

**1.0 INTRODUCTION**

1.1 This planning application is for a single storey flat roof kitchen extension.

**2.0 SITE AND LOCATION**

2.1 The site is in Oak Street, south of the River Severn and Shrewsbury Town Centre and within the 'Belle Vue Conservation Area' (Designated: 03/04/1992).

2.2 The site is outside of flood risk zone area as shown on the governments Flood Map for planning website.

**3.0 EXISTING BUILDING**

3.0 Number 28 is a detached 2 storey red brick dwelling with pitched tiled roof.

**4.0 PROPOSAL**

4.1 The proposed extension will provide a new dining space off the existing kitchen

4.2 The proposal is for a single storey flat roof extension with a gross area of 20m<sup>2</sup> and an internal area of 17.75m<sup>2</sup>.

4.3 The proposed extension extends 4.0 m meters from the rear of the original property. The proposed layout, design and scale of the extension in relation to the boundary should not result in any detrimental overbearing impact or result in any noise disturbance.

4.4 The proposed extension will be highly insulated timber frame construction with timber cladding

4.5 The proposed windows and doors will be of powder coated aluminium double glazed units.

**5.0 VEHICLE ACCESS & EMERGENCY VEHICLE ACCESS**

5.1 Proposed Vehicle access to remain as existing.

**6. PEDESTRIAN ACCESS**

6.1 Proposed Pedestrian Access to the to the dwelling is to remain as existing.

**7.0 DISABLED ACCESS**

7.1 A level threshold is proposed between the new extension and the garden.

**8.0 WASTE AND RECYCLING**

7.1 The waste and recycling to the dwelling is to remain as existing.

**9.0 DRAINAGE**

9.1 The proposed scheme will use the existing foul and surface water drainage systems which currently serve the dwelling.