Shropshire Council

Shropshire Council

Design of Residential Extensions & Alternations Supplementary Planning Document

www.shropshire.gov.uk
General Enquiries: 0345 678 9000

Contents

1. Introduction

Purpose of this Document

1.1. This document identifies key design considerations and sets out design guidance for **residential extensions and alterations** in Shropshire.

1.2. It then provides more detailed design considerations for **residential extensions and alterations** that are subject to specific constraints or opportunities which are **likely to have implications for the approach to the design of residential extensions and alterations**.

1.3. These more detailed design considerations include where the building has been previously converted to a dwelling, where the dwelling has been previously extended, where the extensions are to affordable properties, where the extensions are to meet specific needs of occupiers, or have the potential to impact on built or natural environment assets.

1.4. In this way, it provides guidance to support the understanding and application of design policies in the adopted Development Plan.

1.5. The adopted Development Plan for Shropshire consists of the Core Strategy (2011), Site Allocations and Management of Development (SAMDev) Plan (2015) and made (adopted) Neighbourhood Plans.

1.6. This document will be used by Shropshire Council Planning Officers when determining Planning Applications or Permitted Development (PD) 'prior approval' requests for residential extensions and alterations. It forms part of a 'suite' of Design Supplementary Planning Documents (SPDs) for Shropshire.

Getting Advice

1.7. If you are unsure whether an extension or alteration requires planning permission (or other form of consent) or want input into the design of your scheme, you may wish to consider the Council's pre-application advice service. This can be supported by officers from appropriate departments, such as policy, highways, heritage and ecology.

1.8. Further information is available on the Council website via: https://next.shropshire.gov.uk/planning/applications/pre-application-advice/

1.9. **Please Note: You are responsible for ensuring compliance with Planning and other relevant Legislation.**

2. Key Considerations

2.1. Shropshire Council recognises appropriate extensions and alterations to a residential property can enhance the quality of life of occupier(s). As such, the Council is supportive of **appropriate** extensions and alterations that achieve a **high-quality design**.

2.2. However, there cannot be a 'one-size fits all' approach to achieving the high-quality design of extensions and alterations in Shropshire. This is due to the diverse nature of our settlements, streetscenes, groups of buildings, individual buildings, open spaces and landscapes.

2.3. As such, planning applications for extensions and alterations will be **judged individually on their own merits**.

2.4. However, **key design considerations** are applicable - from initial deliberation, through to project design, during determination of any necessary planning application(s), and throughout construction.

2.5. The starting point when determining if an extension or alteration is appropriate and achieves a high-quality design is the adopted Development Plan.

2.6. Particularly relevant are Policies CS6 of the Core Strategy and Policy MD2 of the SAMDev Plan, which address Sustainable Design Principles.

2.7. Paragraphs 2 and 3 of Policy MD2 of the SAMDev Plan addresses how development, including extension and alterations to dwellings, must:

> *"2. Contribute to and respect locally distinctive or valued character and existing amenity values"* through:
> *"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; and iv. Enhancing, incorporating or recreating natural assets in accordance with MD12.*
>
> *3. Embrace opportunities for contemporary design solutions, which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style.*
>
> **Please Note: The wider requirements of Policies CS6 & MD2 alongside the other policies of the adopted Development Plan are also relevant.**

2.8. Complementary to the Core Strategy and SAMDev Plan Policies are those in Neighbourhood Plans, which also form part of the adopted Development Plan, providing design guidance for their specific locality.

2.9. Therefore, consistent with the adopted Development Plan, for a residential extension or alteration to be considered appropriate and of a high-quality design, it must:

a. Be **appropriately sited** and **proportionate** in form and scale. ✓

c. Utilise **consistent or complementary materials, finishes and fenestration.** ✓

d. Minimise impact on **neighbouring amenity and character of neighbouring properties**. ✓

3. Appropriately Sited and Proportionate in Form and Scale

3.1. To be appropriately sited an extension or alteration should be positioned so that it complements the original property, is proportionate to the property's curtilage, and does not dominate the streetscene. It should also be responsive to neighbouring properties, roads and the public realm.

3.2. To be proportionate in form and scale, an extension or alteration should be subordinate to the original dwelling (as at 1st July 1948 or as built if this occurred after this date) and avoid becoming the central feature of the property.

3.3. As such, an extension or alteration should:

a. Be **positioned** so that it complements the original dwelling and wider streetscene. ✓

b. Be **proportionate** to the size of the overall **'plot'** of the dwelling, avoiding over-development or an over-crowded form. ✓

c. **Maintain and enhance** rather than detract from the character and appearance of the original dwelling. ✓

d. Achieve an **appropriate appearance, form and massing** (width, height and bulk) which is responsive to the original dwelling. ✓

e. Be **subordinate** in size and prominence to the original dwelling, normally 'set-back' from the principal elevation and having a lower ridgeline. ✓

f. Avoid becoming the **central feature** of the property. ✓

g. Respect **building lines**, established by the frontages of dwellings along a road or public realm. ✓

h. Respect the **pattern** of buildings and spaces in a streetscene. ✓

i. Ensure **sufficient garden, parking and amenity space** remains available to the property. ✓

j. Ensure **sufficient space** is maintained within the plot for an appropriate buffer to the public realm. ✓

3.4. Further guidance on considerations for specific forms of extensions or alterations to residential properties follows.

Side Extensions

3.5. Side extensions are required to be sub-servient in size and prominence to the original dwelling and achieve a 'meaningful' design and layout that is well-related to the property and its context.

3.6. As such, side extensions should be:

a. **Smaller and less substantial** in scale than the original dwelling. ✓

b. **'Set back'** from the principal elevation of the original dwelling - unless an alternative arrangement is justified. ✓

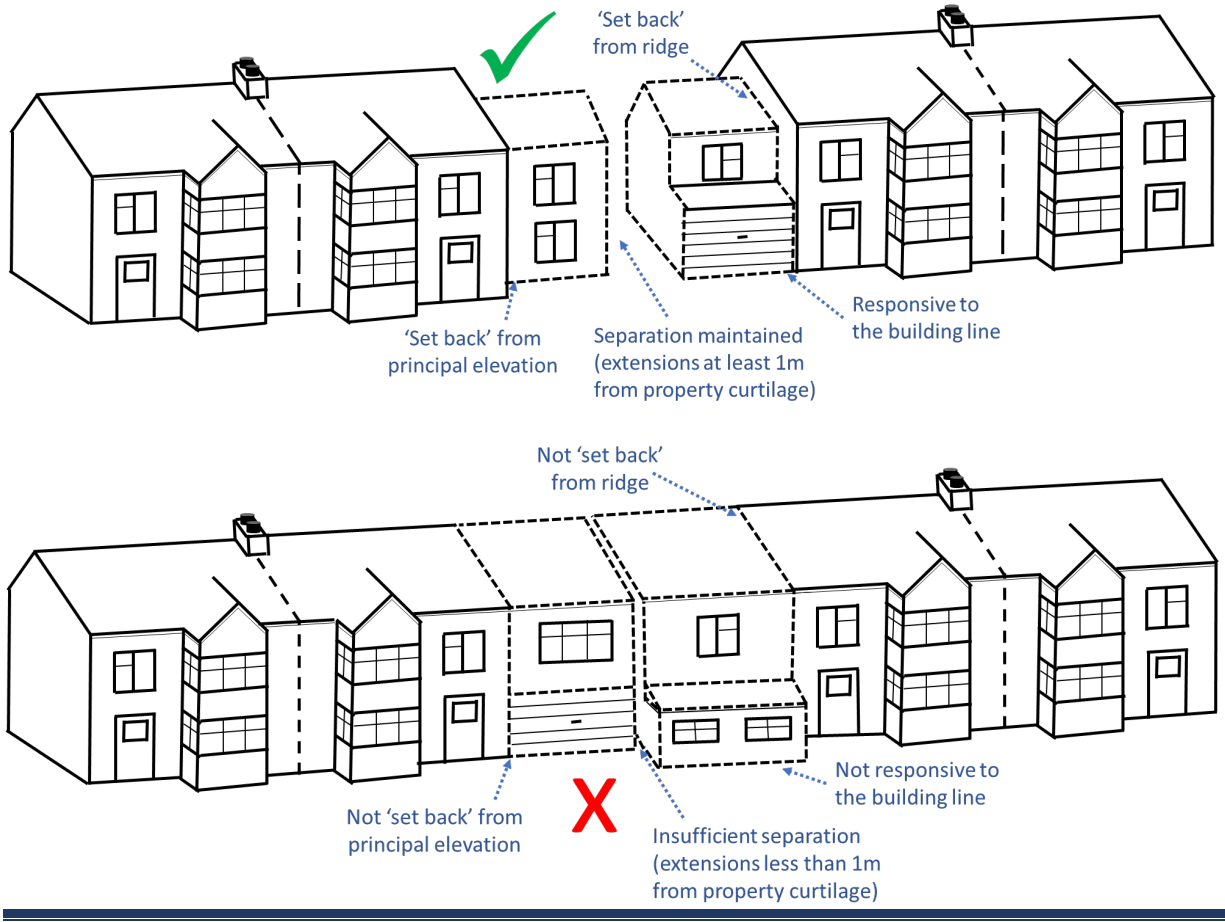
c. **'Set down'** from the ridge of the original dwelling - unless an alternative arrangement is justified. ✓

d. Responsive to the **building line** of the streetscene. ✓

e. Able to achieve **appropriate separation** from neighbouring properties (1m 'buffer' to the property's curtilage) to avoid a 'terracing' effect. ✓

3.7. Overly large or overly prominent extensions can unbalance the proportions and harmony of the original dwelling and have a detrimental effect on streetscene – particularly if they create perception of a 'terracing' effect.

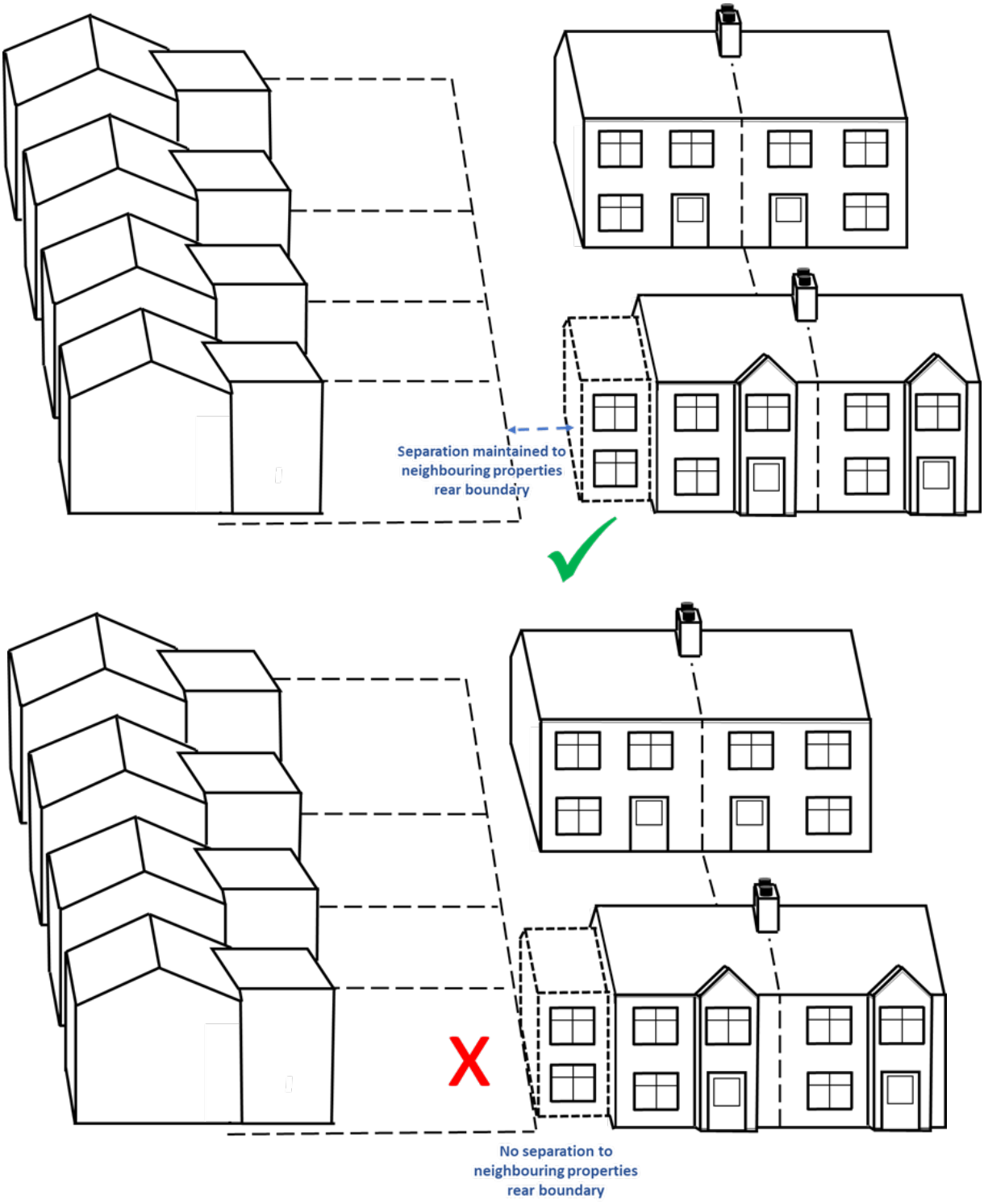
Figure 3.1: Side Extensions



3.8. In situations where neighbouring properties are perpendicular to a dwelling, any side extension must maintain a separation from the neighbours rear boundary.

3.9. Generally, more than the standard 1m 'buffer' to the property's curtilage for side extensions is required to ensure that the amenity of any neighbouring properties' gardens and the appearance of the streetscene are maintained.

