

Reference	Respondent	Part of the Document Addressed	Summary of Comments
01	Nicky Hook - Bridgnorth Town Council	Chapter 4 Paragraphs 4.5-4.6	<p>1. The Town Council concerned how the guidance will be publicised.</p> <p>2. The Town Council felt the guidance on flat roofs was quite confusing, as the document tends to imply flat roofs are not allowed, whereas there would be a difference between what would be permitted in a conservation area, compared to properties not within such restrictions.</p>
02	Shropshire Climate Action	As Detailed in Comments	<p>1. Welcome the document, but any conflict with the draft Shrewsbury Town Centre Design Code should result in the design code being given precedence.</p> <p>2. Strengthen Support for Contemporary, Sustainable Design</p> <ul style="list-style-type: none"> -Paragraph 2.8 and the illustrations throughout the SPD should better reflect the stated policy encouraging contemporary and innovative design, not just traditional pastiche. -Reinforce alignment with the National Design Guide’s principle that high-quality modern architecture will form the heritage of the future. <p>3. Produce More Localised Design Guidance</p> <ul style="list-style-type: none"> -The current single countywide document is too generic and risks becoming a “one-size-fits-all” solution. -Create or adapt guidance so it meaningfully responds to different area types (town centres, rural areas, villages), as recommended in national design guidance. -Ensure consistency of approach with the more tailored Shrewsbury Town Centre Design Guide. <p>4. Reconsider the “Proportionate to the Original Dwelling” Rule</p> <ul style="list-style-type: none"> - Allow more flexibility when larger or differently scaled extensions would enhance the wider street scene. -Acknowledge that estate-scale examples may not suit all contexts and that alternative approaches may be preferable in some situations. <p>5. Withdraw or Revise Paragraph 3.23 on Solar Panels</p> <ul style="list-style-type: none"> -The suggested requirement to align solar panels only with window positions is overly restrictive and conflicts with: <ul style="list-style-type: none"> -Permitted development rights. -The Council’s own policy to maximise energy efficiency opportunities. <p>Recommendation: Remove Paragraph 3.23.</p> <p>6. Remove Blanket Restriction on Dormer Windows on Annexes (3.27)</p> <ul style="list-style-type: none"> - The SPD should not prohibit dormer windows on annexes when dormers are characteristic of the surrounding properties. - Replace with context-sensitive guidance rather than a universal restriction. <p>7. Provide Practical Guidance on External Wall Insulation (EWI)</p> <ul style="list-style-type: none"> - Many pre 1930 homes (especially terraced houses) will require external rather than internal wall insulation. - Add explicit guidance in Chapter 6 and cross reference in Paragraph 4.8 to support energy efficiency retrofits outside Conservation Areas.

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01	Nicky Hook - Bridgnorth Town Council	Chapter 4 Paragraphs 4.5-4.6	<p>1. Subject to adoption by the Council the document would be publicised on its planning policy webpages and its use promoted through the Council's development management service.</p> <p>2. Noted. The intention of paragraphs 4.5 and 4.6 is to ensure that the roof structures of extensions complement the existing building. This does not preclude flat roofs, if this is complementary to the roof structure of the existing building. To ensure this is clear paragraphs 4.5(a) and 4.6 will be amended.</p>
02	Shropshire Climate Action	As Detailed in Comments	<p>1 and 3. The intention is that this document and the design code are intended to be complementary. However, as this document covers a much broader geography it inevitably provides less specificity whilst the Shrewsbury Town Centre Design Code is able to provide such specificity for this more focused geography. On this basis the design code would be of the greatest relevance as a material consideration within its specific geography.</p> <p>2. Paragraph 2.8 includes specific reference to materials, finishes and fenestration being consistent or complementary. In doing so it is consistent with the policy that allows for appropriate contemporary design solutions. Similarly, it is considered the wider document and illustrative diagrams and consistent with the policy.</p> <p>3. The document is intended to apply across all of Shropshire. It is for this reason that the document provides less specificity and focuses on good design principles. It is considered that the document is appropriately responsive to the differing characteristics of Shropshire.</p> <p>4. The Council consider the approach to proportionality of extensions entirely appropriate and allows appropriate flexibility. The diagrams are intended to be illustrative and cannot capture all circumstances.</p> <p>5. Noted. The intention of paragraph 3.23 was not to limit the location of solar panels so that they align with windows. This paragraph will be amended to clarify this matter.</p> <p>6. Noted. The Council agrees that prohibition of dormers on all annexes is overly restrictive. The guideline will be modified to discourage dormers on annexes unless it is consistent with local character and in context of the annexe appropriate in scale, location and orientation.</p> <p>7. Noted. The Council intended for paragraph 6.6 to highlight opportunities for appropriate internal or external wall insulation, recognising the diverse existing dwelling stock in Shropshire. This paragraph will be amended to clarify.</p>

