

Ranjit Baki  
c/o Emily Bennett  
Unit 1, Nexus,  
Roushill  
Shrewsbury  
SY1 1PT

Date: 15th January 2024  
Our Ref: PREAPP/23/00906

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990  
Town and Country Planning (Development Management Procedure) (England) Order 2015

<b>PLANNING REFERENCE:</b>	PREAPP/23/00906
<b>DEVELOPMENT PROPOSED:</b>	Proposed rear and side extensions
<b>LOCATION:</b>	Bermuda, Hereford Road, Bayston Hill, Shrewsbury, Shropshire.
<b>PARISH/WARD</b>	BAYSTO/BHCS
<b>DATE RECEIVED</b>	8th November 2023

I refer to your request for pre-application advice for the above proposal which was received on **8th November 2023**.

Taking into account the comments of consultees and an assessment of the submitted information it is the opinion of Officers that the proposal **would** receive planning permission.

Please note that it is an informal Officer opinion and does not prejudice any final decision the Council make upon receipt of a formal planning application which will be determined taking into account the details submitted, relevant local and national policies and any comments made by consultees and representations received from the public. Should you wish to continue with your proposal you will need to submit a formal planning application where any submission will need to include a number of documents to enable its validation.

### **Proposal and Site**

The proposal comprises a single storey flat roof side and rear extension. Materials largely comprise vertical timber cladding and glazing.

## **Planning History**

**SA/01/0960/F** Erection of a summerhouse/potting shed with veranda to replace existing garage **PERCON** 28th August 2001

## **Assessment**

Its difficult to say conclusively whether the extension together with the existing garden room would cover 50% of the curtilage area, without measuring I would be inclined to say it doesn't and fulfils this criteria of the GDPO. The side extension appears to extend beyond the principle elevation of the dwelling and as such would not accord with condition (e) ii of the GDPO, planning consent would therefore need to be sought for the proposed extension. However, if the extension were stepped back from the front elevation of the dwelling, consent would not be required.

The scale, siting and materials of the extension are acceptable, the extension would sit right on the boundary of the neighbouring dwelling. The height of the extension is under 2metres, it would adjoin curtilage area with no overlooking windows and its southern position would not increase any overshadowing effects. The extension could be accommodated without reducing neighbour amenity.

The symmetry of the pair of extensions to the rear would be lost at ground level, the rear is generally only visible at first floor height from the surrounding area, where the symmetry would remain and as such the character and appearance of the area would be preserved. The materials are acceptable.

**When submitting your planning application, please ensure that you clearly state the Pre-Application 'Planning Reference' number that is provided at the top of this letter.**

If your proposed project requires **Building Regulations Approval** or you are unsure whether it does please contact us on **01743 258710**, email [buildingcontrol@shropshire.gov.uk](mailto:buildingcontrol@shropshire.gov.uk) or visit our website [shropshire.gov.uk/building-control](http://shropshire.gov.uk/building-control) for pre-application advice and a competitive fee.

Yours sincerely,

*Dunya Fourie*

Dunya Fourie  
Assistant Planning & Enforcement Officer

Northern Team  
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## **ANNEX 1**

### **National List Validation Requirements**

The application will also need to comply with National submission requirements in order to be validated, details of what is needed can be found at:

[www.gov.uk/guidance/making-an-application](http://www.gov.uk/guidance/making-an-application)

### **Local List Validation Requirements**

Taking into account the nature of the development proposed your application should include the following documents:

- Photographs and Photo Montages
- Planning Statement

## **ANNEX 2**

### **PLANNING POLICY**

The starting point for decision taking is the development plan. Proposals that accord with an up-to-date plan should be approved, whilst proposals that conflict with the plan should be refused unless there are other material considerations which indicate otherwise.

For the purposes of the assessing this proposal the development plan presently comprises of the adopted Shropshire Core Strategy 2011; the adopted Site Allocations and Management of Development (SAMDev) Plan 2015 and a range of Supplementary Planning Documents (SPD).

The policies that are relevant to your proposal are set out below with the full text available via the links given.

### **POLICIES**

**SPD Type and Affordability of Housing** [shropshire.gov.uk/SPD 2012.pdf](http://shropshire.gov.uk/SPD%202012.pdf)

**Core Strategy** [shropshire.gov.uk/core-strategy.pdf](http://shropshire.gov.uk/core-strategy.pdf)

**SAMDev** [shropshire.gov.uk/samdev-adopted-plan.pdf](http://shropshire.gov.uk/samdev-adopted-plan.pdf)

As well as the SPD, policies MD2 and CS6 are relevant to this application and would be key to determining any future application.

**National Planning Policy Framework (NPPF)-** [publishing.service.gov.ukJuly 2021](http://publishing.service.gov.uk/July%202021)

The Interactive policy map, [shropshire.maps.arcgis.com](http://shropshire.maps.arcgis.com) may also be of assistance to you in identifying the areas suitable for further development and any relevant constraints and features of a site.