Figure 3.2: Side Extensions Towards Neighbours Rear Boundary



Side Extensions on Corner Plots

3.10. Side extensions on corner plots should comply with the requirements for any side extension (identified above). However, they should also respond to their prominent location. As such they should:

a. Positively respond to the **'building line'** on both frontages. ✓

b. **Avoid blank elevations** where the extension fronts the public realm (providing opportunities for natural surveillance). ✓

c. Ensure **appropriate boundary treatments**. ✓

d. Ensure an **adequate buffer** is maintained between the edge of the property's curtilage and the public realm. ✓

Figure 3.3: Side Extensions on a Corner Plot

Rear Extensions

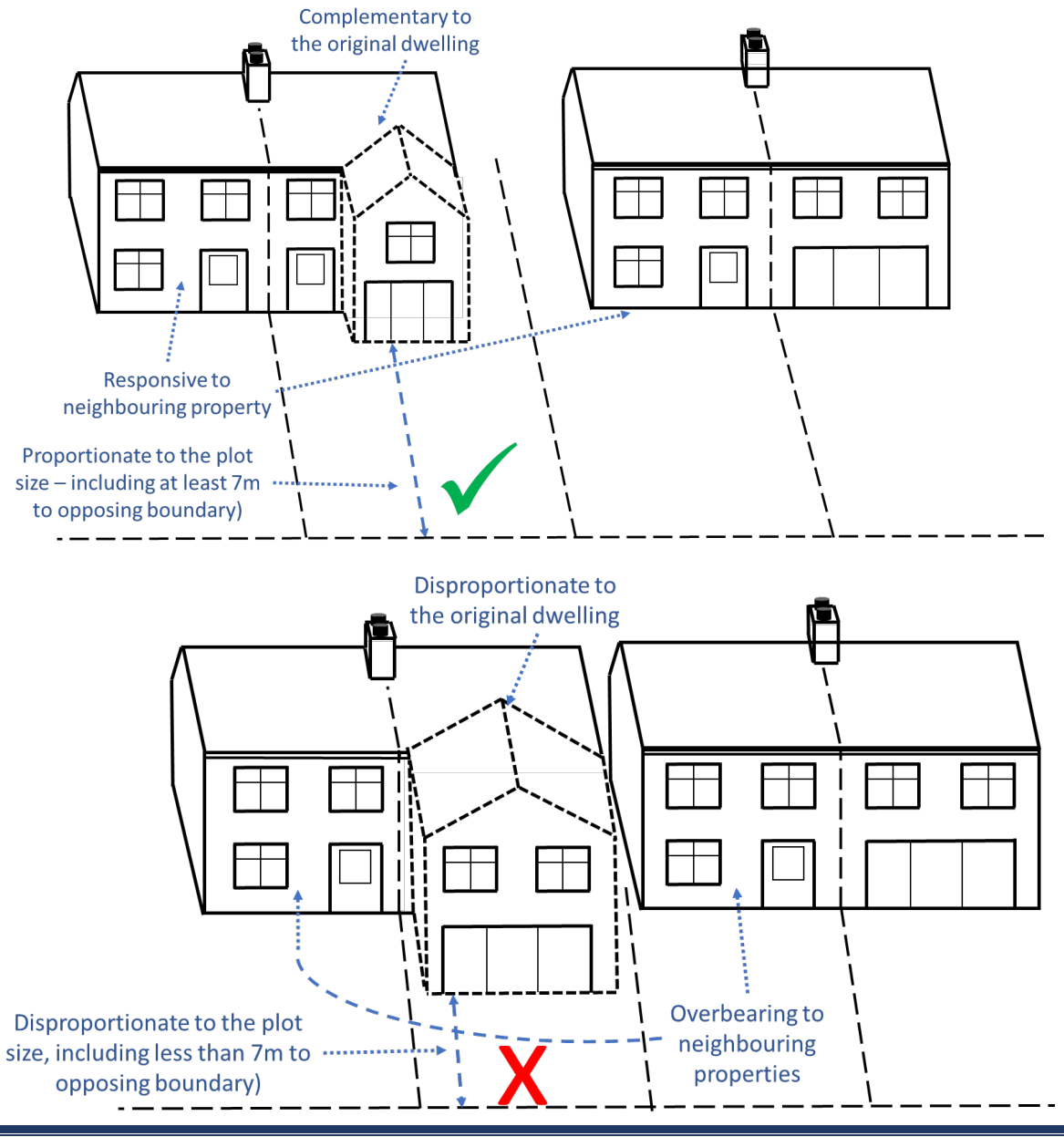
3.11. Rear extensions to a dwelling are usually the form of extension that are least prominent to the public, however this does not negate the need to achieve a 'meaningful' high-quality design and layout that is well-related to the property and its context. Rear extensions should be:

a. **Complementary** and **sub-servient** to the original dwelling, including **'set down'** from the ridge of the original dwelling. ✓

b. **Responsive to the size of the property's 'plot'** – ensuring sufficient garden space remains to the occupier, including at least 7m between the rear of the extension and the opposing boundary. ✓

c. **Responsive to neighbouring properties** – both adjoining and opposite. ✓

Figure 3.4: Rear Extensions



3.12. In order to be responsive to opposing dwellings and retain suitable levels of privacy, an appropriate separation distance must be maintained. Specifically:

a. It is expected that the single storey component of any rear extension maintains a **minimum 15m separation distance** to any opposite dwelling, where the opposing property's elevation includes windows to habitable rooms. ✓

b. It is also expected that the second storey component of any rear extension maintains a **minimum 21m separation distance** to any opposite dwelling, where the opposing properties elevation includes windows to habitable rooms. ✓

c. For the third storey or higher components of any rear extension, a **minimum 27.5m separation distance** should be maintained to any opposite dwelling, where the opposing properties elevation includes windows to habitable rooms. ✓

d. Where a rear extension faces a blank elevation of a property (or one with only windows to non-habitable rooms) a **minimum 12m separation distance** should be maintained. ✓

Figure 3.5: Rear Extensions and Opposing Properties: 1 and 2 Storey

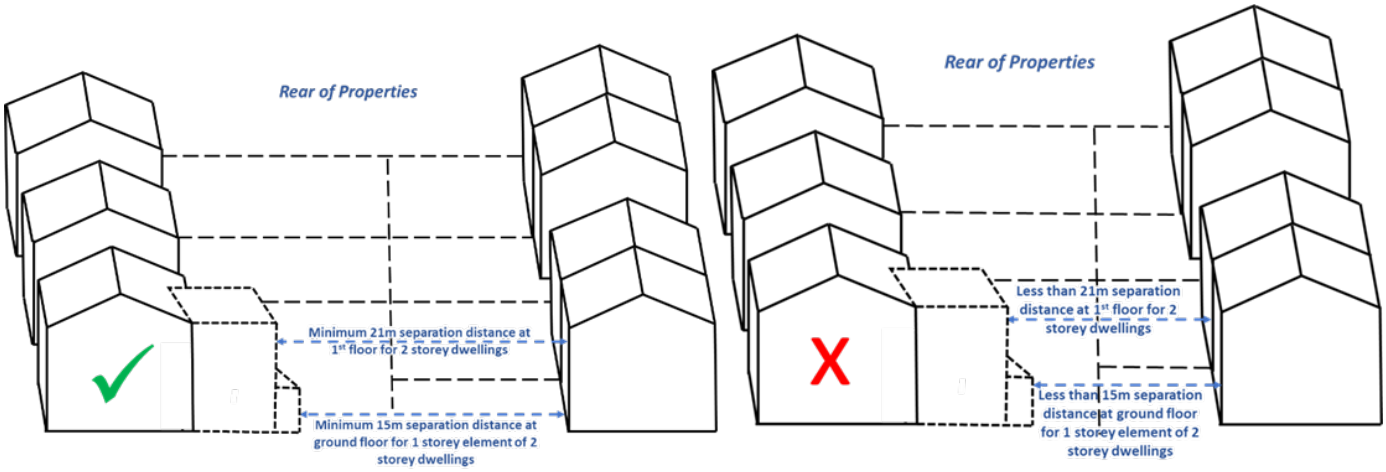


Figure 3.6: Rear Extensions and Opposing Properties: 3 or More Storey

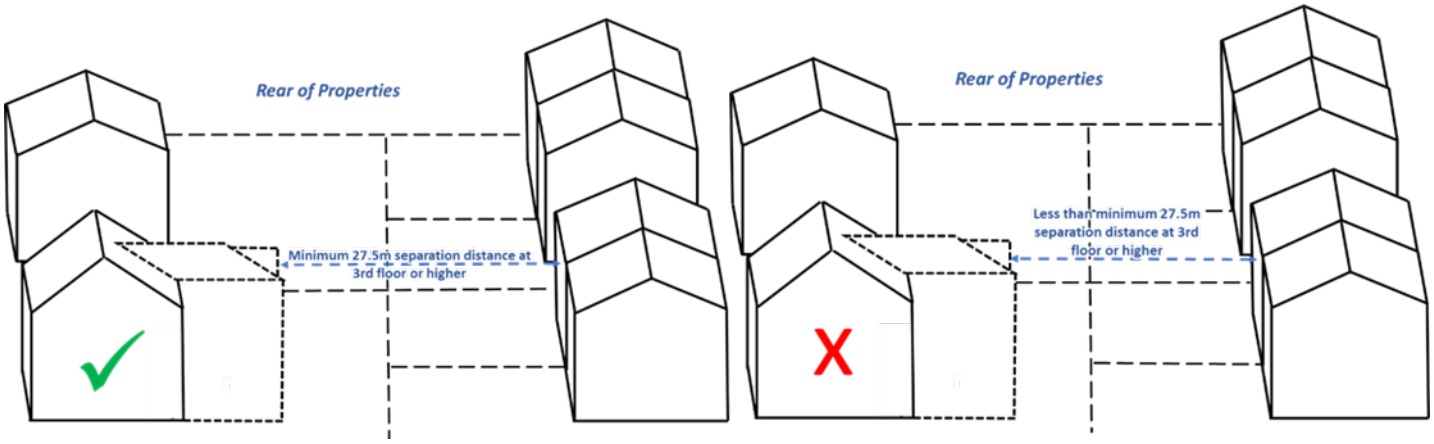
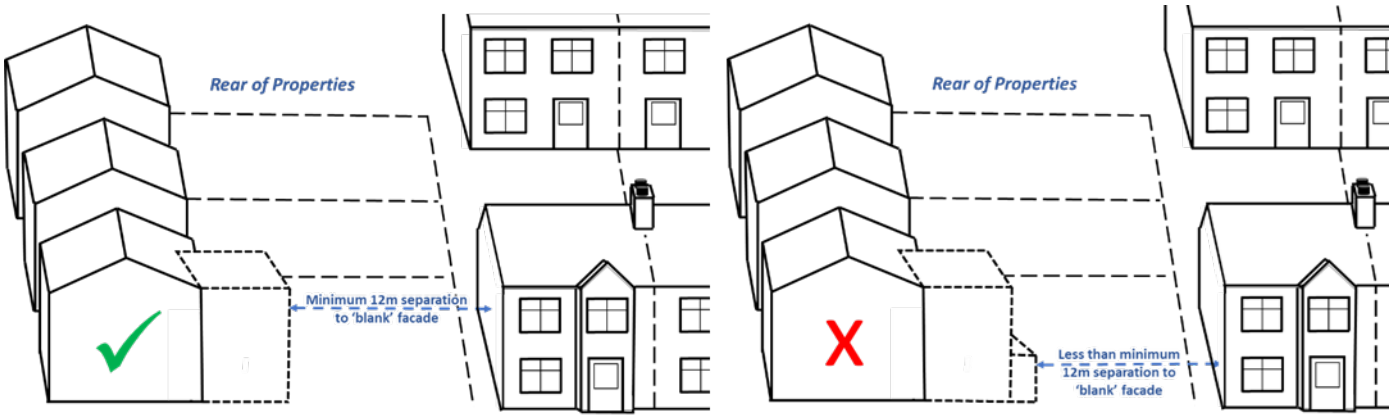


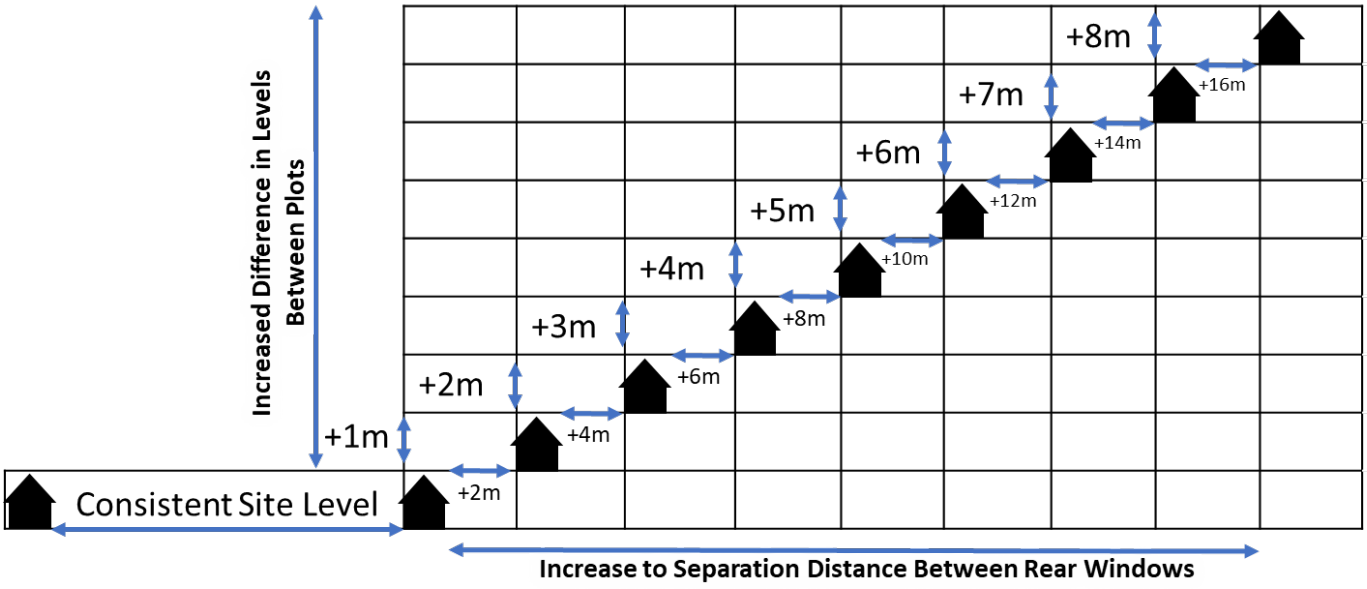
Figure 3.7: Rear Extensions Facing Blank Elevations



3.13. Please Note: required separation distances may be increased, where there are changes in levels (height) between the relevant dwellings plots, if this increases the potential adverse effect on the amenity of the neighbouring property.

3.14. Generally, every metre change in the level of the properties, means an addition 2m of separation would be expected.

