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Shropshire Hills AONB Partnership
The Old Post Office, Shrewsbury Road, CRAVEN ARMS, SY7 9NZ
T:01588 674080 F:01588 674099 E:
shropshirehillsaonb@shropshire.gov.uk

Dyanne Humphreys
Shropshire Council
Stone House
Corve Street
LUDLOW, SY8 1DG

Direct Line: 01588 674085
Email: glynn.barratt@shropshire.gov.uk
Your Ref:
Our Ref: gb_02643_Seifton Batch

30 July 2013

13/02643/FUL | Erection of steel framed building | The Knotches Seifton Batch Shropshire SY7 9LQ

Dear Dyanne

The AONB Partnership objects to this planning application on the grounds of its negative impact to the character and visual amenity of the protected landscape of the Shropshire Hills Area of Outstanding Beauty.

Paragraph 115 of the 2012 National Planning Policy Framework states that; *“Great weight should be given to conserving landscape and scenic beauty in.....Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas should be given great weight.....”*

The proposed steel framed building is proposed to be built at 347610,284606 at the extreme eastern extent of the property 15 The Knotches. It is shown on the proposal plans to be positioned immediately against the property boundary of the adjacent property number 14 The Knotches. This location appears to be possibly in error as a track-way runs parallel to this boundary fence and would be overlain by the building. The very limited documentation provided in support of the application gives no reason or purpose for the construction of this substantial building, 15.5m long, 7.5m wide and 6.5m to the ridge height. These dimensions are not those of a domestic building but those of an industrial building, its proposed building style of steel and block-work elevations, steel roof and skylights are also brutal and totally out of character within the locality. Such a structure is totally out of place in what is a sensitive part of the protected landscape of the AONB.

The location itself lies in isolation, some 120m distant from the building complex of the proposer's property number 15. It is however in close proximity to the adjoining property number 14 The Knotches, lying within 34m of the house itself and over shading the rear garden of the property. The size and proximity are such that they will have a substantial negative influence on the amenity of number 14.

In summary the AONB Partnership strongly objects to this building which has no stated purpose and will have a substantial negative influence upon the character of this part of the protected landscape of the Shropshire Hills AONB.

Yours sincerely

G Barratt
Landscape and Planning Officer
Shropshire Hills AONB Partnership.