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Your Ref: PP-12762899

My Ref:

5 February 2024

Head of Development Management
Shrewsbury Area Office
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Sent via the Planning Portal only

Dear Sir or Madam

**THE BUNGALOW, CALCOTT LANE, BICTON, SHREWSBURY SY3 8EX
APPLICATION FOR PRIOR APPROVAL – LARGE REAR EXTENSION**

In accordance with the requirements of condition A.4 (2) to Class A, Part 1 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the GPDO"), I enclose herewith an application for prior approval for a rear extension to the above dwelling, which I consider would be permitted development under the provisions of Class A, subject to the Council agreeing that the extension would not unacceptably harm the amenity of any adjoining premises.

As you know, paragraph A.1 (g) allows a rear extension to a detached dwelling that is not sited on article 2(3) land or on a site of special scientific interest, provided it would have a single storey and not extend beyond the rear wall of the original dwelling by more than 8m or exceed 4m in height. Other provisions require, *inter alia*, that the height of the eaves of the part of the dwelling enlarged, improved or altered must not exceed the height of the eaves of the existing dwelling and that external materials must be of a similar appearance to those used in the construction of the exterior of the existing dwelling.

Condition A.4 (2) sets out the requirements for the application for prior approval, which I reproduce in full in italics as follows, with my response in bold (emphasis underlined added):

Before beginning the development the developer must provide the following information to the local planning authority--

(a) a written description of the proposed development including—

*(i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse; **8m.***

- (ii) the maximum height of the enlarged part of the dwellinghouse **4m**; and
- (iii) the height of the eaves of the enlarged part of the dwellinghouse **2.25m**;
- (iv) where the enlarged part will be joined to an existing enlargement of the dwellinghouse, the information in sub-paragraphs (i) to (iii) must be provided in respect of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined)**The proposed extension will not be joined to an existing enlargement;**
- (b) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined **In accordance with the Planning Portal's requirements, a proposed block plan is included, which shows the new extension;**
- (c) the addresses of any adjoining premises **See 6) below**;
- (d) the developer's contact address **See 7) below**; and
- (e) the developer's email address if the developer is content to receive communications electronically **See 8) below**.
- together with any fee required to be paid **This will be paid electronically.**

For the avoidance of doubt, I set out a written description of the proposed development as follows.

- 1) Historical mapping and investigations suggest that the host dwelling (The Bungalow) was built in around 1950, which for planning purposes was after 'the appointed day' of 1 July 1948 - the starting date when considering what constitutes the "original dwellinghouse" when assessing rights to enlarge the dwelling under Class A, Part 1 of Schedule 2 of the GPDO. A side extension was added to the dwelling's eastern elevation in around 1960, and a porch was probably added in the late 20th century. The submitted block plan showing the siting of the proposed extension also illustrates the extent of the original dwellinghouse (coloured light purple).
- 2) We consider that, for the purposes of the GPDO, the dwelling's 'principal elevation' is the front elevation facing north-east, as that contains the entrance and is closest to the access into the site.
- 3) It is proposed to add a single-storey extension to the rear wall of the original dwelling, which is 12.35m long. The extension would extend for no more than 8m behind the rear wall, thus having a footprint of 98.8m². The extension's eaves would be no higher than the eaves to the existing dwelling (2.25m) and its overall height would not exceed 4m.
- 4) The extension would not be sited within 2m of the boundary of the curtilage of the dwelling.
- 5) The extension would be finished in external materials that would be of a similar appearance to those of the exterior of the existing dwelling (white painted render under a dual-pitched slate roof).

- 6) The following premises (all dwellings) adjoin the application site, including its means of access:

Honeysuckle Cottage
Calcott Lane
Bicton
Shrewsbury
SY3 8EX

Rhosymodre
Calcott Lane
Bicton
Shrewsbury
SY3 8EX

Rose Villa
Calcott Lane
Bicton
Shrewsbury
SY3 8EX

Talltrees
Calcott Lane
Bicton
Shrewsbury
SY3 8EX

Breidden
Calcott Lane
Bicton
Shrewsbury
SY3 8EX

The Weatherings
Calcott Lane
Bicton
Shrewsbury
SY3 8EX

- 7) The applicants can be contact via me, as their agent.

- 8) As the applicants' agent, I am happy to be contacted by email, as above.

I believe I have satisfied the requirements of Condition A.4 (2) to Class A, Part 1 of Schedule 2 of the GPDO, as well as those on the Planning Portal. However, should you require any further information, please do not hesitate to contact me.

Yours faithfully



Cc Mr and Mrs T Taylor