



Committee and date

South Planning Committee

21 June 2016

Development Management Report

Responsible Officer: Tim Rogers

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Summary of Application

Application Number: 16/00642/FUL	Parish:	Much Wenlock
Proposal: Conversion of redundant barn to one dwelling with extension and relocated access		
Site Address: Barn To The North Of Woodfield House St Marys Lane Much Wenlock Shropshire		
Applicant: Mrs Alina Mitchell		
Case Officer: Luke Ashley	email: planningdmse@shropshire.gov.uk	

Grid Ref: 362387 - 299835



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Recommendation: - Grant Permission subject to the conditions set out in Appendix 1.**REPORT****1.0 THE PROPOSAL**

- 1.1 The proposal seeks to convert and extend an existing redundant barn structure into a one bedroom residential property. The application was previously considered by Members at the South Planning Committee held on 24th May 2016. At that meeting it was determined that the application be deferred to a future meeting to enable further consideration to be given by the applicants and their agent as to the need for and the potential harm to the historic fabric that could result from the proposed raising of the roof.
- 1.2 During the debate by Members it was noted that the proposed loft area would be for storage purposes only and the necessity of raising the eaves height of the building by around 300mm and thus the overall height of the building was questioned. Members raised concern that the raising of the walls and the new roof structure would impose additional loadings onto the existing stone walls of the structure that could necessitate significant rebuilding works, causing harm to the historic fabric of this non-designated heritage asset within the Much Wenlock Conservation Area.
- 1.3 In response to the Members concerns a revised scheme has been submitted which now shows no height increase in relation to the original barn building and removes the internal staircase and proposed storage area from the loft space.
- 1.4 The scheme includes an extension which will be of brick construction and would lengthen the building into the existing courtyard. The revised plans submitted in response to neighbour concerns have also resulted in the existing roof now stretching over the extension, so the eaves and ridge lines of the proposed extension are the same height as the existing roof. The living accommodation is proposed to be on a single level at ground floor.
- 1.5 Three roof lights are proposed within the south east elevation roof plane of the existing building to light the ground floor kitchen, bathroom and bedroom areas below.
- 1.6 The existing vehicular access is to be blocked up and a new access would be formed providing a parking and rear amenity space.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The application building is set to the rear of the Raven Hotel and a number of other domestic properties off St Marys Lane in Much Wenlock. The building is enclosed by this layout and as such views into the site are restricted. The building is a detached unit currently used as a garage and is understood to have originally provided stabling. It is constructed of stone walls under plain clay tiled pitched roof.

2.2 Access is provided via an existing courtyard which serves both the hotel and the surrounding dwellings. The site is also set within the designated Much Wenlock Conservation Area.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

3.1 The Town Council have provided views contrary to the Officers recommendation. The Principal Planning Officer, in consultation with the Committee Chairman and Vice Chairman consider that the Town Council has raised material planning issues and the application should be determined by committee.

4.0 Community Representations

4.1 - Consultee Comments

4.1.1 Much Wenlock Town Council – Object

1. The proposed roofline would be too high and imposing on the neighbours.
2. Over-development on a small site in a Conservation Area - Policy GQD2, objective 6 in the Neighbourhood Development Plan for Much Wenlock refers.

4.1.2 SC Conservation – No objection

The application proposes the conversion of this redundant barn to the north of Woodfield House, St Marys Lane, Much Wenlock to a residential dwelling. The barn is not listed but lies within the conservation area. The proposed design shows minimal alteration to the existing building and a small extension to provide adequate living space. The proposals are generally considered to be acceptable and to accord with policies, guidance and legislation.

4.1.3 SC Drainage – No objections subject to condition regarding surface water drainage.

4.1.4 SC Archaeology – No objections subject to condition requiring written scheme of investigation.

4.1.5 SC Highways – No objections.

4.1.6 SC Ecology – 03.03.2016 – Object – Additional information regarding bats is required;

SC Ecology – 18.04.2016 – No objection following receipt of Bat Survey by Shropshire Wildlife Survey. Recommend condition regarding artificial nesting boxes for house sparrows and informatives regarding storage of materials, trenches and pipework;

4.2 - Public Comments

4.2.1 Much Wenlock Civic Society – No objection raised;

4.2.2 3no. neighbour objections have been raised –

Raising the height of the roof by any amount would affect our property and garden.