Figure 3.8: Rear Extensions Where the Plot is Higher than that of Opposing Dwellings

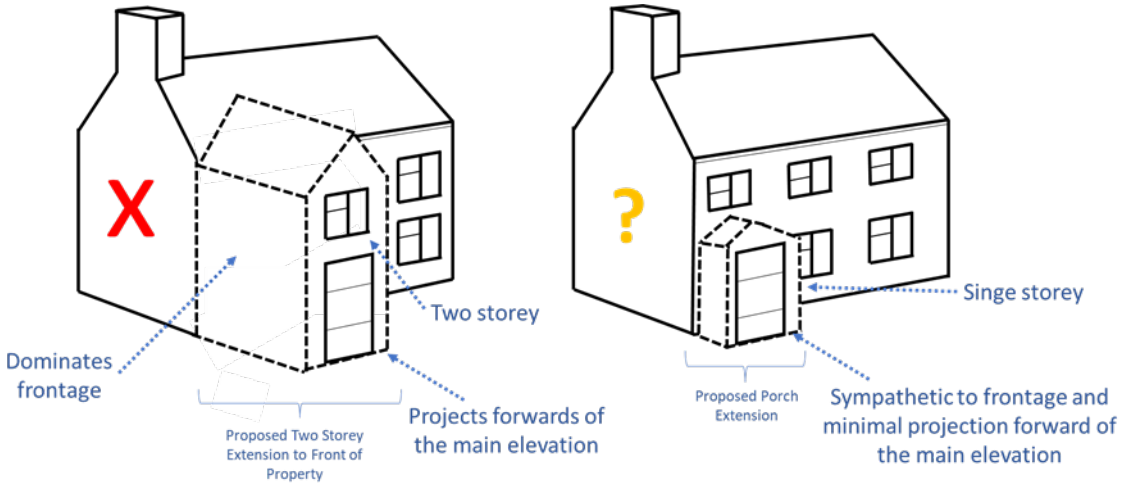


Front Extensions

3.15. The front elevation of a dwelling is the most important in defining the character and appearance of the property and streetscene. Streets are often characterised by a common design to property frontages, based upon the repetition of an architectural style, which forms the basis for 'character areas'.

3.16. As such, with the exception of appropriately sized and located porches, extensions should **not normally project forward** of the principal elevation or elevations fronting the public domain.

Figure 3.9: Front Extension



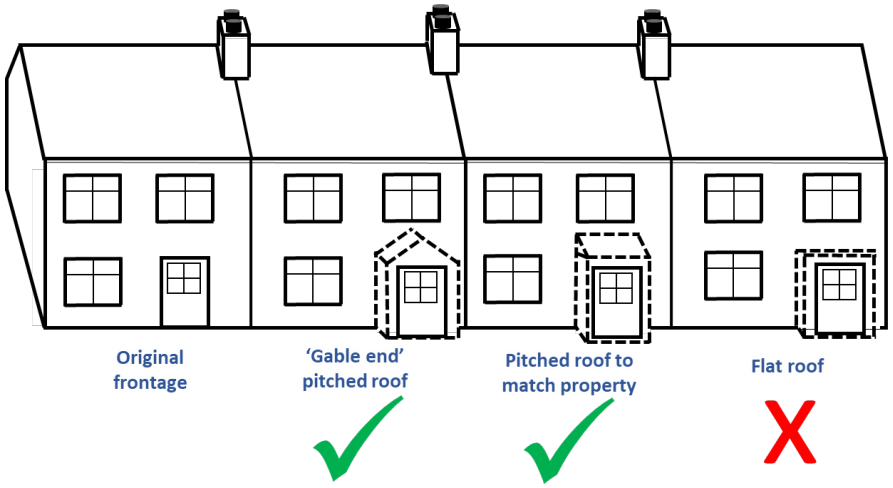
3.17. For a porch to be appropriate it must achieve a 'meaningful' design and layout which is well-related to the original property and its context:

a. **Complement** the original dwelling (including appropriate roof design and pitch) and the wider streetscene. ✓

b. Be **small in scale** and generally have a pitched roof. ✓

c. Maintain an **appropriate buffer** between the property and public realm. ✓

Figure 3.10: Examples of Potentially Appropriate Porches



Please Note: Not all porches with pitched roofs are appropriate. Similarly not all porches with flat roofs are inappropriate. Suitability is dependent on whether it is complementary to the original dwelling.

Roof Extensions

3.18. Roof extensions can be a cost-effective means of extending a property. However, where external works are required to facilitate such extensions, it is important to carefully consider the implications on the form and appearance of the original dwelling.

3.19. Dormer windows are a popular way of maximising useable space in a loft conversion. However, they can result in a top-heavy or unbalanced appearance.

3.20. To ensure dormer window(s) forming part of a roof extension are appropriate, they must achieve a 'meaningful' design and layout which is well-related to the original property. As such, they should:

a. Preferably be located on the **rear elevation**, so as to be less prominent to the public. ✓

b. Be of a number and size that is **responsive to and compatible with the original dwelling and wider streetscene** - not have a detrimental impact on the balance of the building. ✓

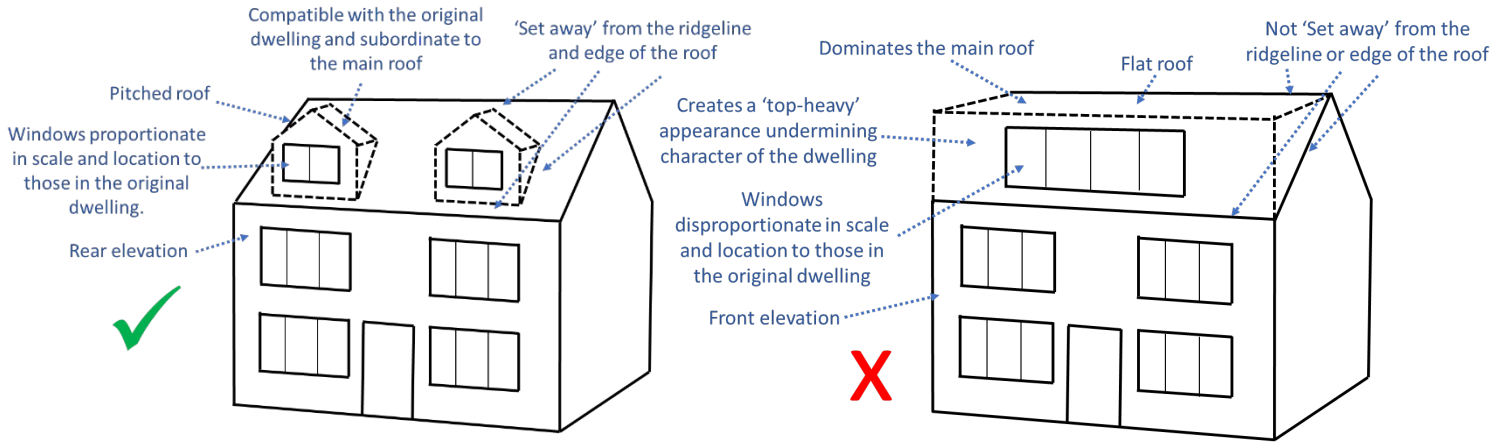
c. Achieve a design that is **subordinate** to the main roof structure and limits impact on the roof plane. ✓

d. Be set **away from the edges of the roof** and **below the ridgeline** of the property. ✓

e. Preferably be **pitched** rather than flat roofed - unless this helps define the character of the dwelling and streetscene. ✓

f. Ensure **window openings are proportionate in scale and location** having regard to those on the original dwelling. ✓

Figure 3.11: Roof Extension – Dormers



3.21. Roof lights allow natural light into a loft conversion without significantly altering the 'profile' of the roof. However, they can affect the appearance of a building and subsequently the streetscene.

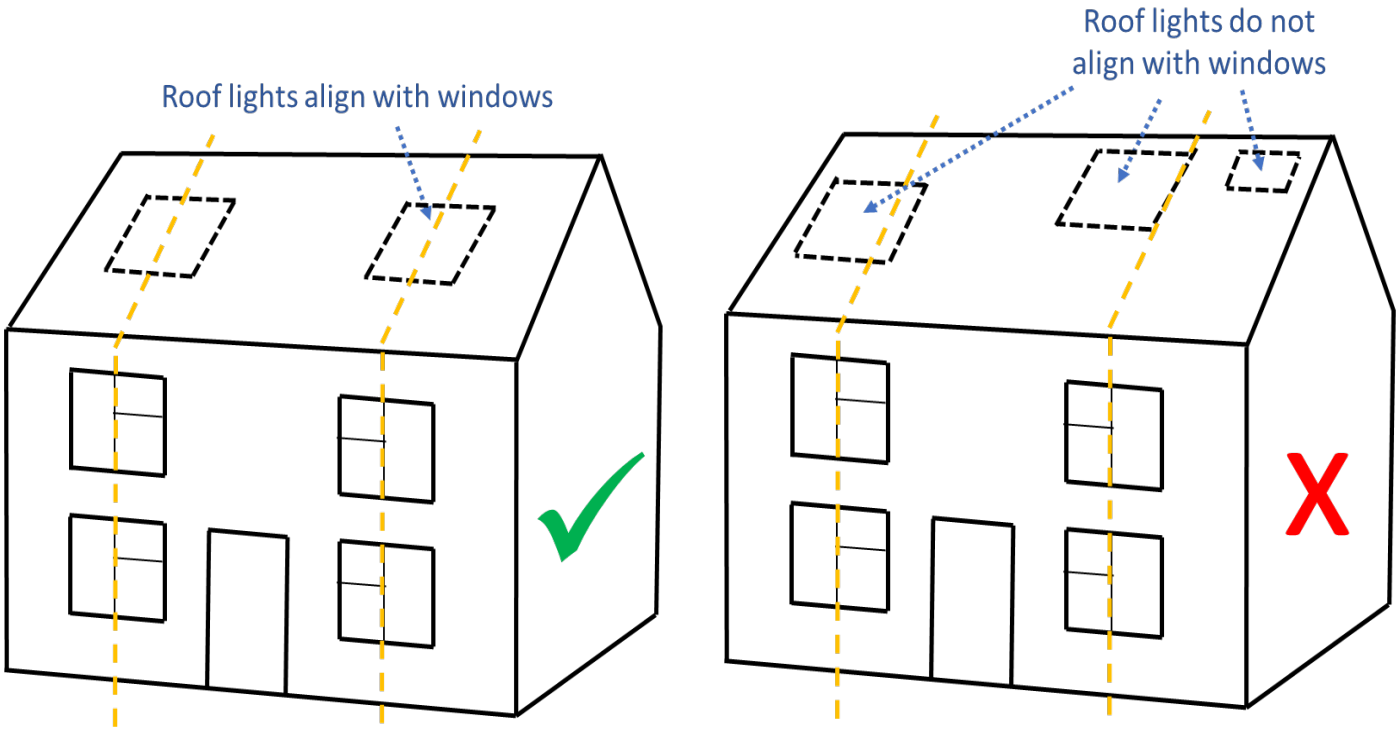
3.22. To ensure roof lights are appropriate they should:

a. Be **sensitively sited** and proportionate to the roof and dwelling. ✓

b. **Align** with the windows on the main dwelling. ✓

c. Be of a **low profile** to reduce impact on the roof plane and wider streetscene. ✓

Figure 3.12: Roof Extension – Roof Lights



3.23. These same principles can be applied to the layout of solar panels in order to ensure they maintain and enhance the appearance of your property – this does not mean that the location of solar panels should be limited to align with windows, but rather that the layout should be responsive to the location of windows.

Annexes and Outbuildings

3.24. Annexes constitute additional living space detached from the main dwelling but within its curtilage. Whilst they often provide living, bedroom, bathroom and kitchen facilities; they are normally subject to a specific occupancy condition which ensures they are 'ancillary' to the main dwelling and a separate household cannot be formed within them.

3.25. Annexes to a dwelling generally require planning permission and should comply with the high-quality design expectations to extensions in similar locations relative to the original dwelling.

3.26. Outbuildings include a range of structure within the curtilage of a dwellings, including garages (excluding integrated/attached garages), garden offices, sheds, bin stores, etc.

3.27. Annexes and those outbuildings which require planning permission must achieve a 'meaningful' design which is well-related to the original property and is of a scale, location and orientation that is complementary to the property they serve. As such they should:

a. **Be responsive to the size of the property's 'plot'** – ensuring sufficient garden space remains to the occupier. ✓

b. Be **appropriately located** in the plot, having regard to function and appearance. An annexe should usually **not being set forward** of the principal elevation of the main property. ✓

c. **Be smaller and less substantial** in scale than the original dwelling. ✓

d. Achieve an **orientation** that is **responsive and complementary** to the original dwelling and wider streetscene, whilst also reflecting intended function. ✓

e. For annexes and garages, **separation distances** to property boundaries **comparable to extensions** of similar scales and in similar locations relative to the original dwelling should be maintained. ✓

f. For annexes and garages, responsive to the **building line** of the streetscene. ✓

g. **Responsive to neighbouring properties** – both adjoining and opposite. ✓

h. **Generally not incorporate** dormer windows, unless consistent with local character and in context of the annexe appropriate in scale, location and orientation. ✓

3.28. Where outbuildings do not require planning permission, they should still reflect these principles.

Figure 3.13: Annexes

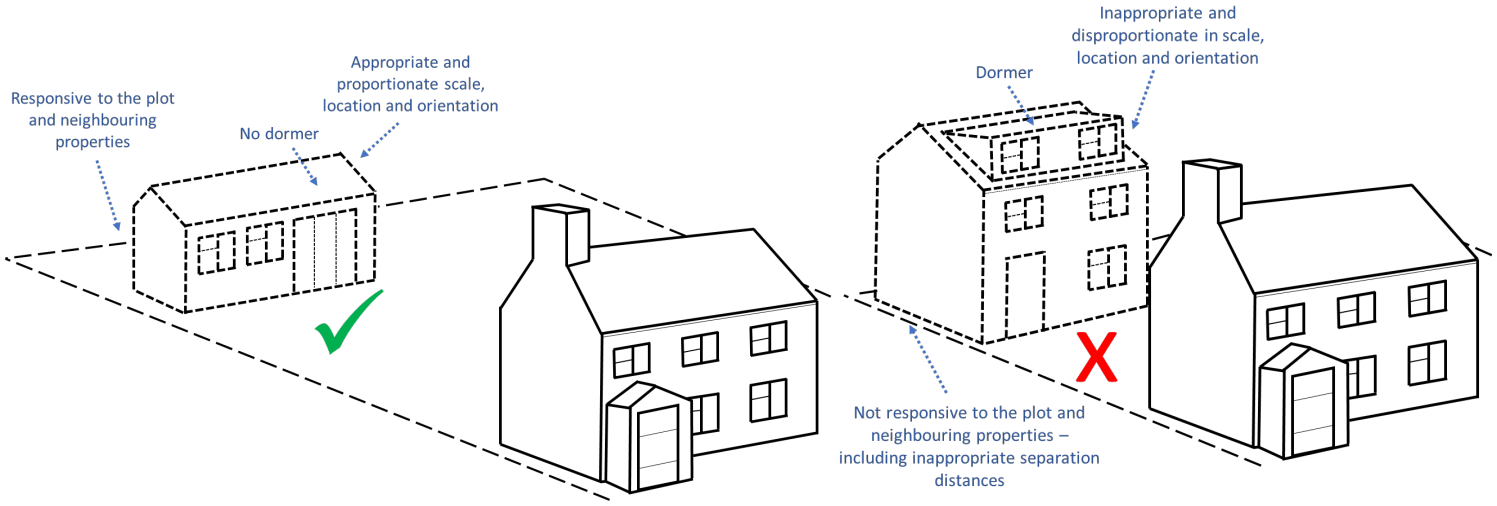


Figure 3.14: Outbuildings (including Garages)

4. Materials, Finishes and Fenestration

4.1. The materials, finishes (including architectural details) and fenestration of properties contribute to their character and the wider streetscene. As such, their use within extensions and alterations should either be consistent with or complementary to the original property and its setting.

