

Shropshire Council
PO Box 4826
Shrewsbury
SY1 9LJ

Date: 10th October 2023
Our Ref: SA45611

Dear Sir or Madam

Re.: Dwelling extension at Old School House, Bicton, Shrewsbury, SY3 8EQ.

This planning application is for the extension of the Old School House to create an upstairs bathroom and an open plan kitchen dining room on the ground floor.

The walls and roof covering will match the existing dwelling, keeping it in keeping with the character of the area and the existing site.

The side extension is broadly what is considered suitable under permitted development rights.

The rear extension is broadly what is considered suitable under permitted development. A rear extension under permitted development rights would not be allowed to connect to the existing extension, this would lead to a poor, disconnected design. It is felt that this proposal would be an improvement on what would be allowed under permitted development.

The proposed extension will not be overbearing and will not be visible from public viewpoints.

Core strategy policy CS6 allows for new development including the extension and improvement of residential properties. Policy MD2: Sustainable Design of the Site Allocations and Management of Development (SAMDev) Plan additionally seeks to achieve local aspirations for design where possible. In addition, policy CS5 also states that development in rural areas needs to consider the scale and design of proposals to ensure that development is of an appropriate scale, well designed and does not erode the character of the countryside.

The proposed extension is of suitable scale, design and appearance and will respect the character of the dwelling and will not have an adverse visual

impact or cause any detrimental impact on neighbouring properties or the surrounding area.

This land is in the client's ownership.

The development should be considered to accord with Shropshire Council policies CS5, CS6 and MD2.

Yours sincerely



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