Question the need to raise the roof since the proposed living spaces are all ground floor.

Loss of privacy - Uncomfortable with the number of Velux windows proposed, and that their size is not specified. No wish to look into the proposed dwelling and do not want them to overlook us.

Loss of parking - The plans for Woodfield House (c1990) consisting of two properties made provision for four parking spaces to the rear. The site of the proposed new property and its driveway sits across these parking spaces and provides only a single parking space for the new property. The shortage of general off street parking in the town would be exacerbated by this loss.

Harm to businesses –

Disruption during construction works – harm occupiers of nearby holiday let and hotel accommodation.

Overlooking and loss of light into the garden would be detrimental to the appeal of the holiday lets.

As the only access to the proposed development is via the entrance and car park of The Raven Hotel – Disruption due to the close proximity of the access.

5.0 THE MAIN ISSUES

Principle of development
Siting, scale and design of structure
Visual amenity
Conservation Area
Residential Amenity
Highways
Ecology
Drainage

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Since the adoption of the Councils Core Strategy the National Planning Policy Framework (NPPF) has been published and is a material consideration that needs to be given weight. Paragraph 12 of the NPPF states that '*Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise*'.

- 6.1.2 With regards to housing development paragraph 49 of the NPPF states that:
‘Housing applications should be considered in the context of the presumption in favour of sustainable development’.

and that

‘Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.’
- 6.1.3 The Council is satisfied it can demonstrate a deliverable 5 year supply of housing land to meet housing need through the sites identified in the SAMDev document and through provision of housing across the county through the community hub and cluster approach. The Council therefore considers the housing policies contained within the development plan up to date and should be attached full weight.
- 6.1.4 For new housing development, Core Strategy Policies CS1, CS3, CS4, CS5 and CS11 seek to steer new housing to sites within market towns, other ‘key centres’ and certain named villages (‘Community Hubs and Clusters’) as identified in policy CS3; CS4 and set out in detail in the Council’s SAMDev Plan, policy MD1. Much Wenlock is identified as a market town and thus a focus for development. Policy S13 of SAMDev recognises that Much Wenlock benefits from a neighbourhood plan which sets out the development strategy for the town during the Plan period. The neighbourhood plan is therefore a material consideration in the assessment of this application and the policies contained which are applicable to this proposal will be used to determine this application.
- 6.1.5 Policy H2 of the Much Wenlock Neighbourhood Plan states housing developments within the development boundary of Much Wenlock will be permitted where they include a range of house type, including two and three bedroom dwellings. Housing developments will also be expected to include an element of single level dwellings and to meet the needs of the elderly and people with disabilities.
- 6.1.6 Policy H4 of the Much Wenlock Neighbourhood Plan states that housing infill development and the conversion of existing buildings to residential use will be supported where they contribute positively to local character and where they help to meet local housing needs.
- 6.1.7 In this regard it is evident that the application site is set within the development boundary of the host settlement, the scheme is also for the conversion of an existing building. Furthermore, the proposal is for a single level building which should contribute to meeting the needs of the elderly / disabled within the locality. The siting of the development and nature of the residential accommodation proposed is therefore considered to comply with the aforementioned policies.
- 6.1.7 Affordable Housing - Under adopted Shropshire Development Plan policy (This comprises of the Shropshire Core Strategy, the SAMDev Plan and the Much Wenlock Neighbourhood Plan for this particular proposal) all new open market housing

developments are expected to make appropriate contributions to the provision of local need affordable housing having regard to the current prevailing target rate, set using the Shropshire Viability Index. However, account must now be taken of the Court of Appeal judgement of 11th May 2016 in the case of ***Secretary of State for Communities and Local Government (1)West Berkshire District Council(2)Reading Borough Council [2016] EWCA Civ 441***

