



Committee and date
South Planning Committee
19 December 2017

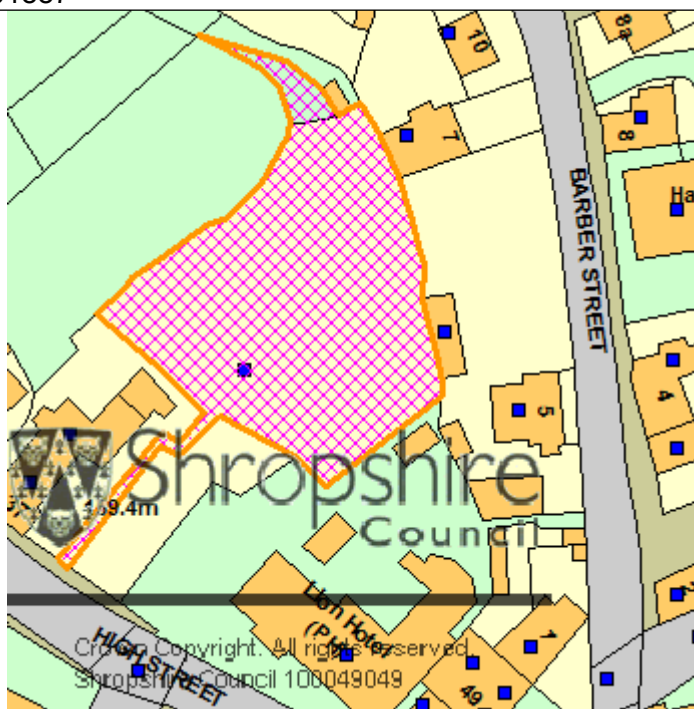
Development Management Report

Responsible Officer: Tim Rogers
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Summary of Application

Application Number: 16/05697/FUL	Parish: Broseley
Proposal: Erection of a detached 3 bedroom dwelling	
Site Address: Proposed Dwelling To The North Of 37 High Street Broseley Shropshire	
Applicant: Mr Jerry Phillips	
Case Officer: Frank Whitley	email: planningdmc@shropshire.gov.uk

Grid Ref: 367375 - 301887



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Contact: Tim Rogers (01743) 258773

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

1.1 The application seeks planning permission for the erection of a 2 storey detached 3 bedroom dwelling. The proposed dwelling would be separated from the existing building at 37 High Street by a gap of some 3m at the closest point. The dwelling, as originally submitted, would be two storey with a dual pitched roof and would feature short projecting two storey gables to the northwest and southeast facing elevations. The first floor openings in the northwest elevation would be limited to two windows serving bath and shower room and two high level rooflights to a bedroom, in order to protect neighbour privacy. The southeast elevation would face the large garden area to the proposed dwelling and would feature a dormer window and gable end windows serving bedrooms, and a rooflight to the landing area. A monopitch ground floor element below the dormer would sit with the 'L' formed by the projecting gable and would contain a porch and part of the lounge. The south west facing rear elevation facing 37 High Street would contain no openings and would feature a chimney. The north east facing front elevation would feature a full width single storey monopitch projection with a gabled porch detail. The external facing materials would be painted facing brick with plain clay roof tiles. Vehicular access would be from the existing access onto Fox Lane and there would also be a separate pedestrian access to High Street available to the proposed dwelling.

1.2 Members will recall that this application was considered at the South Planning Committee on 6 June 2017, following a site visit. No objection was made to the principle of development. It was agreed:

☐ *The application be deferred to a future meeting in order for the applicant to give further consideration to the layout and design;*

☐ *a further site visit be made prior to any decision being made and the site to be marked and pegged out accordingly*

1.3 Some alterations were subsequently made and considered by Chair and Vice-Chairman at the agenda setting meeting prior to Committee meeting of 26 September. The discussion between the Chair and Vice Chair and Officers at that meeting concluded the alterations made were unlikely to be acceptable and the applicant was invited to make further amendments. The following decision from the agenda setting meeting is recorded:

- *Chair and Vice Chair note amendments to ridge height and removal of extension to address committee concerns. However question why this redesign has led to reduction in windows. Request fenestration treatment of side elevation where single storey lean to has been removed is reconsidered. Suggest these matters be considered before application is*

returned for consideration by planning committee.

