



Shropshire Council,
Planning Services,
PO Box 4826,
Shrewsbury,
SY1 9LJ.

22nd December 2021

Dear Sir/Madam,

**Single Storey Oak Framed Orangery Extension to Rear at Bramble Cottage, 2 The Three Dwellings,
Woundale, Bridgnorth**

Please find enclosed a householder planning application in respect of the above proposed development. The application includes the following documents/plans:

- Completed planning application forms;
- Completed ownership and agricultural holding certificates;
- Red Lined Location Plan at 1:1250 (drg. WH/01);
- Proposed Block Plan at 1:500 (drg. WH/02);
- Existing Ground Floor Plan & Elevations at 1:100 (drg. WH/03);
- Existing Roof Plan at 1:100 (drg. WH/04);
- Proposed Ground Floor Plan & Elevations at 1:100 (drg. WH/05);
- Proposed Roof Plan at 1:100 (drg. WH/06);
- Completed CIL Additional Information form.

The application fee of £206 will be paid directly via the Planning Portal.

This application seeks consent to erect a single storey extension to the rear of this existing dwelling. The house and its attached neighbour at no. 1 were historically a row of three brick cottages which have since been converted to a pair of semi-detached dwellings, with the application property now occupying what was previously no's 2 and 3.

Although previously extended to the rear, the narrowness and lack of depth of the original building design constrains its internal size and the consequent flexibility of adapting the internal room space. The proposed extension would free up additional space for future household growth, including guest accommodation, and would also in particular allow for improved home working facilities. Such facilities are essential for the applicant, who is a very successful business professional, as home working has become more common and necessary during the Covid-19 pandemic.

It is recognised that this site lies within the Green Belt and I would therefore stress that recent case law, as acknowledged through the Planning Practice Guidance, has clarified that impact on openness can have both a spatial and a visual aspect. Considerations of the visual impact of a proposal can be

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just as important as a simple reliance on volume or area calculations. In this case the proposed extension would be sited to the rear of the main house where it would not be readily visible from the lane passing in front. In views from the south the new extension would be screened by an existing detached garage. Furthermore the extension would be constructed over an existing hardsurfaced patio area that is already used for sitting out and contains patio furniture and other household paraphernalia.

Therefore the proposed orangery extension would not be prominently sited, would not be readily visible within the wider landscape from public areas and would not take up any significant areas of garden or landscaping. A large area of open garden land would remain surrounding the property. It is not therefore considered that the proposal would cause any undue harm to Green Belt openness in visual terms, whilst its construction would allow the existing house to be successfully modified for modern living.

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 require.

Yours faithfully,



Jonathan Stackhouse BSc(Hons), MA, MRTP
Head of Planning for Prime Oak Ltd.

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