4.2. Consistent materials, finishes and fenestration appropriately 'match' those of the original dwelling without appearing 'pastiche'. They reinforce the distinctive local characteristics of the original dwelling and streetscene.

4.3. Complementary materials, finishes and fenestration are those which appropriately contrast with that of the original dwelling – avoiding risk of appearing 'pastiche' whilst emphasising key features. This can involve embracing opportunities for contemporary materials, finishes and fenestration which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style.

4.4. In this way an extension or alteration can contribute to the harmony of the building and streetscene – particularly in circumstances where the building is or streetscene contains heritage assets. It can also help avoid negative impacts on neighbouring amenity and character. Consideration of materials must extend to all aspects of the extension or alteration.

Roofs

4.5. Roofs are a visually significant part of any building. As such, it is important for any extension or alteration to positively respond to the roof of the original property. As such:

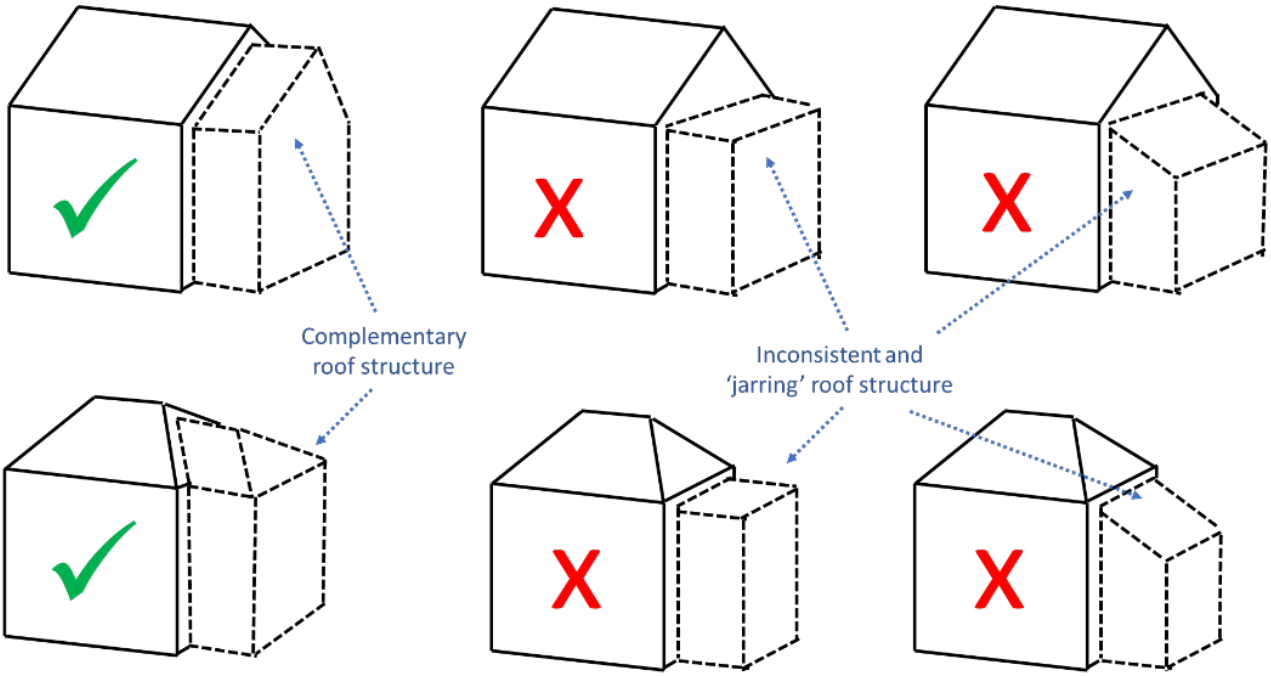
a. The **roof form** (type and angle of pitch) should match or complement that of the original property - particularly for two-storey extensions. ✓

b. **Materials and finishes** (tiles, slate, thatch, etc) should generally match that of the original property; having regard to colour, size, shape, and application. ✓

**Complementary and contemporary materials and finishes which take reference from and reinforce distinctive local characteristics may be acceptable, where they provide interesting contrast.*

4.6. Examples of appropriate and inappropriate roof formats (not intended to be exhaustive – for instance where the existing property has flat roof structures it may be appropriate for the extension to have a similar roof form) include:

Figure 4.1: Examples of Roof Formats



Walls

4.7. Walls establish the form, massing (width, height and bulk) and character of the dwelling.

4.8. As such, it is important for any extension or alteration to positively respond to the walls of the original property:

a. The **location, angle, form and height of walls** should be responsive to the original property - particularly for two-storey extensions. ✓

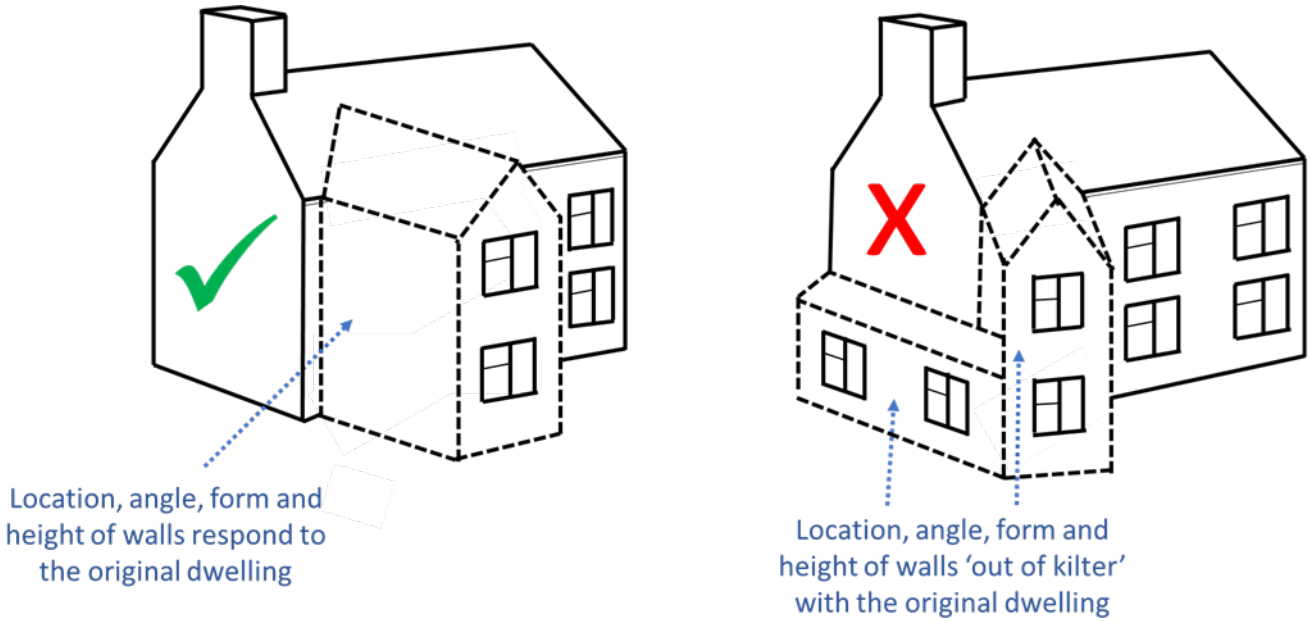
b. Materials (stone, brickwork, render, cob, timber, etc) should **match or complement** those of the original property; having regard to colour, size, shape, and application*. ✓

c. When considering stone and brickwork, it is important that care is taken with regard to both the stone / brickwork itself and the **bonding pattern, mortar colour and pointing method**. ✓

**Complementary and contemporary materials and finishes which take reference from and reinforce distinctive local characteristics may be acceptable, where they provide interesting contrast.*

4.9. *Please Note: Many materials weather with age. When considering materials to utilise within an extension or alteration, it is good practice to utilise those that complement the 'un-weathered' materials of the original dwelling.*

Figure 4.2: Wall Formats



Windows and Doors

4.10. Window and door openings often form focal points within the elevations of properties and can significantly impact the character of a property.

4.11. As such, when introducing new window and door openings they should:

a. Be appropriate in terms of **size, proportion and arrangement**. ✓

b. Have regard to the **architectural design** of the original dwelling, local context, and local identity. ✓

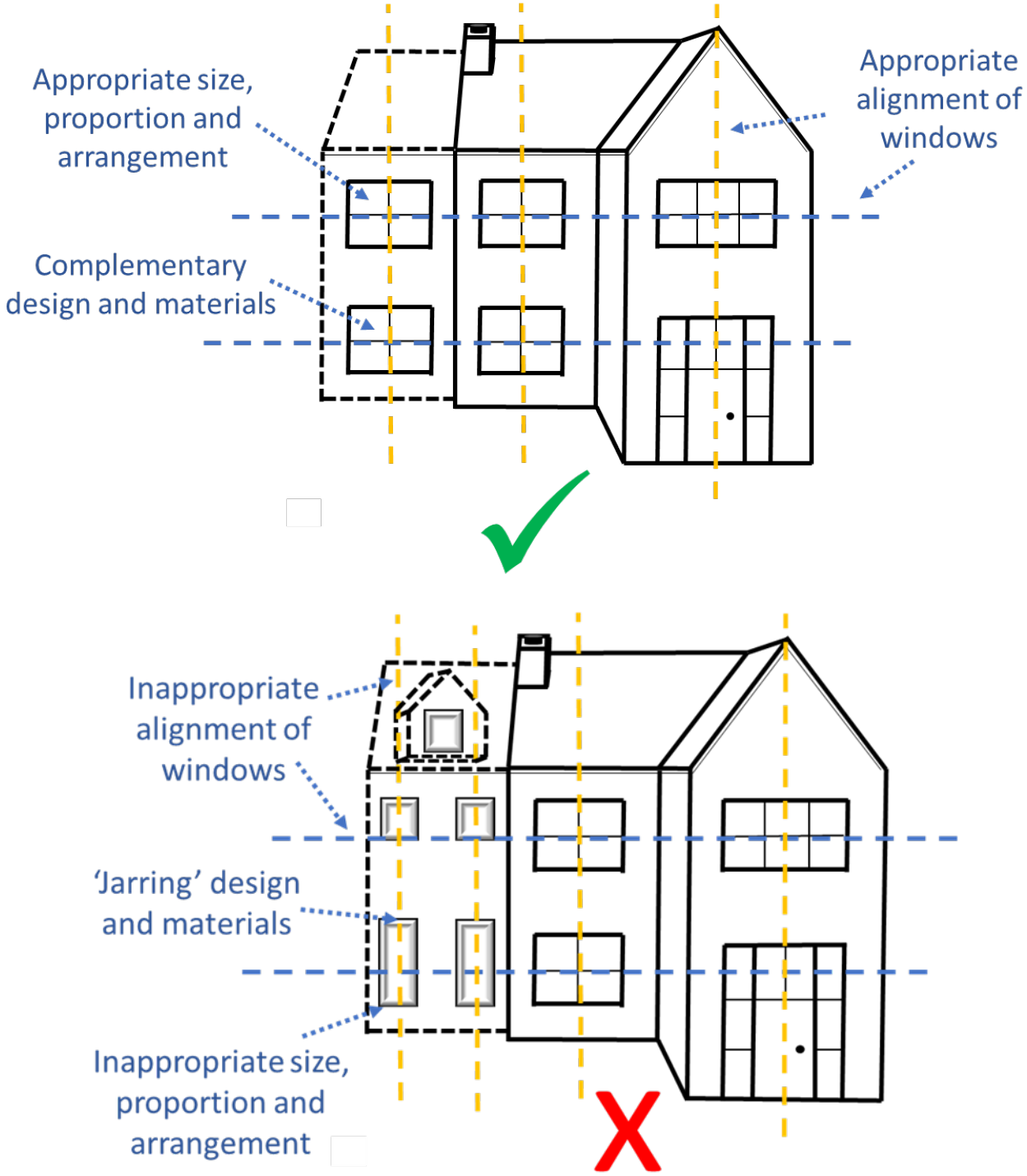
c. **Align horizontally and vertically** with those in the original property (as should associated details such as sills and lintels). ✓

d. Use **materials consistent with or complementary** to those of the original property - in terms of scale, colour, design and appearance*. ✓

**Complementary and contemporary materials and finishes which take reference from and reinforce distinctive local characteristics may be acceptable, where they provide interesting contrast.*