- 1.4 Since then further alterations have been made which include:
- Clarification that the front of the dwelling faces SE. Single rooflight removed from this elevation in favour of second dormer. Front porch moved from NE elevation to front SE elevation.
 - Removal of single rooflight on NE elevation in favour of 2 x dormers.
 - Glazing detail changes all round. SW elevation as before with no openings
 - Wider drive and Increased turning area with provision for access to No37 retained.
 - Existing workshop and double garage correctly illustrated on plans
 - Boundary to 37 High Street defined by existing hedge and proposed double timber gates.

- 1.5 Pre-application advice was sought prior to first submission of the application which confirmed the principle of development on the site, in as far as the provisions of SAMDev Plan Policy S4 (Broseley) apply only.

2.0 **SITE LOCATION/DESCRIPTION**

- 2.1 The application site is in the same ownership of 37 High Street which is Grade 2 listed, in Broseley Conservation Area. The site forms part of a large curtilage and has its own vehicle access from Fox Lane.
- 2.2 37 High Street has a substantial existing extension projecting to the north east, approved under references 11/02042/FUL and 11/2043/LBC. The NE elevation of the extension is two storey, and comprises a pitched roof facing NE with velux windows on the first floor.
- 2.3 37 High Street is itself connected to No. 37a which is positioned immediately adjacent to the road to the SW and under separate ownership.

3.0 **REASON FOR COMMITTEE DETERMINATION OF APPLICATION**

The scheme does not comply with the delegation to officers as set out in Part 8 of the Shropshire Council Constitution as the Town Council have submitted a view contrary to officers. The Area Planning Manager considers that the application raises material considerations that warrant consideration by the South Planning Committee.

4.0 **Community Representations**

Consultee Comments

4.1 **Broseley Town Council- objection** **Initial Comments received**

Object on grounds of access and design.

The junction with Fox Lane is difficult at best and dangerous at worst. There is poor visibility and a very tight turn is necessary to join the narrow road which is Fox Lane. The design is disappointing for a prominent position within the Conservation Area and does not attempt to incorporate vernacular features such as chimneys and window lintels.

After Members decision on 6th June, amended plans attracted the following comments from the Town Council

Proposed dwelling to the north of 37 High Street, Broseley. Amendments.

The Council maintains its objection to the development: there is poor access, it is inappropriate for the Conservation Area and no information has been provided with regard to building materials.

4.2 **Conservation- no objection subject to conditions**

In considering the proposal due regard to the following local and national policies, guidance and legislation has been taken; CS6 Sustainable Design and Development and CS17 Environmental Networks of the Shropshire Core Strategy, policies MD2 and MD13 of the Site Allocations and Management of Development (SAMDev), the National Planning Policy Framework (NPPF) published March 2012, Planning Practice Guidance and Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

This application proposes the erection of a detached dwelling on land adjacent to 37 High Street, Broseley. The main property is Grade II listed and lies within the Broseley conservation area. A previous approval for a large two storey extension to the listed building is currently under construction. It is proposed to site a detached dwelling on the remaining land within the applicants ownership. There is an historic planning approval for a larger detached dwelling on the site in a similar location to that now proposed but before the new extension was present. This consent has now lapsed. There is some historic mapping evidence of a linear form of development continuing along the site, however this may well have been outbuildings associated with the main listed building rather than further dwellings in this location, but shows that there has been built form historically to the rear of this site.

The design of the proposed dwelling mimics the design of the existing new extension, it is simplistic in design and basically is a continuation of a theme replicating a similar form to 37 High Street. It is considered that the addition of this further dwelling, in this similar form proposed, would not overly detract from the setting of the listed building and would generally be in line with policies, guidance and legislation as outlined above. The site is a large site and therefore the additional built form could be accommodated without appearing as a substantial

overdevelopment of the site. However it is considered that if the proposal were to gain permission this would be the limit to any potential development on this site.

4.3 Archaeology- no objection

No comments to make

4.4 SUDS – no objection subject to condition and informatives

4.5 Fire and Rescue- no objection

4.6 Highways- no objection subject to condition

The development seeks to erect a single three bedroom dwelling in the grounds of 37 High Street. No new vehicular access is proposed and will remain as existing via a private drive off Fox Lane.

Highway advice to a recent pre application supported the development in principle and the application also refers to a previous planning approval for a similar dwelling with a larger footprint which expired.

Access onto Fox Lane has poor visibility, however due to the narrow nature of the surrounding roads traffic speeds are generally lower than the 30mph limit.

The proposal offers adequate parking and turning within the development site to allow for vehicles to exit in a forward gear and it is considered that the added movements associated with the development will not have any significant impact on the current situation.

