

Committee and date
Northern Planning Committee
17 th February 2026

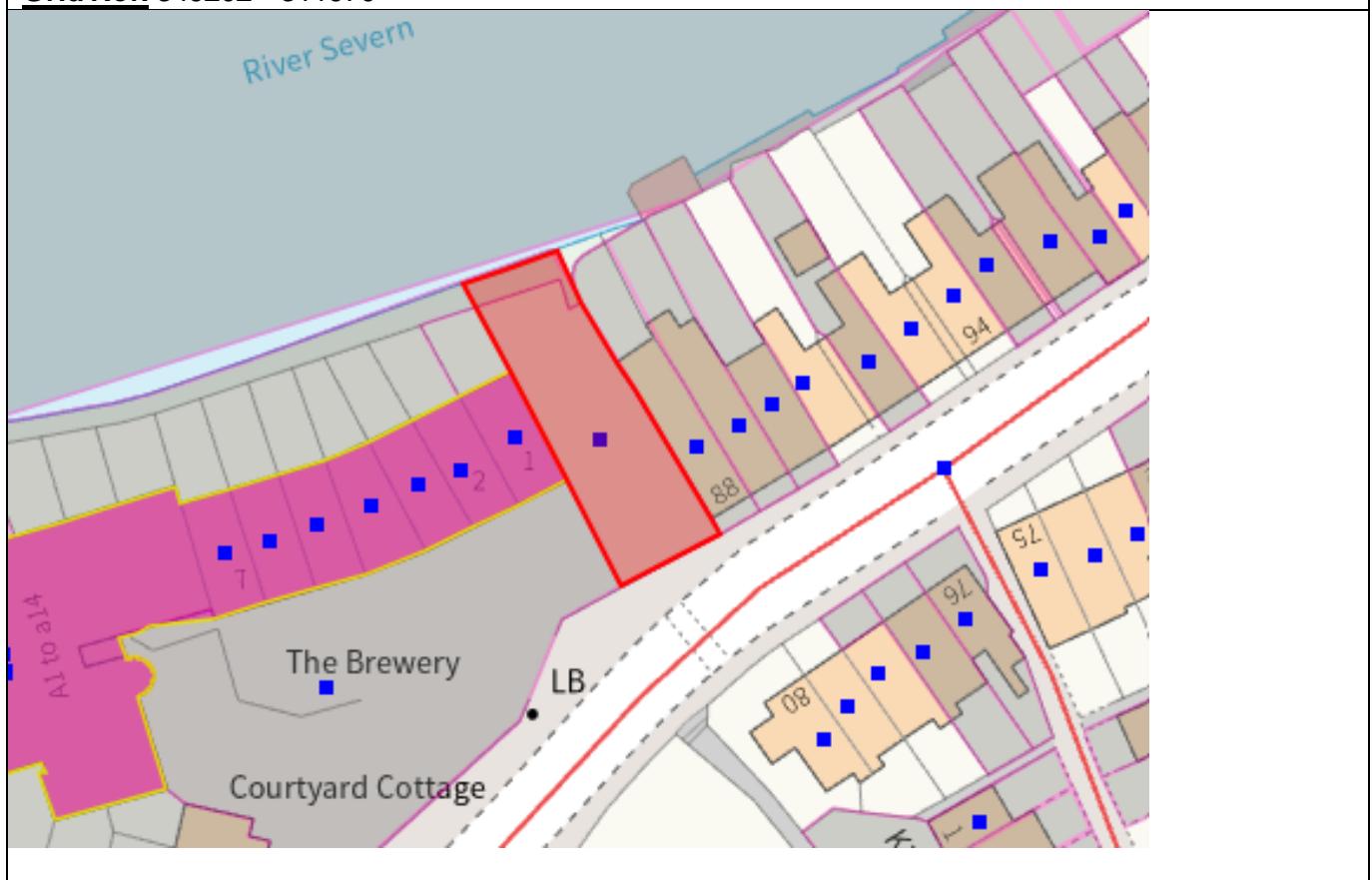
Development Management Report

Responsible Officer: Tim Collard, Service Director – Legal, Governance and Planning

Summary of Application

<u>Application Number:</u> 25/03895/FUL	<u>Parish:</u>	Shrewsbury Town Council
<u>Proposal:</u> Erection of a detached dwelling and associated landscaping works.		
<u>Site Address:</u> Proposed Dwelling East Of The Brewery Longden Coleham Shrewsbury Shropshire		
<u>Applicant:</u> Simon Britten		
<u>Case Officer:</u> Didi Kizito	<u>email:</u> didi.kizito@shropshire.gov.uk	

Grid Ref: 349202 - 311970



Recommendation:- Grant Permission subject to the conditions set out in Appendix 1.