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02	Shropshire Climate Action continued	As Detailed in Comments	<p>8. Recognise the Benefits of Trees for Climate Adaptation Amend Paragraph 4.24 to acknowledge that deciduous trees help prevent overheating in summer while allowing winter solar gain.</p> <p>9. Integrate Climate Adaptation More Fully Across the SPD Chapter 6 currently feels like an add on; climate considerations (e.g., insulation, glazing, renewables) should be embedded throughout the design advice. Include more detailed guidance on: <ul style="list-style-type: none"> - External wall insulation - Air source heat pumps - Climate responsive design approaches </p> <p>10. Update Guidance on Heat Pumps and Renewable Technologies Strengthen Paragraph 6.13 with factual information about national heat pump installation targets and the new Building Regulations requirement for 55°C flow temperature heating systems. Revise Figure 6.2: <ul style="list-style-type: none"> - Remove the incorrectly sited wind turbine. - illustrate heat pumps on ground mounts rather than walls to avoid vibration issues. </p> <p>11. Rephrase Requirements for Heritage Impact Assessments in Conservation Areas <ul style="list-style-type: none"> - The current wording requiring assessment of the impact on the entire conservation area is disproportionate for minor works. - Rephrase to emphasise that assessments should be proportionate to the scale and nature of the proposal. </p>

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02	Shropshire Climate Action continued	As Detailed in Comments	<p>8. Noted. The Council agrees that paragraph 4.25 would benefit from reference to the role of trees in adapting to our changing climate and as such it will be appropriately amended.</p> <p>9 and 10. The Council considers that the document achieves an appropriate balance between focusing on the design of residential extensions and highlighting the opportunities that such extensions offer to incorporate energy efficiency and renewable energy measures. Further guidance on such measures is best achieved through separate documents.</p> <p>11. Noted. Figure 8.1 outlines the scope of a Heritage Impact Assessment specifying it should be proportionate to the significance of the relevant heritage asset(s). The Council considers this is consistent with policy CS17 of the Core Strategy.</p>

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03	Stretton Climate Care	As Detailed in Comments	<p>1. Welcome the document, but any conflict with the draft Shrewsbury Town Centre Design Code should result in the design code being given precedence.</p> <p>2. Strengthen Support for Contemporary, Sustainable Design -Paragraph 2.8 and the illustrations throughout the SPD should better reflect the stated policy encouraging contemporary and innovative design, not just traditional pastiche. -Reinforce alignment with the National Design Guide’s principle that high-quality modern architecture will form the heritage of the future.</p> <p>3. Produce More Localised Design Guidance -The current single countywide document is too generic and risks becoming a “one-size-fits-all” solution. -Create or adapt guidance so it meaningfully responds to different area types (town centres, rural areas, villages), as recommended in national design guidance. -Ensure consistency of approach with the more tailored Shrewsbury Town Centre Design Guide.</p> <p>4. Reconsider the “Proportionate to the Original Dwelling” Rule - Allow more flexibility when larger or differently scaled extensions would enhance the wider street scene. -Acknowledge that estate-scale examples may not suit all contexts and that alternative approaches may be preferable in some situations.</p> <p>5. Withdraw or Revise Paragraph 3.23 on Solar Panels -The suggested requirement to align solar panels only with window positions is overly restrictive and conflicts with: -Permitted development rights. -The Council’s own policy to maximise energy efficiency opportunities. Recommendation: Remove Paragraph 3.23.</p> <p>6. Remove Blanket Restriction on Dormer Windows on Annexes (3.27) - The SPD should not prohibit dormer windows on annexes when dormers are characteristic of the surrounding properties. - Replace with context-sensitive guidance rather than a universal restriction.</p> <p>7. Provide Practical Guidance on External Wall Insulation (EWI) - Many pre 1930 homes (especially terraced houses) will require external rather than internal wall insulation. - Add explicit guidance in Chapter 6 and cross reference in Paragraph 4.8 to support energy efficiency retrofits outside Conservation Areas.</p>