4.12. Examples of appropriate and inappropriate window and door layouts:

Figure 4.3: Windows and Doors



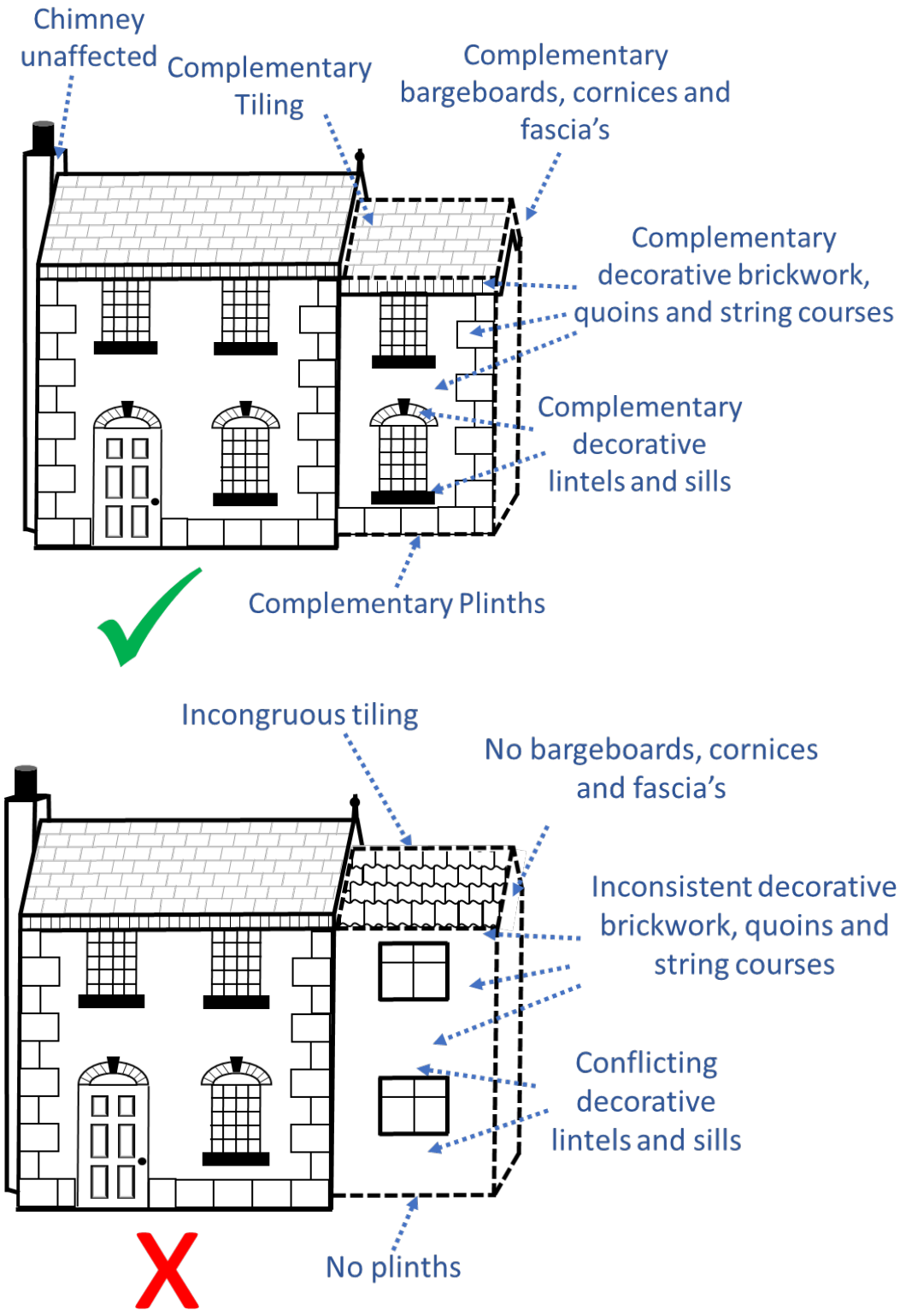
Other Features

4.13. Interesting features or details found on a dwelling contribute to its character and the appearance of the wider streetscene.

4.14. As such, any extensions or alterations to dwellings should, where appropriate, either reflect or complement these features and details.

4.15. Such features or details could include decorative brickwork, string courses and quoins; tiling and chimneys; plinths, sills and lintels; and/or barge boards, cornices and fascia's.

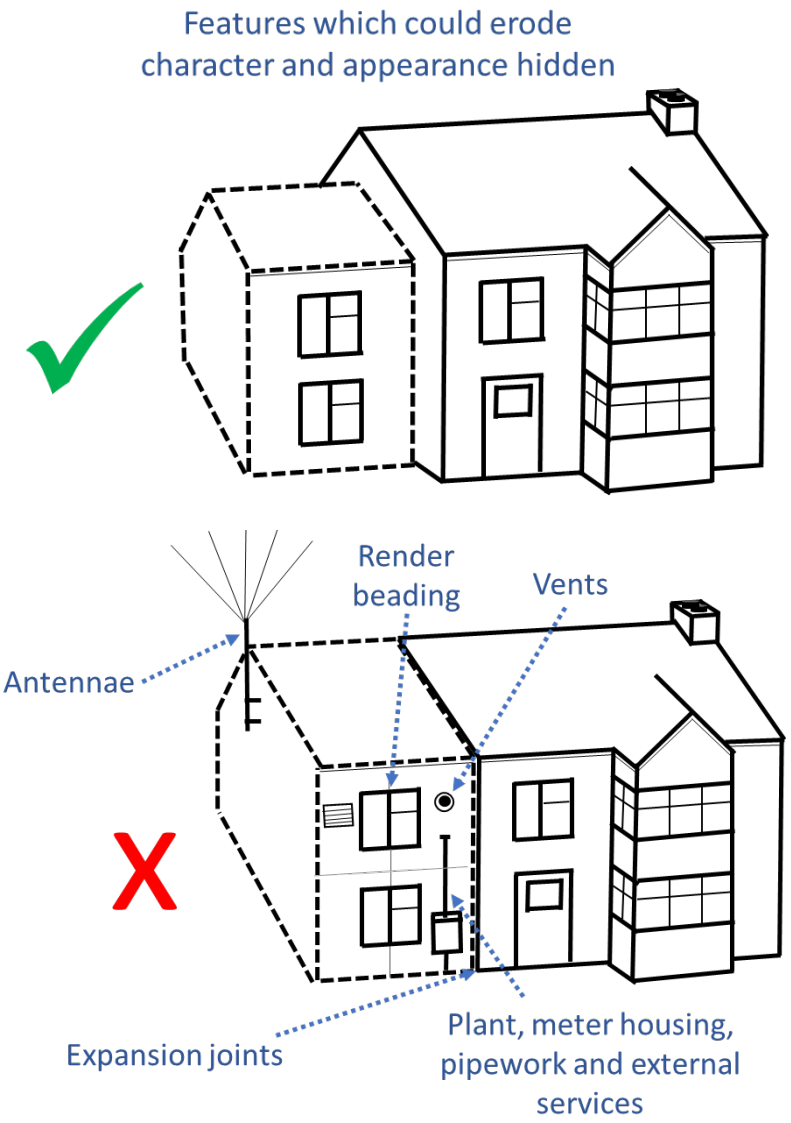
Figure 4.4: Reflect or Complement Design Features



4.16. Conversely, features which could erode character and appearance should be out of public view or designed to complement the original property and the proposed extension or alteration.

4.17. This includes such features as external services, vents, plant, antennae, meter housing, expansion joints, pipework and render beads.

Figure 4.5: Conceal 'Jarring' Features



4.18. Extensions and alterations also provide the opportunity to bolster wildlife by incorporating features which support priority or threatened species such as birds, bats and hedgehogs. This includes homes for bats and birds (such as bat/bird boxes, swift/bat bricks, bat tiles, house martin cups) and 'safe-routes' for hedgehogs. Use of swift bricks is particularly important, and is strongly encouraged to be integrated into residential extensions and alterations.

Boundary Treatments, Trees and Private Amenity Space

4.19. Boundary treatments, trees and private amenity space are an integral part of any extension or alteration scheme, rather than simply being used to mitigate poor design.

4.20. Boundary treatments include soft landscaping measures (such as hedges, screening plants and trees), gates, walls and fences help define the 'junction' between private land and public realm. They also contribute to the character of dwellings and the wider streetscene.

4.21. As such, where possible, extensions and alterations should be located to avoid detrimentally impacting on them. Where changes are proposed to boundary treatments, they should:

a. Be an **appropriate design and scale** that complement the original dwelling and wider streetscene. ✓

b. Utilise **building materials and styles** which prioritise soft landscaping measures, whilst matching or complementing the existing, the original dwelling and wider streetscene. ✓

c. **Ensure highway safety**, where boundaries abut the highway, respect visibility splays (not over 0.9m in height). ✓

d. Maintain **opportunities for natural surveillance** by allowing ground floor windows to overlook the street. ✓

4.22. Notably, where extensions adjoin railways or canals they should be considered when designing extensions to mitigate impacts – particularly through boundary features.

4.23. Private amenity space is multi-functional, providing much needed external space for households to relax, to undertake activities best suited to external areas (such as drying clothes), to provide opportunities for off-street parking, and to contribute to biodiversity / green infrastructure.

4.24. For any extension or alteration to a dwelling to be appropriate, sufficient private amenity space must remain available.

4.25. Opportunities to enhance private amenity space through a landscaping scheme associated with extensions and alterations should be considered.

4.26. Trees form focal points within a streetscene and private amenity spaces, they have many environmental benefits and can support adaptation to our changing climate (for instance deciduous trees can prevent overheating in summer whilst allowing solar gain in winter). Extensions and alterations must wherever possible avoid detrimentally impacting upon them. Where such schemes are likely to impact upon trees, they should be informed by an Arboricultural Assessment.

4.27. Furthermore, it is important to note that additional controls apply if trees are protected through a Tree Preservation Order (TPO) or if the property is located in a Conservation Area.

5. Minimising Impact on Neighbouring Amenity and Character of Neighbouring Properties

5.1. To ensure extensions and alterations to a property do not have an adverse impact on neighbouring properties, there is a need to consider potential for overshadowing, overlooking, overbearance and loss of light. Shropshire Council encourages early engagement with neighbours to promote awareness and provide opportunity to consider views.

Overshadowing, Overbearance & Loss of light

5.2. Overshadowing and loss of light occur where an extension or alteration noticeably reduces the supply of light to a neighbour's property or garden. Extensions or alterations should be designed to minimise overshadowing and loss of light.

5.3. Overbearance occurs where an extension or alteration visually overwhelms or dominates a neighbouring property and appear oppressive, due to a combination of location (proximity to the property boundary) and scale (height and mass).

5.4. The extent of any overshadowing and the severity of its impact upon the amenity of neighbours depends upon a range of factors, including:

a. Aspect of the proposed extension or alteration relative to the path and height of the sun. ?

b. Size and massing of the proposed extension or alteration. ?

c. Position of the extension or alteration relative to neighbouring properties. ?

d. Distance between the extension or alteration and neighbouring properties. ?

e. Nature and use of rooms (and available windows) within neighbouring properties affected by shadowing. ?

f. Presence of existing features that obstruct light to neighbouring properties. ?

g. Ground levels. ?

5.5. To avoid overshadowing, overbearance and loss of light when making decisions on planning applications:

a. On any side extension, an 1m 'buffer' should be retained between the extension and the edge of the property boundary. ✓

b. On a single storey rear extension an appropriate 'buffer' should be retained between the extension and the edge of the property curtilage. *The extent of this 'buffer' should increase proportionately to the extent the extension projects from the rear of the property.* ✓

c. On a two-storey rear extension, an appropriate 'buffer' should be retained between the extension and the edge of the property curtilage. Extensions of **two or more storeys should not protrude into the area formed by a 45° angle** from the centre of the nearest window to a habitable room on neighbouring properties on both horizontal and vertical planes. ✓

Figure 5.1: Overlooking, Overbearance and Loss of Light: Side Extensions

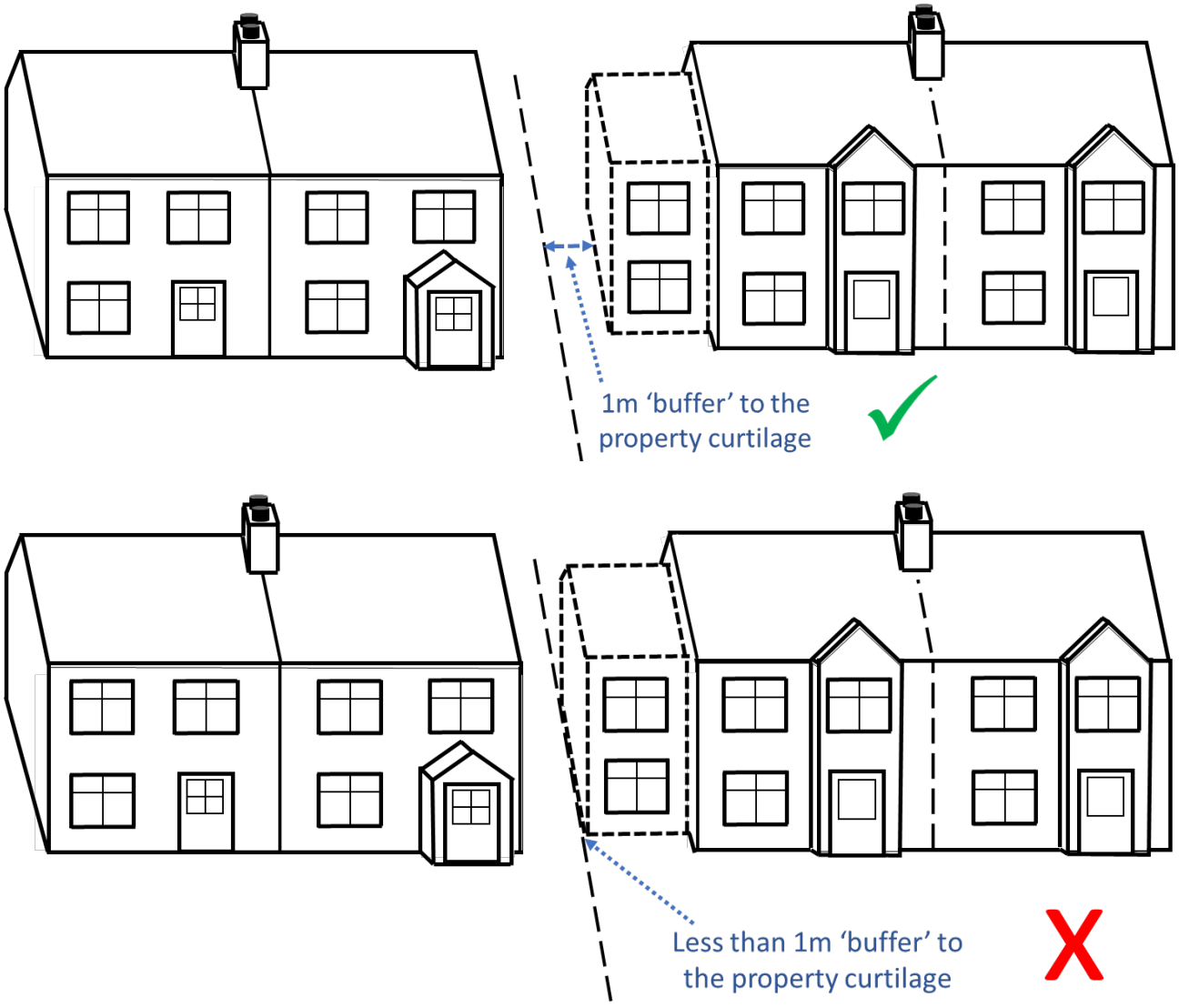


Figure 5.2: Overlooking, Overbearance and Loss of Light: Single Storey Rear Extensions