The proposal represents an appropriate form of infill development that will integrate positively with the established built form and preserve the character and appearance of the Conservation Area. The scale, design and siting of the dwelling have been sensitively considered to ensure that the significance of the historic setting is maintained. Owing to the separation distances, orientation and layout of the dwelling, the development will not give rise to any unacceptable impacts on the privacy, outlook or general amenity of neighbouring properties more than what already exists. The development therefore accords with Shropshire Council policies CS6, CS17, MD2 and MD13.

REPORT

1.0 THE PROPOSAL

1.1 This application seeks planning permission for the erection of a detached dwelling and associated landscaping works.

2.0 SITE LOCATION/DESCRIPTION

2.1 The site is a gap in the built development on the north side of Longden Coleham. With the rear of the site fronting to the riverbank, positioned between the Grade II listed former Trouncer's Brewery complex to the west and a row of late 19th/early 20th century brick terraces to the east. The site lies within the Shrewsbury Conservation Area.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

3.1 The Town Council have submitted a view contrary to officers based on material planning reasons. The Team Manager (in consultation with the Committee Chair and Local Member agrees that the Town Council have raised material planning issues and that the application be determined by the planning committee.

4.0 Community Representations

4.1 Consultee Comment

4.2 SC Conservation
No objections subject to conditions.

4.3 SC Highways
No objection subject to conditions.

4.4 SC Archaeology
No comments to make.

4.5 SC Ecology
No objection subject to conditions.

4.6 SC Affordable Houses
No comment

4.7 SC Regulatory Services
Informative provided.

4.8 SC Ecology
No objection subject to conditions.

4.9 Shrewsbury Town Council
Object to this application on the grounds of overdevelopment of the site. The proposed dwelling is too large and dominates the brewery site and nearby residential properties. The gap should be left as it is; this proposal is an inappropriate use of the space. The proposed design does not sit well with the existing brewery building.

4.9 Public Comments

A total of four public representations were received, all of which object to the proposal. The main grounds for objection are summarised as follows

- The scale, height, and contemporary design of the proposed dwelling.
- Proposal considered over dominant and out of keeping with the Longden Coleham Conservation Area.
- Three-storey form would exceed existing rooflines, causing loss of light, overshadowing, and an oppressive sense of enclosure.
- Potential privacy impacts on neighbouring gardens and roof terraces.
- River-facing elevation viewed as unsympathetic and visually intrusive, including from Greyfriars Bridge.
- Concerns about structural risks from pile-driven foundations.

5.0

THE MAIN ISSUES

Principle of development
Design and Heritage issues
Residential amenity

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 Planning applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Core Strategy policies CS1 and CS2 set out a general strategy for development and states that Shrewsbury will be the primary focus for development in Shropshire and seek the enablement of a significant level of housing.

6.1.2 Core Strategy policy CS6 seeks to ensure that development is appropriate in scale and design taking into account local context and character. It states that development will be designed to a high quality using sustainable design principles. Policy CS17 also seeks to protect and enhance the diversity, high quality and local character of Shropshire's natural environment and to ensure no adverse impacts upon visual amenity, heritage and ecological assets. SAMDev Plan policy MD2 requires that development contributes to and respects locally distinctive or valued character and existing amenity value and demonstrates how good standards of sustainable design and construction have been employed.

6.2 Design and Heritage issues

6.2.1 There is an extant planning permission for a two-storey dwelling on the site, which establishes the principle of residential development on this site. This current application proposes an alternative design for a single detached dwelling on this site, in a contemporary taller pitched roof and more linear form. The original proposal has been revised and refined, picking up design cues from the former Brewery adjacent and better addressing colour tones and finishes that reflect the area and context.

6.2.2 The proposed dwelling has been designed with careful attention to its scale, form and architectural expression, ensuring it responds positively to the established built character of this part of the Conservation Area. Its appropriate set-back from the highway, together with a footprint, height and proportions that align with neighbouring development, allows the building to integrate sensitively into the street scene without eroding its prevailing character.