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04	Shrewsbury Town Council	Whole Document	<ol style="list-style-type: none"> 1. Supportive of the SPD and welcome its aim to improve the design quality of residential extensions and alterations across Shropshire. 2. There should be more Shrewsbury specific guidance, including case studies for terraced urban housing, historic villas, industrial conversions, tight back-garden plots typical of the town. 3. Needs clarification on how the SPD applies within conservation areas and to extensions near the River Severn corridor. 4. Require more nuanced treatment of high density, small-plot areas, where separation distances are tight and amenity impacts (light, overlooking, overbearing) can be greater. 5. Improve access to pre application advice. 6. Allow flexibility and contemporary design ensuring SPD language allows innovative, contemporary extensions where contextually appropriate. Recognising that many suburban areas in Shrewsbury can accommodate modern design solutions that still respect local character. 7. Add clarity on parking (garages and parking for terraced housing), boundary treatments (hedges, gates, fences), and trees and private amenity space in backland developments. 8. Clearer guidance required on terraced housing extensions, narrow plots with minimal separation distances and neighbour impacts where amenity sensitivity is high. 9. Ensure adequate implementation resourcing - need clear, consistent application by planning officers; adequate staffing, training and monitoring; and publication of case studies showing how the SPD is being applied and its outcomes. 10. Clarify interaction with other design guidance, such as the Shrewsbury Town Centre Design Code to avoid conflicting advice and provide a seamless framework for applicants working in the town centre. 11. A Shrewsbury-specific section or appendix should be provided covering urban and historic town issues, typical housing typologies and good practice examples. 12. More illustrated examples should be provided especially for terraces, early 20th-century semis, modern infill and back garden extensions. 13. There should be a stronger emphasis on accessibility given the ageing population, ensuring extensions can support adaptations is considered important. 14. Encourage early neighbour engagement - particularly important in dense areas with tight plots.
05	Much Wenlock Town Council	Whole Document	<ol style="list-style-type: none"> 1. The SPD provides useful guidance. 2. There is no reference to Neighbourhood Development Plans. Much Wenlock Town Councillors consider it essential to include a section on Neighbourhood Development Plans as these provide design guidance for their specific locality. Reference to Neighbourhood Plans should sit within Section 8 in the SPD, alongside key considerations such as the Green Belt and Shropshire Hills National Landscape.