4.7 Affordable Housing- no objection

4.8 Public Comments-

Three objections have been received covering the following issues:

Privacy – new dwelling will overlook neighbours

Harm to visual amenity

Parking, loading, turning

Highway safety

Increased traffic

Noise and disturbance

Overdevelopment

Already significant construction on site

Density of development on one plot

Access and parking

Lack of detail on plans showing neighbouring properties

Harm to conservation area

Earlier schemes have attracted the following objections, though none have been received in relation to most recent amendments

- Inaccurate site plans
- Existing bungalow on site not mentioned
- Existing workshop has been extended since it was approved in 1992 and is drawn incorrectly
- Overlooking from upper windows
- Loss of light
- Access for emergency vehicles

5.0 THE MAIN ISSUES

- Principle of development
- Siting, scale and design
- Visual impact and landscaping
- Residential Amenity
- Highway Safety
- Affordable Housing

6.0 OFFICER APPRAISAL

6.1 Principle of development

- 6.1.1 Section 6 of the NPPF seeks to deliver a wide choice of high quality homes and create sustainable mixed communities.
- 6.1.2 Core Strategy Policy CS3 (Market Towns and Other Key Centres) indicates that housing development is in principle acceptable within Broseley settlement boundary, subject to meeting the core requirements of CS6 (Sustainable Design and Development) which seeks to ensure that development protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design.
- 6.1.3 In this case CS17 (Environmental Networks) and SAMDev Plan MD13 are relevant. These policies seek to ensure that heritage assets will be protected, conserved, sympathetically enhanced and restored.
- 6.1.4 The proposed site is situated within the Broseley Conservation Area and within the setting of a listed building (37 High Street). The development has the potential to impact on these heritage assets. The proposal therefore has to be considered against Shropshire Council policies CS6 and CS17 and with national policies and guidance including PPS5 Historic Environment Planning Practice Guide and section 12 of the National Planning Policy Framework (NPPF). Special regard has to be given to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and preserving or enhancing the character or appearance of the Conservation area as required by section 66 and 72 of the Planning (Listed Buildings and Conservation

Areas) Act 1990.

- 6.1.5 The application site lies within SAMDev Plan S4 Inset 1 (Broseley) where the principle of housing development on windfall sites is acceptable. There are no allocated housing sites in Broseley.
- 6.1.6 Subject to meeting the requirements of main issues identified below the principle of development is established and acceptable.
- 6.2 **Siting, scale and design**
- 6.2.1 Chapter 12 of the NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 6.2.2 CS6 seeks to ensure 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.
- 6.2.3 MD2 seeks to contribute to and respect locally distinctive or valued character and existing amenity value by:
- i. Responding appropriately to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement; and
 - ii. Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion; and
 - iii. Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13.
- 6.2.4 MD13 goes further and seeks to ensure that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings. The design principles set out in the Broseley Town Plan 2013-2026 are referred to in SAMDev policy S4.1, which seek to ensure that proposed designs include features that are in keeping with the form and materials that define the town's heritage.
- 6.2.5 The proposed dwelling is to be constructed in such a way as to continue a linear pattern of development in a north east direction from 37 High Street. The submitted block plan indicates that 37 High Street will continue to be accessed from Fox Lane, inside the boundary of the residential curtilage of the proposed dwelling.

A shared pedestrian access to the High Street is also proposed.

- 6.2.6 The design changes made since the application was considered by Members on June 6 are set out at para 1.4 above. It is considered the proportions and detailing of the revised design are improved and acceptable.
- 6.2.7 The SW gable has no openings and directly faces the end of the 37 High Street extension. The dwelling would be constructed from concrete block, though faced with a combination of brick and render in order to improve the visual distinction between the neighbouring extension. External materials can be conditioned for later approval.
- 6.2.8 The concept of continuing a linear form of development from the existing dwelling and extension at 37 High Street is considered appropriate in this location. Indeed it has been noted that there is a historic planning permission (albeit expired) for a dwelling nearby. Moreover, the Conservation officer has also noted that according to historic mapping, there is likely to have been a linear pattern of outbuildings in this location previously.

The relationship between 37 High Street and the proposed dwelling is unusual, though not considered harmful to either dwelling, taking into account existing character and the setting of the Conservation Area. The site is set within and generally concealed in the “triangle” of development enclosed within High Street/Fox Lane/Barber Street. Within this setting, most existing dwellings are traditional two storey facing the highway with an assortment of extensions in various curtilage sizes to the rear which gives the setting an irregular layout. The Lion Hotel lies immediately to the South East with the lower level intervening space used as a car park. It should be noted that a tall leylandii screen which formed the boundary has now been replaced by a close boarded fence.