6.2.3 The rear elevation, angled to screen the rebuilt brewery wall and incorporating vertical screening panels, is considered an appropriate contemporary intervention when viewed from the river, with the amenity space arranged similarly to neighbouring riverside properties. The front elevation amendments most notably the introduction of Corten cladding and industrially inspired fenestration represent positive refinements that strengthen the building's relationship with its historic context. The submitted visuals provide sufficient clarity regarding materiality, and conditions have been applied to secure material samples at discharge-of-conditions stage, ensuring quality is maintained.

6.2.4 On the brewery side, the splayed return beyond the rebuilt wall forms a deliberate

transitional element within the riverside building line, tempering the visual relationship between the proposed dwelling and the former industrial structure while softening views of the less distinctive eastern brewery elevation. The elevational composition, proportion of openings and roof form have been carefully designed to sit comfortably within this sensitive setting, while the use of high-quality external materials reinforces a cohesive and contextually appropriate appearance. Taken together, these measures ensure the development contributes positively to the character and visual integrity of the Shrewsbury Conservation Area.

6.2.5 While the previously approved two-storey form would have resulted in a lesser degree of enclosure and a greater high level of visual separation between the former brewery building and the adjoining terrace row, the current proposal as amended in more inspired by the context of the brewery building and achieves a more appropriate relationship. In the officer's view, a three-storey dwelling of comparable height to the former brewery maintains the sense of character and appearance of the Conservation area, and do not consider the loss of openness with the development of this gap and gives rise to any unacceptable visual harm.

6.3 Residential amenity

6.3.1 The concern that the proposal would result in an oppressive sense of enclosure is not substantiated by the site context or the submitted plans. The layout and design maintain an appropriate separation from the neighbouring terrace. It is noted that the existing projections on dwellings Nos. 88 and 89 have themselves created a degree of enclosure, particularly affecting the first-floor bedroom window of No. 88, where a 'tunnel effect' already impacts that room. This sense of enclosure, together with reduced daylight and overshadowing, is a consequence of the existing built form rather than the proposed development.

6.3.2 Although the proposed dwelling exceeds the height of adjacent terraces, the separation distance and the angle of the rear elevation ensure that the amenity of neighbouring properties is not adversely affected. In addition, the neighbouring terraced dwellings benefit from distinct outdoor spaces arranged across different levels, including an upper terrace, raised decking, and a lower garden.

6.3.3 Objections that the scheme would create an oppressive sense of enclosure are not supported by the site context or the submitted plans. The design maintains appropriate separation from the neighbouring terrace, and it is noteworthy that existing projections on dwellings Nos. 88 and 89 have already introduced a degree of enclosure particularly impacting the first-floor window of No. 88, where a perceived 'tunnel effect' currently affects the bedroom. This sense of enclosure, along with reduced daylight and overshadowing, arises from the existing built form rather than the proposed development.

6.3.4 Furthermore, the proposal would not result in direct overlooking of the bedroom, bathroom, or roof terrace of No. 88. In fact, the new dwelling does not increase

overlooking compared to the adjacent terrace (No. 89), and the use of hit-and-miss cladding on the second-floor master bedroom further restricts views. Additionally, the rear gardens are already overlooked from a public footpath across the river within the quarry.

6.3.5

The gardens are north facing and, due to their terraced configuration stepping down from the existing built mass, receive limited natural sunlight; light is already constrained by the boundary wall and the terraced nature of the gardens.

6.4

Other matters

6.4.1

The site is considered a sustainable location in highways choices terms and the level of parking provision and means of site access are considered acceptable and accord with policy.

6.4.2

There are no technical concerns relating to drainage and flooding issues, and details can be adequately mitigated and secured by appropriate conditions.

6.4.3

There are no ecological issues with the development, and impacts can be mitigated by conditions. The site will be subject to the mandatory Biodiversity Net Gain condition, and officers are satisfied the 10% uplift is achievable.

6.4.4

In terms of ground conditions the proposed development is in a Coal Mining Authority low risk area and no special measures are required.