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04	Shrewsbury Town Council	Whole Document	<p>1. Noted.</p> <p>2 and 11. This document is intended to apply to all of Shropshire, as such the guidance must be sufficiently flexible to recognise the diverse characteristics of our County. It is considered that greater specificity on design requirements for specific locations is best achieved in complementary documents, such as the Shrewsbury Town Centre Design Code.</p> <p>3. Guidance on extensions in conservation areas and that may effect natural environment assets is provided in Section 8.</p> <p>4. The Council considers the specified separation distances are appropriate and responsive to the diverse characteristics of Shropshire.</p> <p>5. Shropshire Council offers a pre-application advice service, details of which are on its website. This document provides a link to the relevant webpage.</p> <p>6. Noted. The document and associated policy specifically recognise that good design is not just about 'matching' existing character but 'embracing' 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.</p> <p>7. Paragraph 3.3(i) provides guidance on gardens, parking and amenity space. Paragraphs 4.20 provides guidance on boundary treatments and trees. The section on annexes and outbuildings (paragraph 3.27) addresses backland development in the context of extensions.</p> <p>8. Noted. It is considered that the guidance on appropriate siting of extensions and minimising neighbouring impacts is appropriate.</p> <p>9. Whilst resourcing is an important consideration it is beyond the scope of this document.</p> <p>10. Noted. Shropshire Council entirely agree that guidance must be consistent and complementary. It is considered that this is achieved between this document and other existing/emerging guidance. As this document covers a much broader geography than the Shrewsbury Town Centre Design Code it inevitably provides less specificity, but they are considered complementary.</p> <p>12. The Council recognises the value of the illustrative examples, unfortunately given the diverse characteristics of Shropshire and our settlements they inevitably need to take a more overarching rather than circumstance specific approach.</p> <p>13. The document includes specific guidance in circumstances where an extension is to meet accessibility needs of occupiers.</p> <p>14. Noted, the Council will include an appropriate amendment to paragraph 5.1.</p>
05	Much Wenlock Town Council	Whole Document	<p>1. Noted.</p> <p>2. Noted. The Council values the role of Neighbourhood Plans in providing locally specific design guidance. As such, a new paragraph will be integrated into Section 2 - Key Considerations.</p>

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06	Pontesbury Parish Council	Chapters 4,7,8 , Paragraphs 4.15,4.19,7.14,8.24,8.41	<ol style="list-style-type: none"> 1. Support the draft SPD as it will go some way to achieving a better understanding of existing policies and should improve design quality. However, it is too long, requires editing and any additions should be balanced by removal of existing text. 2. Redrafting should aim to make it more user friendly for the general public. 3. Chapter 4 - to avoid bland facades, support inclusion of such details as mentioned in 4.15. 4. Chapter 4 - the retention of hedges is important to retain a rural feeling. 5. Chapter 7 - support strong measures to ensure that affordable single plot housing remains truly affordable. 6. Chapter 8 - Agree that in Conservation areas, the impact should relate to the whole area. 7. Chapter 8 - A danger that the document will become mandatory and so not have a desired flexibility, especially when dealing with the historic environment.
07	Sally Stringer	Chapter 3.6, Paragraph - 'Set Back' from the principal elevation of the original dwelling - unless an alternative arrangement is justified.	<ol style="list-style-type: none"> 1. Extra requirements for large garages/barns to the front of the building line. Particularly where neighbouring properties are close. this should address appropriate siting, proportionate form, scale and light, pollution, wildlife impact (including nesting birds) and risk of flooding.
08	Julie Cowley	Whole Document	<ol style="list-style-type: none"> 1. The SPD should clearly state responsibilities relating to wildlife protection, rather than relying on assumptions or optional guidance. This includes: <ul style="list-style-type: none"> -Explicit references to priority species in the Local Nature Recovery Strategy (LNRS): Swifts, house martins, swallows, and bats. -Clear direction for developers to follow high quality guidance notes for proper installation of mitigation/enhancement features. 2. The SPD currently does not mention checking the biodiversity register to confirm whether swifts already nest on a building. The respondent argues this should be required, so there is no presumption either way. 3. The respondent strongly advocates making the following features standard requirements for any extension or alteration: <ul style="list-style-type: none"> -Swift bricks: Swifts are listed as Critically Endangered (BoCC 2025) and priority LNRS species. Installing swift bricks provides permanent nesting without affecting building integrity. -Bat bricks or bat tiles: Bats are also LNRS priority species. Integrated bat features offer secure, long term roosting opportunities. -House martin nest cups: House martins are now also Critically Endangered. Including approved nest cups ensures nests are placed appropriately and prevents destruction of natural nests (which is a wildlife offence). -Swallow nesting provision in barn conversions: Swallow populations are in steep decline. Renovation of farm buildings removes nest sites; barn conversions should therefore include replacement nesting opportunities. -Hedgehog Highways: The respondent recommends including hedgehog highways (small gaps in fences/walls) as an SPD requirement because they allow hedgehogs to move safely between gardens; reduce the risk of hedgehogs straying onto roads and this simple measure can improve the local population's resilience.