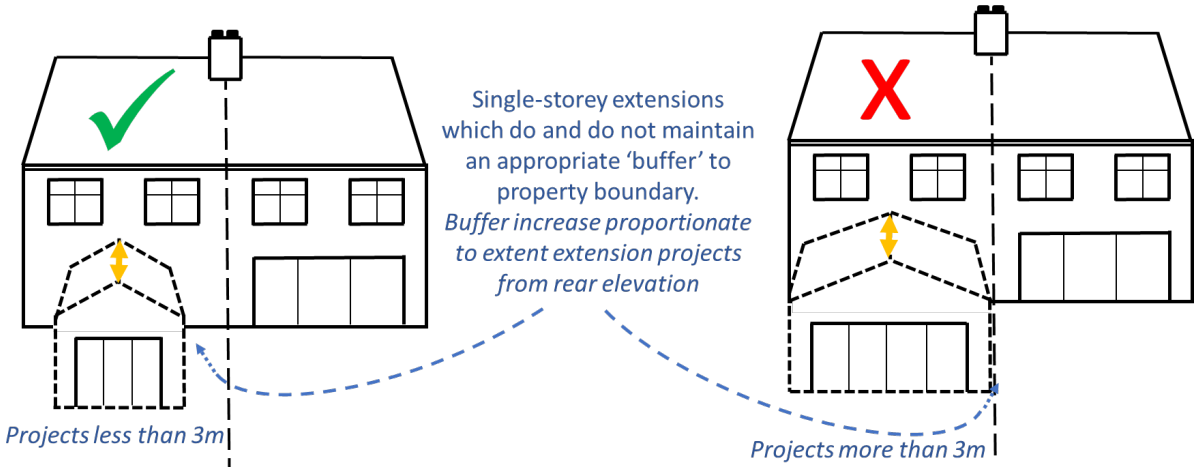


Figure 5.3: Overlooking, Overbearance and Loss of Light: Two Storey Rear Extensions

Please Note: habitable rooms do not include hallways or circulation space, bathrooms, utility rooms, or conservatories. If there are two windows in a room, impact is considered from the closer window.

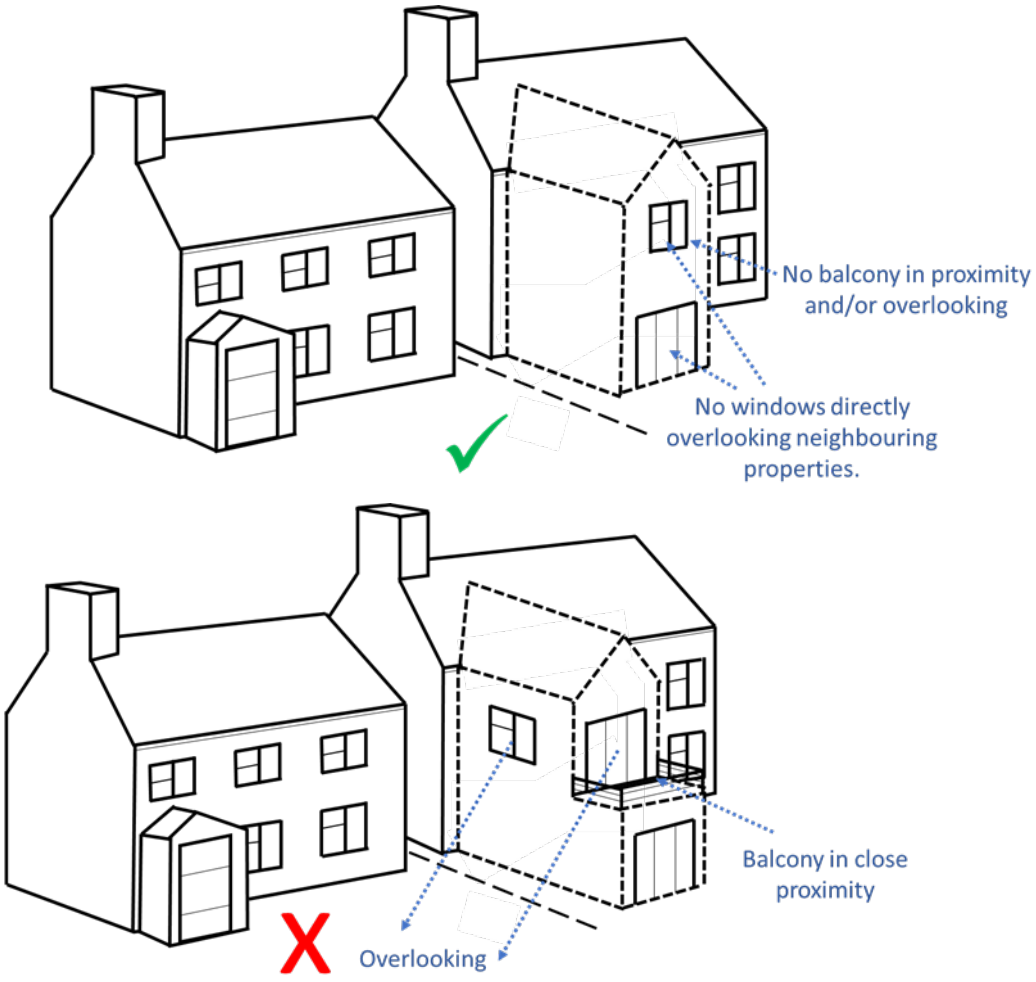
Overlooking

5.6. Overlooking occurs where extensions or alterations allow views into the private amenity or living space of a neighbour. To avoid unacceptable overlooking:

a. Windows on an extension should **not allow direct views** into private amenity or living space of an adjacent neighbour. Specifically, any upper-floor window should be obscure-glazed, and non-opening (unless the parts of the window which open are more than 1.7m above the rooms floor level). ✓

b. **Balconies and 'Juliet' balconies** should only be considered appropriate where they are consistent with and responsive to the character of the property and its setting; and where neighbouring amenity is safeguarded (**no direct views** into private amenity or living space of an adjacent neighbour, no **perception of opportunities** to overlook neighbours rear gardens and **not in close quarters** to neighbours properties – including curtilages). ✓

Figure 5.4: Avoiding Overlooking



5.7. Overlooking of public realm can be advantageous as it provides opportunities for natural surveillance.

6. Responsive to Our Changing Climate

6.1. Climate change is the long-term shift in the Earth's average temperatures and weather conditions. These changes occur naturally, but are being accelerated by our greenhouse gas emissions. This acceleration is causing increased risk of floods, droughts and heat waves.

6.2. Recognising this, Shropshire Council declared a Climate Emergency in 2019. It is important for the long term sustainability of Shropshire that we act to minimise greenhouse gas emissions (which will help reduce the negative impacts of climate change) and adapt to changes that do occur.

6.3. As such, in order to achieve a high-quality design, development (including extensions and alterations) should be designed and constructed so as to reduce greenhouse gas emissions and also support adaptation to our changing climate. In doing so, wider design considerations remain applicable – particularly in circumstances where the building is or streetscene contains heritage assets.

Energy Efficiency and Sustainability

6.4. Policy CS6 of the Core Strategy component of the adopted Development Plan expects all development to be designed to ensure:

> *"that resource and energy efficiency and renewable energy generation are adequately addressed and improved where possible" and it "…respond[s] to the challenge of climate change…"*

6.5. **As such, when considering the design of extensions and alterations, opportunities to increase fabric energy efficiency and reduce carbon emissions should be maximised. In doing so, consideration should be given to both the proposed extension / alteration and the original property.**

6.6. *Common energy efficiency improvements include:*

a. *Insulation of the floor, roof, loft and/or walls (this may include internal or external insulation). Better insulation reduces the need for heating, thereby lowering your energy bill and increasing the comfort of a property.*

b. *Double or triple glazed windows and doors which keep in significantly more heat than traditional single glazed windows, reducing the need for heating and increasing the comfort of a property.*

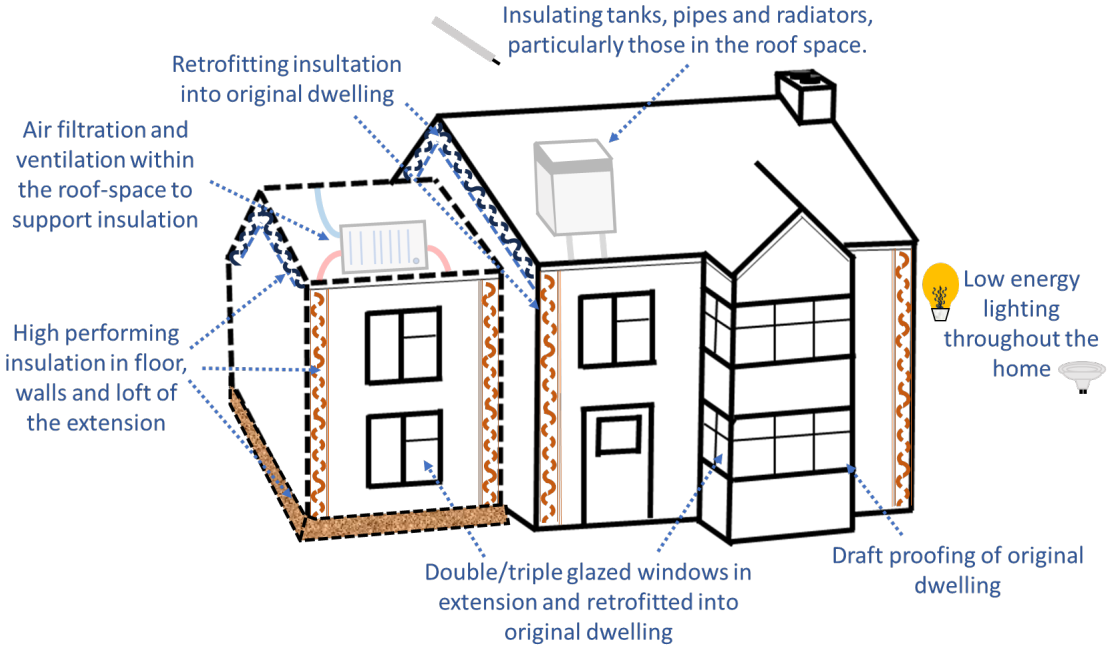
c. *Draught-proofing of unwanted gaps in the construction of your home. This can reduce the need for heating, thereby lowering your energy bill and increasing the comfort of a property. Please Note: Air needs*

to flow in and out of your house so it stays fresh, dry and healthy, so make sure you do not block or seal intentional ventilation. Very high insultation levels are often supported by mechanical ventilation.

d. *Insulating tanks, pipes and radiators to reduce heat loss, thereby increasing the efficiency of heating systems. This lowers energy bills and increases the comfort of a property.*

e. *Low-energy lighting: A small change that involves no structural alteration and as such an easy way to lower energy bills.*

Figure 6.1: Energy Efficiency Measures Illustration



6.7. *Further information is available via the Energy Saving Trust at: https://energysavingtrust.org.uk/*

6.8. ***Please Note:* It is often more cost effective and less disruptive to integrate fabric energy efficiency measures as part of an extension rather than doing so separately / retrospectively.**

What about Renewable and Low Carbon Technologies?

6.9. Similar to energy efficiency, the adopted Development Plan promotes positive consideration of opportunities to integrate renewable and low carbon technologies into extensions and alterations to a dwelling.

6.10. **As such, when considering the design of extensions and alterations, opportunities to integrate on-site renewable and low carbon technologies should be maximised.**

6.11. ***Importantly, to ensure that renewable and low carbon technologies operate to their maximum, they should be complemented by appropriate energy efficiency measures.***

6.12. In this way, extensions and alterations can increase the sustainability of properties in Shropshire.

6.13. *Common residential renewable and low carbon technologies include:*

a. ***Solar photovoltaic panels*** *capture the sun's energy and convert it to electricity. These panels do not need direct sunlight to work and can generate electricity even on cloudy days. They can be complemented by a battery storage system.*

b. ***Solar thermal panels*** *utilise the sun's energy to heat water. They work in cold climates, overcast weather and strong wind, and incorporate an energy storage system.*

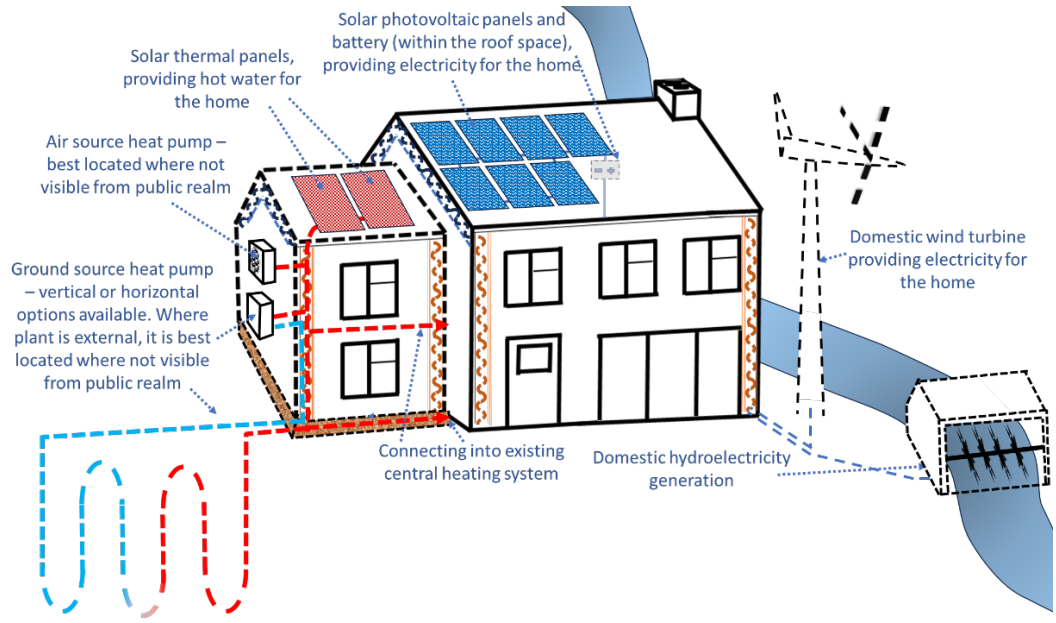
c. ***Heat pumps*** *take in heat from a colder area (usually outside air or the ground), raise the temperature and move it into your home. It utilises electricity to do so, but produced more heat energy than it uses in electrical. Air source heat pumps combined with energy efficiency measures are an increasingly popular alternative to conventional boilers.*

d. ***Domestic wind turbines*** *generate energy for the wind. Whilst generally not suitable in built-up areas, they may be an option in exposed and isolated locations.*

e. ***Hydroelectricity generation*** *utilises the flow of water to produce energy. If you have a river or a stream on your property, this may be an option.*

6.14. Further *information is available via the Energy Saving Trust at: https://energysavingtrust.org.uk/energy-at-home/generating-renewable-electricity/*

Figure 6.2: Renewable and Low Carbon Energy Illustration



6.15. ***Please Note:*** **It is often more cost effective and less disruptive to integrate renewable and low carbon technologies as part of an extension rather than doing so separately / retrospectively.**

What about Water Efficiency?