- 6.2.9 The applicant has confirmed that an established honeysuckle shrub will be removed. Otherwise no trees are affected.
- 6.2.10 Options to site the dwelling elsewhere in the application site have been discussed with the agent. In response the agent has submitted a letter from a structural engineer stating that due to poor ground conditions, special foundations would be required to site the dwelling elsewhere. With the issue of overdevelopment in mind, it is considered necessary to impose a condition removing permitted development (PD) rights. On balance, and taking into account comments from the Conservation Officer, this evidence is considered adequate to justify siting the dwelling in its proposed location.

6.3 Visual impact and landscaping

- 6.3.1 Visually, the proposed development is considered to be appropriate in its setting, taking into account the character of existing development at 37 High Street and its position in its setting referred to above. The dwelling will be visible from

neighbouring properties, though not from short range, and glimpses will be possible from public locations. Otherwise, the dwelling is reasonably well concealed especially at lower levels.

6.3.2 A combination of hedge and timber gates defines the residential curtilage and provide a physical separation between the two dwellings.

6.4 Residential Amenity

6.4.1 CS6 seeks to ensure that development contributes to the health and wellbeing of communities, including safeguarding residential and local amenity. In this case, there is a relationship between the proposed dwelling and 37 High Street, by virtue of the limited physical separation and access arrangements. That said, the boundary hedge and gates will define the respective curtilages.

6.4.2 The outlook to the NE from 37 High Street towards the two storey gable of the proposed dwelling is unusual, but not considered significantly harmful. There are a sufficient number of openings in the NW and SE elevations of the existing dwelling to offset this harm and the proposed dwelling is not considered to be over bearing to an extent which would justify refusal.

6.5 Highway Safety

6.5.1 Core Strategy policy CS6 seeks to secure safe developments. With regard to transport considerations, which include highway safety, the National Planning Policy Framework (NPPF) advises at paragraph 32 that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. The Town Council's comments about the access are noted but the assessment of the access and local road network by SC Highways Development Control, set out at paragraph 4.6 above, means that the refusal of an additional single dwelling with access from Fox Lane on highway safety grounds could not be sustained. There would be adequate off road parking available within the application site.

6.5 Affordable Housing

6.5.1 National Planning Practice Guidance (NPPG) advises that affordable housing/ contributions should not be sought on development on 10 units or less and/or 1000sqm floor area. This guidance is a material consideration. In this case given the fact that the development proposed would be acceptable in principle with the proposed new build dwelling being within a Core Strategy policy CS3 settlement (Market Town and other Key Centres), it is considered that the later NPPG outweighs the development plan policy CS11 with respect to Affordable Housing contributions. Therefore an affordable housing contribution can no longer be justified and no weight should be given to this in the overall planning balance.

7.0 CONCLUSION

- 7.1 The principle of development is established having regard to CS3 and SAMDev Plan S4.1 (Broseley Town Development Strategy). Although the position of the proposed dwelling is unusual within the space which might otherwise be available, the development is not considered to be harmful given the character of the existing historic context, or in terms of the amenity of occupiers.
- 7.2 In terms of design, materials are appropriate and have been amended to give sufficient distinction between the existing adjacent dwelling. Chimneys and brick detailing have responded to concerns originally raised by Broseley Town Council. The changes made to design and layout as requested by Members on 6 June are considered acceptable and would result in a development that would not detract from the character or appearance of the Broseley Conservation Area or the setting of heritage buildings in the vicinity. The proposed development would not conflict with the requirements of the NPPF, CS6, CS17, MD2. MD13, or Sections 66 or 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.3 The residential curtilage would be adequately defined and highways, access, parking issues are satisfactory in accordance with policy CS6.
- 7.4 The agent has confirmed no objection to proposed pre-commencement conditions.
- 7.5 Planning permission is recommended.