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06	Pontesbury Parish Council	Chapters 4,7,8 , Paragraphs 4.15,4.19,7.14,8.24,8.41	<p>1 and 2. Noted. The Council considers that the document strikes an appropriate balance between being succinct and providing necessary guidance.</p> <p>3-6. Noted.</p> <p>7. The starting point for decision making remains the Development Plan. This document would not form part of the Development Plan, rather it would constitute guidance and a material consideration in decision making - other material considerations equally require consideration.</p>
07	Sally Stringer	Chapter 3.6, Paragraph - 'Set Back' from the principal elevation of the original dwelling - unless an alternative arrangement is justified.	<p>1. The document provides guidance on proposals for extensions to the front or side of properties, including reference to building lines.</p>
08	Julie Cowley	Whole Document	<p>1. The Council recognises the importance of nature consideration, however the document cannot introduce policy rather it is intended to provide guidance to support the understanding and application of policies in the adopted Development Plan.</p> <p>2. Section 8 of the document provides guidance in circumstances where an extension has the potential, to impact on natural environment assets.</p> <p>3. The document cannot introduce policy rather it is intended to provide guidance to support the understanding and application of policies in the adopted Development Plan. However, additional guidance will be provided on the opportunity that extensions provide to bolster wildlife by incorporating features which support priority or threatened species such as birds, bats and hedgehogs.</p>

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09	MossCo Architects	Whole Document	<ol style="list-style-type: none"> 1. Paragraph 3.22 - Position of rooflights is often dependant on the internal layout and it is not always possible or appropriate to align them with existing windows (e.g. Listed Buildings). 2. Paragraph 4.11c - It is not always possible or appropriate to align new windows and doors with existing windows and doors. This is heavily influenced by the internal layout. 3. Paragraph 4.20c - Manual For Streets suggests a car driver’s eye height is 1.05m. Boundary treatments of max. 0.6m within visibility splays seems unnecessarily low. For example, it would be impossible to maintain an existing mature hedge at 0.6m without it killing it off. A max. height of 0.9m would be more appropriate. 4. Paragraph 5.6b - Balconies are often an excellent way to provide outdoor space to apartments where residents don’t have access to a garden space. 5. Section 6 - Energy and water efficiency are already covered by the Building Regulations making this section unnecessary. The SPD will be used by agents (architects etc) to justify planning applications, but this section seems largely aimed at homeowners. 6. Paragraph 6.13 - Biomass boilers do not appear on the suggested list of renewable and low carbon technologies. While woodchip boilers are more suited to larger homes in rural areas, highly-efficient wood pellet boilers are available that are designed for residential use with automatic control and feeding systems which avoids the need for large storage areas for logs or woodchip. 7. Single Plot Affordable Dwellings - With the increase in working from home, the 106m2 floor area limit for affordable dwellings is inadequate. Extensions to affordable dwellings should be considered where there has been a change in the working arrangements of the occupants (i.e. they have moved from working in an office to working from home). 8. The document seems applicable to very simple, conventional buildings in an urban context. There is limited mention of surface water drainage which needs to be considered at the planning stage. Extreme rainfall events are becoming more frequent so the use of sustainable drainage systems and permeable surfaces needs to be encouraged to prevent surface water runoff which can lead to flooding. Private amenity space can be used to capture excess rainwater during extreme rainfall events. Rain gardens are suggested as an idealistic response, but removing impermeable paving or tarmac and replacing it with permeable gravel or porous paving is likely to be easier, cheaper and more effective.