7.0

CONCLUSION

The proposal represents an appropriate form of infill development that will integrate positively with the established built form and preserve the character and appearance of the Conservation Area. The scale, design and siting of the dwelling have been sensitively considered to ensure that the significance of the historic setting is maintained. Owing to the separation distances, orientation and layout of the dwelling, the development will not give rise to any unacceptable impacts on the privacy, outlook or general amenity of neighbouring properties more than what already exists to warrant a refusal of the scheme. The development therefore accords with Shropshire Council policies CS6, CS17, MD2 and MD13 and the NPPF.

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

Local Plans:

CS6 Sustainable Design And Development Principles
CS17 Environmental Networks
MD2 Sustainable Design
MD12 Natural Environment
MD13 Historic Environment

Central Government Guidance:

National Planning Policy Framework

RELEVANT PLANNING HISTORY:

22/05020/FUL Erection of a new dwelling (renewal of extant planning permission 19/01969/FUL) GRANT 3rd January 2023

PREAPP/23/00364 Erection of a detached three storey dwellinghouse PREUDV 13th June 2023

PREAPP/23/00593 Preapplication site meeting relating to PREAPP/23/00364 Erection of a detached three storey dwellinghouse PREAMD 6th September 2023

PREAPP/23/00872 Erection of a detached three storey dwellinghouse
PREAMD 7th December 2023

25/03895/FUL Erection of a detached dwelling and associated landscaping works. PDE

25/04001/FUL Erection of a new dwelling (Renewal of planning permission 22/05020/FUL)
GRANT 18th December 2025

11. Additional Information

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T48KSETDLGW00>

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Cabinet Member (Portfolio Holder) - Councillor David Walker

Local Member
Cllr Kate Halliday

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, drawings and documents as listed in Schedule 1 below.

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

3. Finished Floor levels should be set no lower than 53.68m AOD.

Reason: To protect the development from flooding over its lifetime including the impacts of climate change.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

4. No development shall take place until a scheme of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is occupied.

Reason: The condition is a pre-commencement condition to ensure satisfactory drainage of the site and to avoid flooding.

5. No development shall take place, 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
- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a Construction Traffic Management Plan.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area, due to the constrained nature of the site.

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 details of the roofing materials and all 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 works harmonise with the existing development and to preserve the character and appearance of the property within the Conservation Area.

7. Details of exterior soil and vent pipes, waste pipes, rainwater goods, boiler flues and ventilation terminals, meter boxes, exterior cabling and electrical fittings shall be submitted to and approved in writing by the Local Planning Authority before the commencement of works. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the works harmonise with the existing development and to preserve the character and appearance of the property within the Conservation Area.

8. Prior to the commencement of the relevant work details of all external windows, roof 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 ensure that the works harmonise with the existing development and to preserve the character and appearance of the property within the Conservation Area.

9. Before the relevant part of works commence details of the proposed decorative finishes and colour scheme shall be submitted to and approved in writing by the Local Planning Authority before commencement of relevant works. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the works harmonise with the existing development and to preserve the character and appearance of the property within the Conservation Area.

10. Before the relevant part of works commence details of boundary treatment and gates 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 works preserve the character and appearance of the dwelling within the Conservation Area.

11. Prior to above ground works, a Landscaping and Tree Planting Scheme (in accordance with BS 8545:2014) to include a timetable for implementation shall be submitted to and approved in writing by the local planning authority. The landscape works shall be carried out in full compliance with the approved scheme and timescales or within the first planting season following approval (whichever is the sooner). Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall upon written notification from the local planning authority

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 tree cover and landscape in accordance with the approved designs.

12. Prior to first occupation of the building, the makes, models and locations of bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority.

The following boxes shall be erected on the site:

- A minimum of 1 external woodcrete bat boxes or integrated bat bricks, suitable for nursery or summer roosting for small crevice dwelling bat species.

- A minimum of 1 artificial nests, of either integrated brick design or external box design, suitable for starlings (42mm hole, starling specific), sparrows (32mm hole, terrace design), house martins (house martin nesting cups), swallows (swallow nesting cups) and/or small birds (32mm hole, standard design).

The boxes shall be sited in suitable locations, with a clear flight path and where they will be unaffected by artificial lighting. The boxes shall thereafter be maintained for the lifetime of the development.

Reason: To ensure the provision of roosting and nesting opportunities, in accordance with MD12, CS17 and section 193 of the NPPF.

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

13. 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 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.

Informatics

1. A Biodiversity Gain Plan and Habitat Management and Monitoring Plan will need to be submitted in order to discharge the General Biodiversity Gain Condition

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