



Shropshire Council,
Planning Development Management,
Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND.

14th January 2021

Dear Sir/Madam,

Single Storey Oak Framed Orangery Extension to Rear Following Demolition of Existing Conservatory at High Barns Farm, Six Ashes, Bridgnorth

Please find enclosed a Notification for Prior Approval of a Proposed Larger Home Extension. I have included the following documents/plans:

- Completed Application Forms;
- Red lined Location Plan at 1:1250 (drg. 44122/01);
- Proposed Block Plan at 1:500 (drg. 44122/02);
- Existing Ground Floor Plan & Rear Elevation at 1:100 (drg. 44122/03);
- Existing Side Elevations at 1:100 (drg. 44122/04);
- Proposed Ground Floor Plan & Rear Elevation at 1:100 (drg. 44122/05);
- Proposed Side Elevations at 1:100 (drg. 44122/06);
- CIL Additional Information Form.

As this site is relatively remote and not close to a named road junction I have also included an extract from a smaller scale OS map to help confirm the location.

The application fee of £96.00 will be paid directly via the Planning Portal.

Subject to this notification, I consider that the proposal would be permitted development under the terms of Class A of Part 1 to Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015, as amended, for the following reasons:

- The total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage.
- The height of the extension would not exceed the height of the highest part of the roof of the existing dwellinghouse.
- The height of the eaves of the extension would not exceed the height of the eaves of the existing dwellinghouse.

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- The extension would not extend beyond a wall forming the principal elevation of the original dwellinghouse or fronting a highway and forming a side elevation of the original dwellinghouse.
- The extension would be single storey and would not extend beyond the rear of the original dwellinghouse by more than 8 metres and would not exceed 4 metres in height.
- The height of the eaves would not exceed 3 metres.
- The extension would not extend beyond a wall forming a side elevation of the original dwellinghouse and have a width greater than half the width of the original dwellinghouse.
- The proposal would not consist of the provision of a veranda, balcony or raised platform; would not involve works to provide a microwave antenna; would not relate to a chimney, flue or soil & vent pipe; and would not relate to an alteration to any part of the roof of the dwellinghouse.
- The application site is not on article 2(3) land.

I trust you have sufficient information to be able to register and validate this application. However, please do not hesitate to contact me if there is any further information you need at this stage.

Yours faithfully,

Jonathan Stackhouse BSc(hons), MA, MRTPI
Planning Manager for Prime Oak Ltd.