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09	MossCo Architects	Whole Document	<p>1 and 2. The Council considers this guideline is appropriate.</p> <p>3. Noted. The Council agrees this is an appropriate amendment.</p> <p>4. The Council considers that the guidance on balconies to residential extensions is entirely appropriate recognising they can provide amenity value to residents but there is also a need to consider overlooking of neighbours.</p> <p>5. The purpose of section 6 is to promote the opportunities that extensions provide to deliver water and energy efficiency and renewable energy generation measures cost effectively. The Council would encourage agents to ensure that their clients give this section consideration when undertaking extensions.</p> <p>6. Paragraph 6.13 is not intended to be an exhaustive list. It addresses common residential renewable and low carbon technologies.</p> <p>7. The Council considers the approach to extensions to single plot affordable dwellings appropriate. It strikes a balance between providing flexibility for occupiers and supporting properties to remain affordable.</p> <p>8. This document is intended to apply to all of Shropshire, as such the guidance must be sufficiently flexible to recognise the diverse characteristics of our County. The Council will however include additional guidance on flood risk within Section 8 of the document.</p>

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10	Historic England	Whole Document	<p>1. Paragraph 3.3 could also relate to what should occur if the application is related to a heritage asset. This is applicable for all areas within the document, and it might benefit from a paragraph at the beginning about what happens if the application relates to a heritage asset.</p> <p>2. Paragraph 4.1 could reference heritage assets, including Listed Buildings and Heritage Assets as different considerations will apply with respect to materials, finishing and fenestration.</p> <p>3. Section 6 should further consider how this advice is applicable if the application relates to a heritage asset.</p> <p>4. Section 8.12 is useful to include but we consider the document itself requires additional detail on what may or may not be appropriate within the context of any changes for heritage assets and links to Historic England’s website and information relating to issues such as Listed Building Consent etc.</p> <p>5. Section 8.17 onwards is very limited in detail on what this means for the World Heritage Site/s and what developers need to do in respect of this.</p>

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10	Historic England	Whole Document	<p>1. Noted. To ensure that it is clear that in circumstances where a residential extension has the potential to effect a heritage asset (or is subject to other specific design considerations) this may have implications for the approach to the design of residential extensions and alterations.</p> <p>2. Noted. The Council recognises that the consideration of materials, finishes and fenestration of extensions or alterations may vary in circumstances where the building is or the streetscene contains heritage assets. However, it is considered that this is better clarified in paragraph 4.4 which will be appropriately amended.</p> <p>3. Noted. Additional text will be incorporated into the introduction of Section 6 to recognise that measures to address our changing climate do not remove the expectation that wider design considerations (particularly in circumstances where a heritage asset may be affected) apply.</p> <p>4. The Council considers the guidance in this document provides appropriate overarching guidance on the design considerations for residential extensions - including those that have the potential to effect heritage assets. However, an explanation that further guidance is available will be included.</p> <p>5. The Council has specific design guidance on development in the World Heritage Sites present in Shropshire, which is available on the Council website with a link provided in the document.</p>