6.16. The delivery of water and wastewater services, and the heating of water in the home require high energy inputs. Reducing water consumption and waste can therefore positively contribute to the reduction of energy use and carbon dioxide emissions. Water efficiency measures can therefore reduce water usage and importantly **both water and energy costs** in the home.

6.17. Policy CS6 of the Core Strategy component of the adopted Development Plan expects:

> *"…all development proposals, including changes to existing buildings, to achieve applicable national standards, or for water use, evidence based local standards as reflected in the minimum criteria set out in the sustainability checklist…"*

6.18. **As such, when considering the design of extensions and alterations, opportunities to integrate water efficiency measures should be proactively considered.**

6.19. There are a range of ways to increase the water efficiency of your home, including:

a. *Upgrading the toilets, basin taps, and showers to low-water consumption options.*

b. *Introducing rainwater harvesting. This involves use of water storage systems to collect rainwater from roofs (and other non-permeable surfaces). The system can range from 'traditional', 'artistic' or 'discrete' water butts connected to the downpipe from your roof, to 'tanks' buried in the garden and connected to the underground drainage network. This is an inexpensive but effective means of getting an alternative source of water, generally for use in the garden.*

c. *Introducing a 'rain garden'*[1] *area to your garden. This consists of a shallow depression, with absorbent but free draining soil, planted with vegetation that can withstand occasional temporary flooding. Rain gardens accept runoff from roofs/rainwater harvesting systems.*

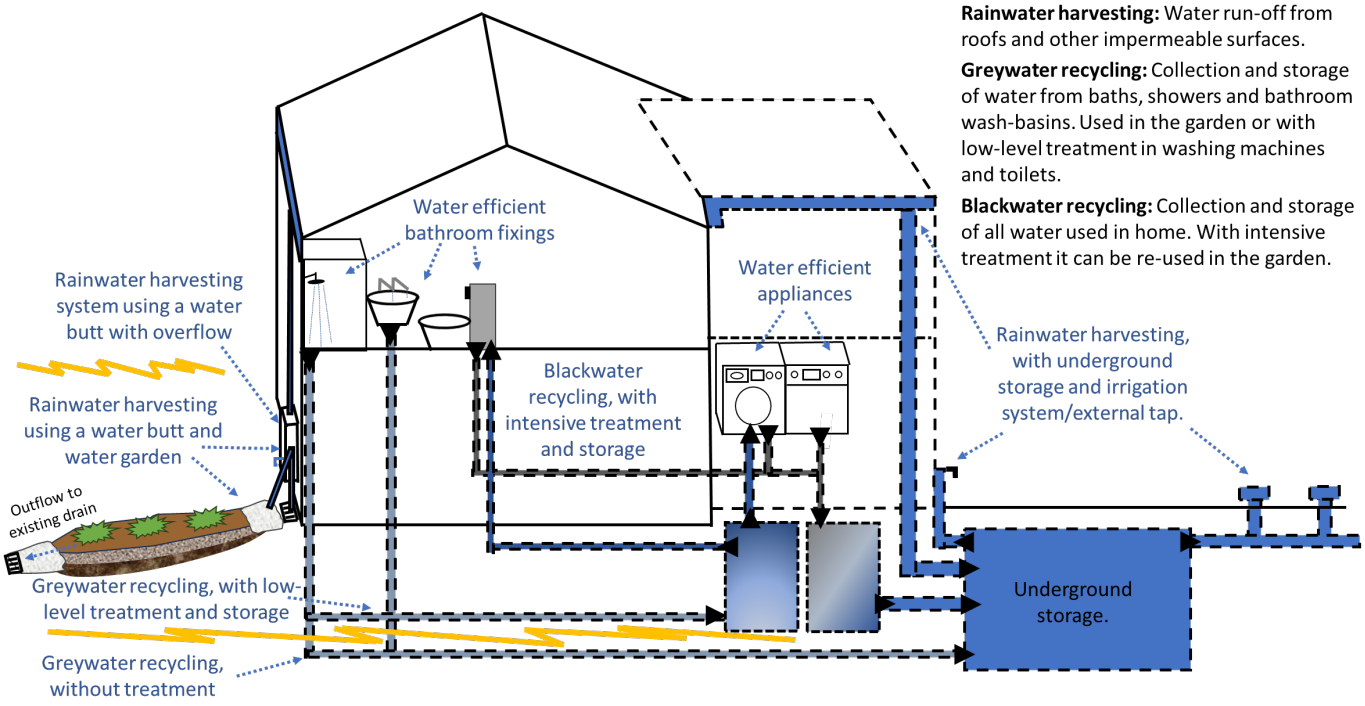
[1] Further information on Rain Gardens available via the Rain Garden Guide, (2024), https://raingardens.info/

When the water enters the rain garden it is either absorbed by the plants within it or slowly travels through it to the drain. This has the dual benefit of 'capturing' extra runoff from the roof and also reducing flood risk in the area.

d. *Introducing greywater recycling. This involves separating and storing (in 'tanks') water from baths, showers and bathroom wash-basins. This water can either be an alternative source of water for use in the garden, or combined with a low-level treatment system used in flushing toilets and washing laundry.*

e. *Introducing blackwater recycling. This involves the collection and storage (in 'tanks') of all water from the home (including the toilet, kitchen sinks and dishwasher), its treatment, and re-use for watering the garden.*

Figure 6.3: Water Efficiency Measures Montage



6.20. *Further information is available via Waterwise and the water companies operational in Shropshire:*

https://waterwise.org.uk/save-water/

https://stwater.co.uk/

https://dwrcymru.com/en

https://unitedutilities.com/

6.21. ***Please Note:*** **It is generally more cost effective and less disruptive to include water efficiency measures as part of an extension rather than introducing them separately / retrospectively.**

What About Drainage?

6.22. Achieving suitable drainage for an extension should be considered from the outset. There are two drainage systems to consider - 'foul' and 'surface water' which should generally be kept separate. Each has above and below ground elements:

a. **Foul drainage** carries the used water from toilets, sinks, basins, baths, showers, bidets, dishwashers and washing machines. The above-ground pipework is referred to as sanitary pipework; the underground pipework is referred to as foul drains and foul sewers*

b. **Surface water drainage** carries rainwater (and melted snow and ice) from hard surfaces. The above-ground system of gutters and rainwater pipes is referred to as roof drainage; the underground pipework is referred to as surface water drains and surface water sewers*.

**If your extension is over or close to sewers (generally underground drainage serving more than one property) you will require written agreement from your sewerage undertaker, so you should consult the company at the earliest planning stage of your building work.*

6.23. Extensions and alterations may require relocation or increases to the size of gutters, rainwater pipes and foul drainage pipes.

6.24. Dependent on circumstances, surface water can be discharged onto the ground, into new or existing underground pipework or can be 'captured' for rainwater harvesting (although a secondary option will also be required).

6.25. It is often preferable to release surface water into the garden of the property through sustainable drainage such as soakaways or infiltration. If you plan to use sustainable drainage this must be appropriately designed so as to avoid damaging the property or increased 'run-off' to neighbouring properties.

6.26. Building Regulations (Approved Document H) provides guidance on these considerations.

7. Other Important Considerations

7.1. This section of the SPD highlights additional design consideration for proposals to extend or alter dwellings that are:

Previously Converted Buildings? ✓

Previously Extended Dwellings? ✓

Single Plot Affordable Dwellings? ✓

Discount Market Affordable Dwellings? ✓

Agricultural Worker Dwellings? ✓

Works to Enhance Accessibility or Meet Occupier Needs? ✓

Flood Risk? ✓

Previously Converted Buildings

7.2. Planning applications for extensions and alterations to buildings that have previously been converted to dwellings from other uses (e.g. barns) will be considered on their own merits.

7.3. This consideration includes whether they:

e. Achieve the **principles outlined in this document** for comparable extensions to buildings not previously converted as set out in this document. ✓

b. **Complement or 'draw out'** features in the building which indicate its original use. Particularly important where the previously converted building has heritage value. ✓

7.4. This approach is consistent with the requirements of paragraphs 2 and 3 of Policy MD2 of the SAMDev Plan component of the adopted Development Plan.

7.5. Such proposals must also be consistent with and the requirements of the design policies in the adopted Development Plan.

7.6. It is important to note that often PD Rights are removed from buildings when they are converted to dwellings, particularly where the building is considered a heritage asset. It is considered that pre-application advice is particularly important in these circumstances.

Previously Extended Dwellings

7.7. Planning applications for further extensions and alterations to dwellings that have previously been extended will be considered on their own merits. This consideration includes:

a. Whether they achieve the **principles outlined in this document** for comparable extensions to buildings not previously converted as set out in this document. ✓

b. The extent of any **previous** extensions and alterations. ✓

7.8. This approach is consistent with the requirements of paragraphs 2 and 3 of Policy MD2 of the SAMDev Plan component of the adopted Development Plan.

7.9. Such proposals must also be consistent with and the requirements of the design policies in the adopted Development Plan.

7.10. It is important to note that often PD Rights are removed from buildings when they are converted to dwellings, particularly where the building is considered a heritage asset. It is considered that pre-application advice is particularly important in these circumstances.

Single Plot Affordable Dwellings

7.11. Single plot affordable dwellings are a form of affordable home ownership within rural parts of Shropshire. To ensure that these properties remain affordable, it is essential these homes continue to comply with the requirements for such housing in the policies of the adopted Development Plan (CS11 of the Core Strategy). As such:

a. The **total maximum size of a single plot affordable dwelling is 106 sq. metres gross internal floor area**[2], which is sufficient for a six-person household. ✓

7.12. Please Note: Garages located within 2 metres of the dwelling are regarded as part of the dwelling and as such form part of its internal floor area.

7.13. Single plot affordable dwellings are expected to be designed to satisfy the needs of the applicant household, whilst also being future-proofed to account for changes to their or future households needs. Larger bedroom sizes and additional bathrooms should not compromise the need for additional rooms in the future.

[2] Defined by the Royal Institute of Chartered Surveyors (RICS) as the area within external walls including internal partitions.

7.14. Given that this is the case, the starting position is that extensions to such dwellings are unnecessary and will not be supported, even in circumstances where they are proposed to be built at 'nil' value i.e. not impacting on the resale value of the dwelling.

7.15. The approach to 'nil' value extensions is necessary as single plot affordable dwellings extended in this way are more likely to present visually bulky dwellings which contributes to an increase in perceived value, irrespective of the formula being applied to the original dwelling.

7.16. The Council would note that where households are considering extending their single plot affordable dwelling, it is a strong indication that they are likely able to satisfy their housing requirements through the open market, given the cost of construction versus the cost of market dwellings.

7.17. The Council would also note that enlarged dwellings are likely to be more expensive to maintain and heat, thereby conflicting with the concept of an affordable dwelling and one that is required to be reused as an affordable home in the future.

7.18. Reflecting this position, planning permission for single plot affordable dwellings will be subject to the removal of permitted development rights, thus preventing future extensions to the dwelling together with the erection of any development within the curtilage.

7.19. The rationale for this approach is to maintain affordability and safeguard stock of smaller dwellings.

7.20. However, an exception to this approach may be considered in circumstances where there is **clear evidence** to demonstrate that existing accommodation cannot be reasonably re-arranged to meet their needs and as such additional living space is required within the property. This may include because:

a. There are more than 6 household members AND insufficient bedrooms, subject to recognition that:
   i. Children within one household under 10 are expected to share a bedroom.
   ii. Children under 16 of the same gender are expected to share a bedroom.
   iii. Children of different gender over 10 are considered as requiring separate bedrooms.

b. Medical need that is appropriately evidenced as requiring additional floor area to accommodate medical equipment.

7.21. In such circumstances, any extensions or alterations are expected to achieve a high-quality design, consistent with the principles outlined in this document and the requirements of the design policies in the adopted Development Plan.

7.22. As permitted development rights are withdrawn from single plot affordable dwellings, proposals for new garages require planning permission. Where these garages are located within 2 metres of the property, they are regarded as part of the dwelling and as such form part of its internal floor area.

7.23. It is expected that the decision as to whether a garage is necessary from the outset, will satisfy the needs of the current household, whilst also being future-proofed to account for changes to the needs of the current or future households.

7.24. As such, the starting position is that new garages to such dwellings are unnecessary and not supported. Furthermore, it is unlikely that the exception identified in the context of extensions to the dwelling is unlikely to be relevant to a garage.

7.25. The rationale for this approach is to maintain affordability and safeguard stock of smaller dwellings. Furthermore, garages add to the level of 'built form' on a plot, which are often in countryside locations and as such it is incongruous to such locations.

Discount Market Affordable Dwellings

7.26. Discount market affordable dwellings are another form of affordable home ownership. Any extensions or alterations proposed to such dwellings should:

a. Achieve a **high-quality design**, consistent with the principles outlined in this document and the requirements of the design policies in the adopted Development Plan. ✓

b. **Strike an appropriate balance** between meeting the needs of the occupier and ensuring that the dwelling remains affordable in perpetuity. ✓

Agricultural Worker Dwellings

7.27. Agricultural workers dwellings are intended to provide opportunities for agricultural workers to live in proximity of their livelihood.