- 6.1.8 The effect of this judgement is to confirm that the Written Ministerial Statement (WMS) of the 28th November 2014, announcing that Local Authorities should not request affordable housing contributions on sites of 10 units or less (and which have a maximum gross floorspace of 1,000sq m), or 5 units or less in designated protected rural areas, still applies in considering development proposals.
- 6.1.9 At this juncture, in accordance with the view of the Planning Inspectorate it is considered that the WMS is a material consideration. Shropshire Council therefore accepts that the WMS applies as a significant material consideration and this means that the Council will not automatically require an AHC for applications for 10 or less dwellings and less than 1,000sq m floor area in the majority of cases.
- 6.1.10 In this particular case for the conversion and extension of a building to form a single open market dwelling within the development boundary of a town, it is considered that an affordable housing contribution could no longer be justified and therefore no weight should be given to this in the overall planning balance.
- 6.2 Scale and design, impact on visual amenity and character and appearance of Conservation Area
- 6.2.1 The former barn, whilst not listed lies within the Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that local planning authorities should pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 6.2.2 Paragraph 131 of the NPPF states that in determining planning applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 6.2.3 In terms of Conservation Areas para 137 states that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

- 6.2.4 The aims and objectives of the above legislation and national policy are reflected at the local level through Core Strategy Policy CS6, which seeks to create '*sustainable places, where development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness*'.

It further states that that all development:

Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance.

- 6.2.5 This is elaborated on by SAMDev Plan policy MD2 which states that new development should respond effectively to local character and distinctiveness, development should not have a detrimental impact on existing amenity value but respond appropriately to the context in which it is set. As such, new development should respect the existing pattern of development, both visually and in relation to the function of spaces, retain and enhance important views and landmarks and respond appropriately to local environmental and historic assets, in accordance with MD12 and MD13
- 6.2.6 Core Strategy Policy CS17 goes further in regard to protecting heritage assets and states that all development proposals shall protect and enhance the diversity, high quality and local character of Shropshire's natural, built and historic environment [and] contributes to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets.
- 6.2.7 Policy MD13 states that heritage assets are a finite, non-renewable resource and great care must therefore be taken when determining applications which result in a loss of significance, either partial or total. Proposals adversely affecting either the significance or setting of designated or non-designated heritage assets will therefore be rejected unless the harm to the significance of the asset is outweighed by the public benefits of the proposal and there are no satisfactory alternatives.
- 6.2.8 Policy GQD2 states that all development will be designed to a high quality and to reinforce local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable. Development proposals, extensions and alterations to existing buildings and structures will be expected to:
- have regard to the principles set out in the Much Wenlock Design Statement; and
 - make efficient use of land while respecting the density, character, landscape and biodiversity of the surrounding area; and
 - be suitably designed for the context within which they are set; and
 - retain existing important landscape and natural features; and
 - ensure that the scale and massing of buildings relate sympathetically to the surrounding area; and
 - create safe environments addressing crime prevention and community safety; and

□ use traditional and vernacular building materials where such treatment is necessary to respect the context of the development concerned.

6.2.9 The barn is constructed of traditional vernacular materials and whilst not listed is considered to be a non-designated heritage asset. The proposed design shows minimal alteration to the existing building, proposing no alterations to the existing blank walls, with the extension proposed to come off the end elevation which is currently disrupted by the existing garage door opening. Roof lights are proposed to be inserted into the roof. Planning policy does not rule out extensions to outbuildings as part of conversion schemes. The extension is considered to be relatively small scale and through the use of facing brick would reflect the character and appearance of the original barn, whilst maintaining the identity of the original stone structure.

6.2.10 The revised scheme removes the height increase to the roof and although this removes the step down which was proposed for the extension, given the relatively small scale of the addition proposed it is not considered that the lack of a step down in the roof line would result in any material harm to the character or overall scale of the barn. The proposals are therefore generally considered to be acceptable in terms of the scale and character.

6.2.11 Views into the site are well shielded by virtue of the layout of the site behind the main developed area of the town and the impact made by such a proposal in terms of its impact upon the wider character of the conservation area are considered negligible. Further the conversion of the barn would secure the immediate future use of the building enabling the restoration of a non-designated heritage asset which would enhance and preserve the character and appearance of the Conservation Area.

