part of this pre-application enquiry, all drawings will need to be drawn at a metric scale. For the avoidance of doubt, as a minimum we will require the minimum:

- Application form
- Fee
- Site location plan 1:1250
- Block plan 1:500 ( or other suitable scale)
- Proposed floor and elevation plans ( suitable scale)
- Proposed roof plan

### **Local List Validation Requirements**

Taking into account the nature of the development proposed your application should include the following documents:

- Community Infrastructure Levy (CIL)
- Heritage Statement
- Photographs SUDS proforma ( drainage)
- Tree Survey / Arboricultural Report

## **ANNEX 2**

### **PLANNING POLICY**

The starting point for decision taking is the development plan. Proposals that accord with an up-to-date plan should be approved, whilst proposals that conflict with the plan should be refused unless there are other material considerations which indicate otherwise.

For the purposes of the assessing this proposal the development plan presently comprises of the adopted Shropshire Core Strategy 2011; the adopted Site Allocations and Management of Development (SAMDev) Plan 2015 and a range of Supplementary Planning Documents (SPD).

The policies that are relevant to your proposal are set out below with the full text available via the links given.

### **POLICIES**

**SPD Type and Affordability of Housing** [shropshire.gov.uk/SPD 2012.pdf](http://shropshire.gov.uk/SPD%202012.pdf)

**Core Strategy** [shropshire.gov.uk/core-strategy.pdf](http://shropshire.gov.uk/core-strategy.pdf)

**SAMDev** [shropshire.gov.uk/samdev-adopted-plan.pdf](http://shropshire.gov.uk/samdev-adopted-plan.pdf)

**National Planning Policy Framework (NPPF)-**  
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

The Interactive policy map, [shropshire.maps.arcgis.com](http://shropshire.maps.arcgis.com) may also be of assistance to you in identifying the areas suitable for further development and any relevant constraints and features of a site.