Any extensions or alterations proposed to such dwellings should:

a. Achieve a **high-quality design**, consistent with the principles outlined in this document and the requirements of the design policies in the adopted Development Plan. ✓

b. **Strike an appropriate balance** between meeting the needs of the occupier and ensuring that the dwelling is capable meeting any future occupiers needs - whether that is an agricultural worker, as an affordable dwelling or as a market dwelling (dependent on the type of agricultural worker dwelling – as defined by polices in the adopted Development Plan). ✓

Enhancing Accessibility or Meeting Occupier Needs?

7.28. Shropshire Council seeks to support all residents to live healthy and independent lives for as long as possible.

7.29. As such, the Council supports the principle of undertaking extensions or alterations to a property where they are required to meet the needs of a household with **older people or those with disabilities and special needs.**

7.30. Such extensions should achieve a high-quality design which:

a. Supports the **specific needs** the **older people or those with disabilities and special needs** occupying the property, supporting their ability to live independently. ✓

a. Achieve a **high-quality design**, consistent with the principles outlined in this document and the requirements of the design policies in the adopted Development Plan. ✓

7.31. Where extensions are proposed to meet the specific needs of an occupier, the Council would encourage use of its pre-application service so that it can support the design process. Further information is available at: https://next.shropshire.gov.uk/planning/applications/pre-application-advice/

Flood Risk

7.32. The Environment Agency provides information on river flood risk and surface floor risk on their website via: https://gov.uk/browse/environment-countryside/flooding-extreme-weather

7.33. If your extension is located within an area at risk of flooding, a flood risk assessment appropriate to the scale, nature and location of the development will be required. Generally, if the extension would not significantly increase the number of occupiers a less detailed assessment will be suitable - identifying the flood risk(s) and outlining the proposed measures to mitigate risk.

7.34. As a minimum, mitigation should either:

a. Ensure floor levels within the proposed development will be set no lower than existing levels and demonstrate flood proofing of the proposed development has been considered and incorporated where appropriate to 1% (1 in 100 chance each year) river flood level, including a climate change allowance.

b. Or preferably ensure floor levels within the extension are set 600mm above the known or modelled 1% (1 in 100 chance each year) river flood level, including a climate change allowance – although it is acknowledged that this is not always practical for an extension.

7.35. The Flood Risk Assessment should be supported by a plan to Ordnance Datum/GPS showing finished floor levels relative to the known or modelled flood level, which can confirm whether the site is above flood level. Where such a plan indicates otherwise or is not provided, further mitigation measures would be required focusing on further controlling floor levels and incorporating flood proofing into the design of the extension.

7.36. If the existing dwelling is in a 'low spot', maintaining floor levels at existing levels and flood proofing will not necessarily eliminate risks during a flood event. Where this is a concern, it should be considered within the Flood Risk Assessment.

7.37. It should be noted that flood risk will remain for events that exceed the 1 in 100 chance each year river flood level (including a climate change allowance). For this reason, the Environment Agency recommends considering the incorporation of flood proofing measures even where minimum mitigation is sufficient.

7.38. These flood proofing measures include removable barriers on building apertures such as doors and air bricks and providing electrical services into the building at a high level so that plugs are located above possible flood levels. Such measures could also be considered to protect the existing dwelling.

8. The Built and Natural Environment

8.1. This section of the SPD highlights additional design considerations for proposals to extend or alter dwelling which may impact on the built or natural environment. Sections relate to:

The Green Belt ✓

The Shropshire Hills National Landscape ✓

Heritage Assets ✓

Natural Environment Assets ✓

The Green Belt

8.2. Policy CS5 of the Core Strategy and MD6 of the SAMDev Plan address the Green Belt. Policy MD6 specifies that:

> *"In addition to meeting the general requirements that apply in the countryside…development proposed in the Green Belt must be able to demonstrate that it does not conflict with the purposes of the Green Belt…"*

8.3. National planning criteria (in Paragraph 154(c) of the NPPF) specifies extensions to buildings in the Green Belt can be considered appropriate development where: *"…the extension or alteration of a building …does not result in disproportionate additions over and above the size of the original building…"*

8.4. Any extension to a building in the Green Belt should be proportionate to the size of the original building. This generally means that cumulatively, any existing extensions to be retained and any proposed extensions should **not exceed 50% of the total floorspace of the original dwelling** but there is a need to consider each case individually.

Shropshire Hills National Landscape

8.5. National Landscapes (formerly known as Areas of Outstanding Natural Beauty / AONB) represent areas of the highest scenic quality, increasing the importance of design of extensions and alterations within them.

8.6. There is one National Landscape in Shropshire Council's administrative area, the Shropshire Hills National Landscape (which extends into the Telford & Wrekin Council's administrative area).

8.7. Policy CS17 of the Core Strategy and MD12 of the SAMDev Plan components of the adopted Development Plan address the natural environment, including the Shropshire Hills National Landscape.

8.8. Policy CS17 includes a requirement that development:

> *Protects and enhances 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, such as the Shropshire Hills AONB…"*

8.9. Policy MD12 then expands upon this, stipulating that development which impacts on the *"special qualities of the Shropshire Hills AONB"* should only be permitted in very specific circumstances.

8.10. A Management Plan has been prepared for the Shropshire Hills, which includes a summary of its special qualities and guidance on achieving a design that is sensitive to them.

8.11. This Management Plan should be considered when designing extensions and alterations to support achievement of the highest quality design.

> The AONB Management Plan is available at: https://shropshirehills-nl.org.uk/a-special-place/management-plan/2019-24-management-plan
>
> Work is also currently ongoing to update this Management Plan. The new draft Management Plan is available via: https://shropshirehills-nl.org.uk/a-special-place/management-plan/2025-30-management-plan

Heritage Assets

8.12. Policy CS17 of the Core Strategy and MD13 of the SAMDev Plan components of the adopted Development Plan address the built environment and heritage assets.

8.13. Policy CS17 includes a requirement that development:

> *Protects and enhances 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…"*

8.14. Policy MD13 then expands upon this, stipulating that development must wherever possible *"avoid harm or loss of significance to designated or non-designated heritage assets, including their settings"* and stipulates the very specific circumstances where harm may be acceptable.

8.15. Consistent with Policies CS17 of the adopted Development Plan, extensions or alterations to heritage assets or that have the potential to affect heritage assets or their setting should achieve the **highest**

design standards, informed by a **Heritage Impact Assessment (HIA)**.

8.16. **A HIA is also a planning application requirement in these circumstances.**

Figure 8.1: Heritage Impact Assessment

Heritage Impact Assessment
What is it? A structured process to consider and take into account the significance of relevant heritage asset(s), when designing and developing proposals. It is a crucial part of the design process, which tests whether proposals that could impact on a heritage asset(s) and their setting are appropriate. It helps to ensure that what is important about a heritage asset(s) is maintained or enhanced by proposals.
Who should undertake it? A suitably qualified professional.
What should it cover? The assessment should be proportionate to the significance of the relevant heritage asset(s). a. Identify character and significance of heritage asset(s) and their setting. b. Inform development of proposal(s) with the intention of achieving a high-quality design. c. Explain how the proposal maintains and enhances the character of heritage asset(s) and their setting. d. Inform consideration of the refined proposal, including whether it achieves high-quality design expectations.

8.17. Further guidance on the consideration of heritage assets when undertaking a HIA and considering the design of residential extensions and alterations that may affect a heritage asset is available on the Council website at: https://next.shropshire.gov.uk/environment/historic-environment/

And Historic England via their website: https://historicengland.org.uk/

World Heritage Sites

8.18. World Heritage Sites are cultural and/or natural sites considered to be of 'Outstanding Universal Value', inscribed on the World Heritage List by the World Heritage Committee. They are recognised as heritage assets of the highest significance within paragraph 202 of the NPPF.

8.19. Shropshire Council's administrative area contains parts of two World Heritage Sites, Ironbridge Gorge in east Shropshire (which is also in Telford & Wrekin Council's administrative area) and Pontcysyllte Aqueduct and Canal in north-west Shropshire (which is also in Wrexham County Borough Council and Denbighshire County Council administrative areas).

8.20. Consistent with Policies CS17 and MD13 of the adopted Development Plan, extensions and alterations to properties in these World Heritage Sites or their settings must be of the **highest design standard**.

8.21. To achieve this, they should be consistent in terms of form and scale with the historic context - height, width and depth of floor plan; roof forms should be carefully considered; and the shape and size of window and door openings should reflect historic precedents.

8.22. They should also be carefully located so as to **not impact on Outstanding Universal Value**, be subordinate in scale to the principal building and not disrupt the historic street scene. Usually this means siting new work to the rear of a property.

8.23. Supplementary Planning Documents have been adopted for each of the World Heritage Sites in Shropshire Council's administrative area, providing further information on the achievement of high-quality design. These documents are available on the Council website via: https://shropshire.gov.uk/planning-policy/supplementary-planning-documents-spds/

Conservation Areas

8.24. A conservation area is an *"area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance"*[3]. When dealing with planning applications in conservation areas *"special attention"*[4] has to be *"paid to the desirability of preserving or enhancing the character or appearance of that area"*[4]. There are 128 conservation areas in Shropshire, each with its own distinct character.

8.25. To achieve a high-quality design, consistent with Policies CS17 and MD13 of the adopted Development Plan, extensions and alterations to properties in a conservation area or its setting must be responsive to its character and consider impact on the **conservation area as a whole**.

8.26. Where a conservation area benefits from a Conservation Area Appraisal, proposals should be informed by and align with its aims and objectives.

Further information on conservation areas is available at: https://shropshire.gov.uk/environment/historic-environment/conservation-areas/conservation-areas-faqs/

[3] Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69).

[4] Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 72).

Listed Buildings

8.27. Listed Buildings are selected to mark and celebrate their special architectural and historic interest and are considered to be of national importance. There are three categories of listed building, these being:

a. Grade I: buildings of exceptional interest.
b. Grade II*: particularly important buildings of more than special interest.
c. Grade II: buildings that are of special interest, warranting every effort to preserve them.

8.28. There are approximately 6,892 listed buildings in Shropshire. Extensions and alterations to these listed buildings often require listed building consent (this includes some interior alterations) and some require both planning permission and listed building consent.

8.29. Where this is the case, *"special regard"*[5] should be given to *"the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".* These considerations must inform the design of extensions and alterations to the listed building or in its setting – consistent with Policies CS17 and MD13 of the adopted Development Plan.

8.30. In such circumstances, the Council would encourage use of its pre-application service, so that it can support consideration of appropriate extensions and alterations to a property. Further information is available at: https://next.shropshire.gov.uk/planning/applications/pre-application-advice/

Article 4 Directions

8.31. Some heritage assets, including Conservation Areas and listed buildings, in Shropshire are subject to an **Article 4 Direction**. This direction is used where additional controls are considered necessary in order to ensure works do not occur that could threaten the character of a building, site or area.

8.32. In effect, an Article 4 Direction restricts the scope of Permitted Development (PD) rights, meaning that planning permission is required.

8.33. For further information on Article 4 Directions in Shropshire, please refer to the Council website at: https://next.shropshire.gov.uk/environment/historic-environment/conservation-areas/article-4-directions/

8.34. If you are unsure whether a property may be covered by an Article 4 Direction, please contact the Historic Environment Team for further advice at: historic.environment@shropshire.gov.uk

[5] Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 66).

Non-Designated Heritage Assets?

8.35. A non-designated heritage asset is a local asset of historic value. Such assets are often **identified through the planning application process**, including proposals for household extensions or alterations.

8.36. To be identified as a non-designated heritage asset, an unlisted building needs to have heritage significance derived from its architectural, historic, and/or archaeological interest. In this context, the greater the age of a building (particularly if it pre-dates 1900), the more likely it is to be identified.

8.37. Likewise, if it is a good example of a particular architectural style, was designed by a noteworthy architect, or is a domestic or functional building of traditional construction that makes a positive contribution to landscape character, it may be considered to have architectural interest.

8.38. To have historic interest the building could have associations with historical figures or events, for example a noteworthy author or military building from either of the World Wars. Buildings gain archaeological interest as a consequence of their age, the evidence they exhibit for a sequence of historic development and changes in construction techniques, and/or in relation to their original intended uses (e.g. as historic industrial buildings).

8.39. The degree to which the historic building has been altered unsympathetically in the recent past, for example through unsympathetic changes to the original pattern and form of window and door openings and/or the addition of modern extensions, should also be a consideration.

8.40. The Shropshire Historic Environment Record (HER) is the primary source of information about the historic environment in the county. However, whilst extensive it is a 'live' document, with updates informed by sources such as planning applications. As such, it cannot be assumed a building is not a non-designated heritage asset simply because it is not on the Shropshire HER.

8.41. Further information on the Historic Environment Record can be found on the Shropshire Council website: https://shropshire.gov.uk/environment/historic-environment/historic-environment-record/

8.42. Consistent with Policies CS17 and MD13 of the adopted Development Plan, extensions or alterations to a property considered a non-designated heritage asset **must constitute high-quality design that complements the asset and its setting.**

8.43. **Such design must complement and 'draw out' features within the non-designate heritage asset.**

Natural Environment Assets

8.44. For an extension or alteration to a property to constitute high-quality design, it must respect and be responsive to the natural environment, as this forms an important part of its setting.

8.45. Policy CS17 of the Core Strategy and MD12 of the SAMDev Plan components of the adopted Development Plan address the natural environment.

8.46. Policy CS17 includes a requirement that development:

> *Protects and enhances 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, such as the Shropshire Hills AONB…"*

8.47. Policy MD12 then expands upon this, stipulating that development which impacts on the ecological assets in Shropshire will only be permitted in very specific circumstances.

8.48. Where extensions or alterations have the potential to affect natural environment assets, consistent with Policies CS17 and MD12 of the adopted Development Plan, the planning application must be supported by appropriate **Ecological, Arboricultural and/or Geological Impact Assessment(s).**

8.49. Such assessments should be carried out by a suitably qualified professional and should be proportionate to the significance of the natural environment asset(s) likely to be affected.

8.50. These assessments should identify any natural environment assets that have the potential to be impacted by the proposal and explain how the proposal maintains and enhances these asset(s). This will then inform the consideration of the proposal, including whether it achieves high-quality design.

8.51. These assessments should include a Lighting Assessment where the potential impact is through lighting.