

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application is for the erection of a garden room/studio on my property for the use as a physiotherapy clinic. I ran my physio practice - Shrewsbury Physiotherapy & Orthotics from The Spa at Burlton. Unfortunately the owners served me notice as they required the room back for their business so at present I work from home in one of my ground floor rooms. More space is required for the business long term thus why this application is being urgently submitted.

Address of property: Portelet House (formerly Meadowrise), Wem Rd, Harmer Hill. SY4 3EA. Owned by myself and my husband.

Present no of clients seen: 2-6 patients a day , 2 days a week. Between the hours 8-30am-6-30pm. Appointments are always prebooked- there is no walk-in service. There is a 15 min gap between patients to avoid cross over. The other days I work for the NHS. To clarify there will be only 1 patient at the practice at any given time.

Parking: Easy access to the property via a gateway from Wem Rd. No other entrances to properties join ours. There are 6 parking spaces at the property. There is a private turning circle on the driveway to enable cars to exit forwards without the need to reverse onto the road. A small hanging wooden sign may need to be attached to our fence to facilitate patients finding the property/business. (See attached photos of proposed location and style of this).

Garden room/studio: (See attached photo of a similar sized and style of studio- this is from the company I propose to use - they have a standard studio which is modified by windows and doors in different places). The building is to be clad in tanalised redwood as shown on the road facing side. The other 3 sides will be covered in either grey composite board or natural wood. The clinic is to contain a small toilet and sink for patient use. 3m length Bifold windows anthracite aluminium windows will face over an agricultural meadow behind the house. There will be an obscured aluminium window 1500mm x 500mm to rear elevation (road side) and a door around the side to the right on the side facing Portelet house. The proposed size of the structure is 5.5m width by 4m depth with the structure placed 1m away from the fence boundary with our neighbour. Drawings are attached. The total height falls within the allowed 2.5m stipulated. There are no windows on the side facing our neighbours to the north.

I have had a meeting with Pimhill Farm owners Ginny and Ian Anderson to discuss the proposed building as the meadow behind and the hedge belong to them. They had no objections and are happy that the overgrown 2m wide hedge is reduced our side to accommodate the structure.