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11	J3 Building Futures	Whole Document	<p>1. Paragraph 3.3(f) to be amended so as to expect extensions not to be the central feature unless an alternative arrangement is justified – in the case of change of use or repurposing a building, or significant renovations which may use an existing building (or part) as a starting point, but seeks to add to it significantly rather than demolish.</p> <p>2. Paragraph 3.6(a) should again allow for flexibility as per point 1.</p> <p>3. Paragraph 3.17(b) why should porches be small in scale and flat roofed? Well-designed modern flat-roofed extensions can result in a very attractive and interesting dichotomy with an old building.</p> <p>4. Paragraph 3.20(a) small dormers to front roof slopes are very traditional, attractive, and should be allowed.</p> <p>5. Paragraph 3.20(e). seems too prescriptive – there’s nothing wrong with well-designed flat roofed extensions, which if very modern in appearance can result in a very attractive and interesting dichotomy with an old building.</p> <p>6. Paragraph 3.22(b) attractive buildings are about relationship of elements, not simply alignment, sometimes alignment looks too formal, too basic, and asymmetry can be very beautiful.</p> <p>7. Paragraph 3.27(h) Why not? There are some very lovely old barns or stables that incorporate small dormers for rooms in the roof and are all the more attractive for it.</p> <p>8. Paragraph 4.5(a) Why? Notes on modern flat roofs etc as above.</p> <p>9. Paragraph 4.8(a) Architecture is about responding to the whole context of a building - an aspect of the street or geography for example might make it perfectly sensible/desirable/attractive to have an extension at a different angle.</p> <p>10. Paragraph 8.24. Well-designed very modern additions can elevate a building and an area, and make a building look relevant, whereas simply adding something which looks the same might be regarded as pastiche, patronising, overly sentimental, and detrimental. This goes for listed buildings as well.</p>
12	Canal and River Trust	As detailed in Comments	<p>1. Chapter 4 Paragraph 4.18-4.25 Inappropriate boundary treatment adjacent to our network could result in adverse visual impacts and on the setting of heritage assets. We welcome the guidance provided.</p> <p>2. Chapter 6 Paragraph 6.16-6.21 Although extensions are relatively low risk, but could increase drainage flows, which could affect our infrastructure locally. Text should address the need for proposals to ensure that drainage systems are adequate to accommodate increased flows. Improvements could be made through the use of SuDS that also promote better water quality (especially if existing drainage discharges into watercourses).</p> <p>3. Chapter 8 Paragraph 8.17-8.22 We welcome the guidance related to World Heritage Sites and the specific reference to the Pontcysyllte Aqueduct and Canal.</p> <p>4. Chapter 8 Paragraph 8.43-8.49 Canals and reservoirs, that form part of our network, are used for bat foraging and commuting routes, which are sensitive to lighting. The draft text should recognise the impact of lighting on wildlife and that were detrimental impacts on biodiversity could arise because of proposed lighting a Lighting Assessment will be required.</p>
13	Coal Authority	General Comment	1. No specific comments.

Reference	Respondent	Part of the Document Addressed	Shropshire Council Response / Action
11	J3 Building Futures	Whole Document	<p>1 and 2. The Council considers that it is appropriate to expect that an extension should not become the central feature of a property. It is noted that there may be limited circumstances where other material considerations justify an alternative approach, which is the case for any guidance and indeed policy.</p> <p>3. Given the visual prominence of front extensions, it is considered important to provide clear guidance on size expectations. Regarding roof structure, in most instances again due to visual prominence it is considered that a flat roof on a porch is inappropriate as it is generally not in keeping with the original dwelling. However, it is considered appropriate to modify this guideline to recognise that there may be some limited instances where a flat roofed porch is appropriate.</p> <p>4. Paragraph 3.20(a) specifies the preference is for dormers to be on the rear of a dwelling, it does not preclude appropriate dormers on front of a dwelling.</p> <p>5. The Council considers that paragraph 3.20(e) is entirely appropriate. It specifies roofs will preferably be pitched, unless this helps define the character of the dwelling and streetscene.</p> <p>6. The Council considers this guideline is appropriate.</p> <p>7. Noted. The Council agrees that prohibition of dormers on all annexes is overly restrictive. The guideline will be modified to discourage dormers on annexes unless it is consistent with local character and in context of the annexe appropriate in scale, location and orientation.</p> <p>8. Noted. The intention of paragraphs 4.5 and 4.6 is to ensure that the roof structures of extensions complement the existing building. This does not preclude flat roofs, if this is complementary to the roof structure of the existing building. To ensure this is clear paragraphs 4.5 and 4.6 will be amended.</p> <p>9. Paragraph 4.8(a) specifies the location, angle, form and height of walls should be responsive to the original property - particularly for two-storey extensions. This is consistent with the view expressed.</p> <p>10. Noted. It is considered that the guidance in the document is consistent with the view expressed.</p>
12	Canal and River Trust	As detailed in Comments	<p>1. Noted. Specific reference to canals added to new paragraph 4.21.</p> <p>2. Noted. The Council will include additional guidance on flood risk within Section 8 of the document.</p> <p>3. Noted.</p> <p>4. Noted. A new paragraph will be included addressing lighting.</p>
13	Coal Authority	General Comment	1. Noted