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

Core Strategy and SAMDev Policies:
CS3 - The Market Towns and Other Key Centres

CS6 - Sustainable Design and Development Principles
 CS17 - Environmental Networks
 MD2 - Sustainable Design
 MD3 – Delivery of Housing Development
 MD13 - Historic Environment
 Settlement: S4 – Broseley

SPD on the Type and Affordability of Housing
 Broseley Town Plan 2013-2026

RELEVANT PLANNING HISTORY:

15/03304/FUL – Erection of dwelling attached to existing building – Withdrawn 02.03.16
 15/03305/LBC – Erection of dwelling attached to listed building – Withdrawn 02.03.16

11. Additional Information

View details online: <https://pa.shropshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information) Design and Access Statement
Cabinet Member (Portfolio Holder) Cllr R. Macey
Local Member Cllr Simon Harris
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. 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:

the parking of vehicles of site operatives and visitors

- loading and unloading of plant and materials

- storage of plant and materials used in constructing the development

- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

- wheel washing facilities

- measures to control the emission of dust and dirt during construction

- a scheme for recycling/disposing of waste resulting from demolition and construction works

- a Traffic Management Plan

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

4. Prior to the commencement of development, full details, calculations, dimensions and location plan of the percolation tests and the proposed soakaways should be submitted for approval.

Percolation tests and soakaways should be designed in accordance with BRE Digest 365. Surface water should pass through a silt trap or catchpit prior to entering the soakaway to reduce sediment build up within the soakaway.

Reason: To ensure that soakaways, for the disposal of surface water drainage, are suitable for the development site and to ensure their design is to a robust standard to minimise the risk of surface water flooding.

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

5. 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 safeguard the character and appearance of the Conservation Area.

6. No above ground works shall be commenced until full details of both hard and soft landscape works (in accordance with Shropshire Council Natural Environment Development Guidance Note 7 'Trees and Development') have been submitted to and approved in writing by the local planning authority. The landscape works shall be carried out in full compliance with the approved plan, schedule and timescales. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs

7. Prior to the commencement of the relevant work details of all external windows and doors and any other external joinery shall be submitted to and approved in writing by the Local Planning Authority. These shall include full size details, 1:20 sections and 1:20 elevations of each joinery item which shall then be indexed on elevations on the approved drawings. All doors and windows shall be carried out in complete accordance with the agreed details

Reason: To safeguard the character and appearance of the Conservation Area.

8. 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 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, in the interest of the visual amenity of the Conservation Area.

9. The development hereby permitted shall not be brought into use until the areas shown on the approved plans for parking, loading, unloading and turning of vehicles has been provided properly laid out, hard surfaced and drained. The space shall be maintained thereafter free of any impediment to its designated use.

Reason: To ensure the provision of adequate vehicular facilities, to avoid congestion on adjoining roads and to protect the amenities of the area.

10. If non permeable surfacing is used on the new access, driveway and parking area or the new access/ driveway slope towards the highway, details of a surface water drainage system to intercept water shall be submitted to and approved in writing by the local planning authority. The work shall be carried out in accordance with the approved details and to a timetable which has been approved in writing by the local planning authority.

Reason: To ensure that no surface water runoff from the new access/ driveway run onto the highway.

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

- 11. Demolition, construction works and deliveries associated with the construction of the dwelling hereby approved shall not take place outside 7.30am - 6.00pm Monday to Friday, and 8.00am - 1pm Saturdays, with no work taking place on Sundays, Bank or Public holidays.

Reason: To protect the amenities of occupiers of nearby properties from potential nuisance.

- 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, F, G, H shall be erected, constructed or carried out without express prior approval of the Local Planning Authority.

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

Informatives

- 1. Urban creep is the conversion of permeable surfaces to impermeable over time e.g. surfacing of front gardens to provide additional parking spaces, extensions to existing buildings, creation of large patio areas.

The appropriate allowance for urban creep must be included in the design of the drainage system over the lifetime of the proposed development. The allowances set out below must be applied to the impermeable area within the property curtilage:

Residential Dwellings per hectare Change allowance % of impermeable area

Less than 25 10

30 8

35 6

45 4

More than 50 2

Flats & apartments 0

Note: where the inclusion of the appropriate allowance would increase the total impermeable area to greater than 100%, 100% should be used as the maximum.

Curtilage means area of land around a building or group of buildings which is for the private use of the occupants of the buildings

- 2. This planning permission does not authorise the applicant to:
 - construct any means of access over the publicly maintained highway (footway or verge) or
 - carry out any works within the publicly maintained highway, or
 - authorise the laying of private apparatus within the confines of the public

highway including any new utility connection, or 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.

No drainage to discharge to 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.

3. As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Services Fire Safety Guidance for Commercial and Domestic Planning Applications which can be found using the following link:

<http://www.shropshirefire.gov.uk/planning-applications>

4. In arriving at this decision the Council has used its best endeavours to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required by the National Planning Policy Framework, paragraph 187.

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