6.3 Residential Amenity

6.3.1 Policies CS6 and MD2 are relevant to the impact that development will have upon neighbouring uses and seeks to ensure no new development is unduly harmful to residential amenity.

6.3.2 In this case the site is encompassed on three sides by existing residential units, with the neighbouring properties curtilages running immediately up against three of the existing walls of the building to be converted. The built form in this area is of a compact form, with properties in close proximity to each other and the proposed conversion would not introduce a use which would be inappropriate for the site or be of a type which would result in unsuitable levels of noise or disturbance for neighbouring occupiers.

6.3.3 As part of the proposal to create the single storey dwelling, no openings are proposed in the walls which directly form boundaries with the neighbouring properties. The openings in the wall of the proposed extension face onto the parking area for the property and should not result in any direct overlooking into private amenity space of neighbouring properties, particularly bearing in mind boundary walls and fencing of up to 2m in height can be constructed as permitted development. The plans indicate that the main source of natural light into the ground floor accommodation will be from the roof lights. The revised plans indicate that there is currently no intention to form

a loft area and the ground floor would be open to the roof voids. As such the rooflights proposed would direct natural light down into the living accommodation on the ground floor. As the roof lights would be high level there should be no direct overlooking from the ground floor accommodation into neighbouring properties. It is acknowledged that whilst there is no loft area proposed this does not mean a loft area cannot be create in the future. To retain planning control and protect residential amenity should a loft area be provided it is recommended that conditions are attached to any permission granted which restricts the use of any roof space created to storage only; remove permitted development rights and requires that the rooflights provide nature light to the ground floor accommodation only. The potential for overlooking as a result of the scheme is considered negligible.

6.3.4 The barn proposed to be converted and extended is single storey and any loss of light as a result of the proposal is not considered to be of a level which would harm existing neighbour amenity.

6.3.4 Due to the close relationship between the properties in this area it is considered appropriate in this case to restrict the construction hours by planning condition in order to protect both the amenity of permanent residents and visitors occupying surrounding holiday accommodation.

6.4 Highways

6.4.1 The NPPF, at section 4, seeks to promote sustainable transport. At paragraph 32 it states that decisions should take account of whether safe and suitable access to the site can be achieved for all people and that:

“Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”

6.4.2 Core Strategy policy CS6 seeks to ensure that proposals likely to generate significant levels of traffic be located in accessible locations, where opportunities for walking, cycling and use of public transport can be maximised and the need for car based travel reduced. There are no set parking standards within the Core Strategy or SAMDev plans, however, Policy H6 of the Much Wenlock Neighbourhood plan, states that proposals for housing development will be required to provide a minimum of two parking spaces per dwelling. The policy goes on to state that proposals accompanied by a parking provision of less than two parking spaces per dwelling will only be permitted if:

- Alternative and reasonably accessible car parking arrangements can be demonstrated and which in themselves do not add to on-street parking; or
- Otherwise acceptable and well-designed new build or conversion schemes in the town centre conservation area would be incapable of meeting this parking provision.

6.4.3 The Highway Authority provided comment that this proposed development is unlikely to have any significant traffic impact on adjacent public highway, in this town centre location, subject to an appropriate access and parking place being provided. Parking

can be accommodated on site and visitor parking could well be achieved within the compound via which access onto the site is provided, although it is noted this would require agreement with the landowner and is a civil matter. The town centre location of the property means it is within reach of a range of amenities and services which could be visited on foot or bicycle, there is also a public car park off St Marys Lane. The likely reliance on private transport is greatly reduced within this accessible and sustainable location. It is therefore considered that the proposal accords with Policy H6 of the Neighbourhood plan subject to appropriate conditions being imposed.

6.5 Ecology

6.5.1 National guidance gives a duty to public bodies (including Local Planning Authorities) to ensure development does not harm protected species or its habitat. The National Planning Policy Framework (NPPF) emphasises that Local Planning Authorities should ensure development contributes to and enhances the natural and local environment including minimising impacts on biodiversity and providing net gains where possible. Core Strategy policy CS17 and SAMDev policy MD12 reflects the obligations placed by Wildlife Legislation to ensure the protection and enhancement of ecological interests.