Reference	Respondent	Part of the Document Addressed	Summary of Comments
14	David Barton - Community Campaigner	Whole Document - particularly chapter 4, paragraphs 6.1-6.3, paragraph 8.1 and paragraphs 8.41-8.42	<p>1.The submission emphasises that Traditional Vernacular Architecture (TVA) should form the foundation of any Design document adopted by a Local Authority. The author argues that TVA offers economic, environmental, and community benefits while contributing to climate goals and heritage protection.</p> <p>Key recommendations include:</p> <ul style="list-style-type: none"> -Use Design Codes not Design Guides- Codes should be mandatory, detailed and rooted in TVA to ensure consistent outcomes. -Work with specialist bodies - (e.g. Create Streets, The Kings Foundation) to align codes with proven public preferences and best practice. -Prevent demolition of all pre-1950's historic buildings, incorporating this principle explicitly within the Design Code. -Create and adopt a Local List of valued non-designated heritage buildings (as required by the NPPF) to ensure they influence design coding. -Require faithful restoration, retention and replication of Georgian, Victorian and Edwardian townscape characteristics, preventing stark contrasts with post-1950's housing. -When demolition of newer (post-1950's) buildings does occur replacement development must use historic styles and local materials to ensure coherent character. -Support development of local artisan and heritage skills and encourage volunteer groups to help deliver conservation - aligned projects. -Streamline Planning processes for applications that support authentic restoration or traditional new build. -Ensure Design Codes account for era-appropriate style selection where multiple historic layers exist (e.g. areas blending Georgian, Victorian, Edwardian). <p>2. Overall the Design Code must centre on embedding traditional architecture as the local design language, protecting embodied carbon, preventing loss of historic fabric and ensuring new development reinforces a coherent and heritage-led urban form.</p>
15	Dudley Council	General Comment	1. No specific comments.
16	Natural Resources Wales	General Comment	1. No specific comments.
17	National Highways	General Comment	1. No specific comments.
18	Network Rail	General Comment	1. Design of extensions should factor in the railway as consideration for mitigation from impacts of development and construction works.
19	Shrewsbury Civic Society	General Comment	1. Requiring the roof form of extension to match the original property might stifle innovation.
20	The Environment Agency	General Comment	1. The document does not consider residential extensions / alterations within areas at risk of flooding. We advise you to include a section on flood risk, including the requirement for a simple flood risk assessment. Attached is our standing advice 'Minor Development and Extensions' to help inform this.

Reference	Respondent	Part of the Document Addressed	Shropshire Council Response / Action
14	David Barton - Community Campaigner	Whole Document - particularly chapter 4, paragraphs 6.1-6.3, paragraph 8.1 and paragraphs 8.41-8.42	1 and 2. Noted. It is considered the draft document encourages residential extensions to respond to the character of the existing dwelling - both in form and materials. Furthermore, the document includes specific guidance for extensions in conservation areas, to listed buildings (including those subject to Article 4 directions), and non-designated heritage assets.
15	Dudley Council	General Comment	1. Noted
16	Natural Resources Wales	General Comment	1. Noted
17	National Highways	General Comment	1. Noted
18	Network Rail	General Comment	1. Noted. Advice on this matter will be incorporated into the document.
19	Shrewsbury Civic Society	General Comment	2. Noted. The intention of paragraphs 4.5 and 4.6 is to ensure that the roof structures of extensions complement the existing building. To ensure this is clear paragraphs 4.5(a) will be amended.
20	The Environment Agency	General Comment	1. Noted. The Council will include additional guidance on flood risk within Section 8 of the document.