6.5.2 A bat survey was carried out on this site in April 2016 by Shropshire Wildlife Surveys. The survey found no evidence of roosting bats or nesting birds during this survey process. The building has been renovated in recent years with walls re-pointed and what appeared to be reroofing. Part of that renovation was the inclusion of a nest box for Owls in the east gable apex, although the survey found that there is no evidence that the owl box has been used by any nesting birds. The surveyor recommends the inclusion of a house sparrow nest box terrace in the converted building to enhance the nesting opportunities for this species and this shall be conditions appropriately. The Councils Ecologist is content given the findings in the Bat Survey that the proposal is considered acceptable and could be carried out without harm to local ecology.

6.6 Drainage

6.6.1 Core Strategy policy CS18 relates to sustainable water management and seeks to ensure that surface water will be managed in a sustainable and coordinated way, with the aim to achieve a reduction in existing runoff rate and not to result in an increase in runoff. This is expanded upon by Neighbourhood plan policies RF.2 and RF.6. The Councils Drainage Officer is satisfied that subject to conditions securing details of the surface water drainage method, the development can be adequately drained without causing or exacerbating flooding in the site or vicinity. A condition shall also be added to any permission granted requiring the parking area to be laid with a permeable surface to accord with the requirements of neighbourhood plan policy RF.6.

7.0 CONCLUSION

7.1 The conversion is within an area where new housing development is acceptable in principle. The scheme would provide a single bedroom dwelling, contributing to the range of housing stock available to the local area.

- 7.2 The proposal would enable the conversion of a non-designated heritage asset and the alterations proposed are considered to respect the scale and character of the existing unit, enhancing the site in terms of its visual appearance and thus the character and appearance of this part of the Conservation Area.
- 7.3 The scheme would not create undue harm to residential amenity, result in any severe highway safety impacts and could be carried out without harm to biodiversity of the area or exacerbation of flooding.
- 7.4 The proposal as such accords with the aims and provisions of the NPPF and the main objectives of the relevant Shropshire Core Strategy policies CS1, CS4, CS6, CS17 and CS18; SAMDev policies MD1, MD2, and MD13, and the Much Wenlock Neighbourhood Plan policies H4, H6, GQD2, RF2 and RF6. It is therefore recommended that planning permission is granted subject to conditions.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.

The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Central Government Guidance:
National Planning Policy Framework
National Planning Practice Guidance

Shropshire Core Strategy
CS5 Countryside and Green Belt
CS6 Sustainable Design and Development Principles
CS17 Environmental Networks
CS18 Sustainable Water Management
CS19 Sustainable Waste Management

Site Allocations and Management of Development (SAMDev) Plan
MD1 Scale and Distribution of Development;
MD2 Sustainable Design
MD3 Managing Housing Development
MD12 Natural Environment
MD13 Historic Environment

Settlement policy S13 Much Wenlock

Much Wenlock Neighbourhood Plan
H4
H6

GQD2
RF2
RF6

RELEVANT PLANNING HISTORY:

None.

11. Additional Information

View details online:

<https://pa.shropshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage&searchType=Application>

List of Background Papers
Cabinet Member (Portfolio Holder) Cllr M. Price
Local Member Cllr David Turner
Appendices APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).

2. The development shall be carried out strictly in accordance with the approved plans and drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

3. Prior to commencement of the development, details of the surface water drainage system shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied.

Reason: To ensure satisfactory drainage of the site, to avoid flooding in the interests of sustainable development and to accord with policy RF2 of the Much Wenlock Neighbourhood Plan.

4. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI). This written scheme shall be approved in writing by the Planning Authority prior to the commencement of works.

Reason: The development site is known to hold archaeological interest.

5. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. The parking of vehicles of site operatives and visitors
2. Loading and unloading of plant and materials
3. Storage of plant and materials used in constructing the development
4. Wheel washing facilities
5. Measures to control the emission of dust and dirt during construction
6. A scheme for recycling/disposing of waste resulting from demolition and construction works
- 7 Construction traffic management plan.

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

6. Prior to the above ground works commencing samples and/or details of the roofing materials and the materials to be used in the construction of the external walls of the extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory and safeguard the character of the heritage asset.

7. Prior to their installation full details of the roof windows shall be submitted to and approved in writing by the Local Planning Authority. The installation of the windows shall be carried out in complete accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory and safeguard the character of the heritage asset.

8. Prior to the any above ground works commencing, details of the treatment for use in the edging of the access and materials to be used to infill the existing access in the boundary wall shall be submitted for approval in writing by the Local Planning Authority. The parking area shall be laid with a permeable surface. All works to form the new access, parking area and to close off the existing access shall be completed prior to the first occupation of the dwelling hereby permitted.

Reason: To ensure the provision of adequate car parking, to avoid congestion on adjoining roads, and to accord with policy RF6 of the Much Wenlock Neighbourhood plan.

9. Prior to the first occupation of the buildings hereby permitted, 1 woodcrete artificial nesting terrace suitable for house sparrows shall be erected on the site. The type and location of the box shall be submitted to and agreed in writing with the Local Planning Authority and the scheme shall then be undertaken in accordance with the agreed details.

Reason: To ensure the provision of nesting opportunities for birds.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

10. The roof lights hereby approved shall provide natural light to the ground floor living accommodation only. At no time shall these roof lights be used to provide light into any loft storage space which may subsequently be provided.

Reason: To safeguard residential amenity.

11. Demolition, construction works or deliveries shall not take place outside 7.30am - 6pm Monday to Friday, and 8am - 1pm on a Saturday, with no work taking place on Sundays or bank or public holidays.

Reason: To safeguard the residential amenities of the area during the construction of the development.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development relating to schedule 2 part 1 class A, B, C, D, E and G shall be erected, constructed or carried out.

Reason: To maintain the scale, appearance and character of the development and to safeguard residential and / or visual amenities.

Informatives

1. Where possible, trenches should be excavated and closed in the same day to prevent any wildlife becoming trapped. If it is necessary to leave a trench open overnight then it should be sealed with a closefitting plywood cover or a means of escape should be provided in the form of a shallow sloping earth ramp, sloped board or plank. Any open pipework should be capped overnight. All open trenches and pipework should be inspected at the start of each working day to ensure no animal is trapped.
2. The storage of all building materials, rubble, bricks and soil must either be on pallets or in skips or other suitable containers to prevent their use as refuges by wildlife.
3. A sustainable drainage scheme for the disposal of surface water from the development should be designed and constructed in accordance with the Councils Surface Water Management: Interim Guidance for Developers document. It is available on the councils website at: www.shropshire.gov.uk/environmental-maintenance-and-enforcement/drainage-andflooding/flood-risk-management-and-the-planning-process. The provisions of the Planning Practice Guidance, in particular Section 21 Reducing the causes and impacts of flooding, should be followed. Preference should be given to drainage measures which allow rainwater to soakaway naturally. Connection of new surface water drainage systems to existing drains / sewers should only be undertaken as a last resort, if it can be demonstrated that infiltration techniques are not achievable.
4. Drainage and Public Highway.
Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

Works on, within or abutting the public highway.

This planning permission does not authorise the applicant to:

1. construct any means of access over the publicly maintained highway (footway or verge) or

2. carry out any works within the publicly maintained highway, or
3. authorise the laying of private apparatus within the confines of the public highway including any a new utility connection, or
4. undertaking the disturbance of ground or structures supporting or abutting the publicly maintained highway

The applicant should in the first instance contact Shropshire Councils Street works team. This link provides further details
<https://www.shropshire.gov.uk/street-works/street-works-application-forms/>

Please note: Shropshire Council require at least 3 months' notice of the applicant's intention to commence any such works affecting the public highway so that the applicant can be provided with an appropriate licence, permit and/or approved specification for the works together and a list of approved contractors, as required.