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**SUPPORTING DOCUMENTATION
TO ACCOMPANY THE PLANNING
APPLICATION FOR THE PROPOSED
SINGLE STOREY REAR EXTENSION
TO No.10 RUSHBURY ROAD,
RUSHBURY, SHROPSHIRE.**



**PHOTOGRAPH 1 - GENERAL VIEW OF THE ROADSIDE
FRONTAGE OF No.10 RUSHBURY ROAD.**

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*Survey drawings - Planning schemes - Working drawings and Applications
Joinery details - Window schedules - Specialising in works to Listed Buildings*

SUMMARY

This planning application seeks permission to replace an existing conservatory with a single storey rear extension. The roof of the new extension would wrap around the house and link up with a new section of pitched roof which would be constructed above the existing flat roof to the side of the property. The result would be to produce a harmonious appearance to a property which currently appears slightly disjointed.

THE LOCATION

No.10 Rushbury Road is located in the village of Rushbury, in the county of Shropshire. The settlement is located roughly five miles from Church Stretton and eight miles from Much Wenlock.

THE SITE

The house sits on a large plot with a substantial garden to the rear. There are views to open countryside at the rear of the property as can be seen in photograph 9 within 'Appendix A'.

HISTORY OF THE PROPERTY

No.10 Rushbury Road forms the left hand side of a pair of semi-detached houses with No.9 on the right. The houses were built in the early to mid twentieth century and feature rendered external walls above a brick plinth. Each pair of semis have chimney stacks within the end gable walls as well as separate rear chimney stacks. The roofs consist of traditional clay tiles. At the side of each property is an original single storey flat roof service range, which housed the utility and wood / coal stores. Most of these have been incorporated into the main house, as in this case where it now forms the kitchen. At the rear of No.10, there is a timber clad conservatory which is showing its age. Our proposal is to replace this structure with a new single storey rear extension.

PLANNING HISTORY

There is no planning history upon the Planning Portal regarding additions to No.10 Rushbury Road. Although the flat roof side range looks like an addition it is actually part of the original footprint of the dwelling. The size of the proposed new extension is within the volume which is permitted under the current policies used by Shropshire Council.

PRE - APPLICATION CONSULTATION

As this application does not trigger the need for any ecology or arboricultural reports then it was decided that a pre-application enquiry would not be necessary. The volume of the proposed works fall within that which is allowed within the current planning policies used by Shropshire Council and therefore the works are not considered to be contentious in any way.

BACKGROUND & PROFESSIONAL QUALIFICATIONS

I am a conservation architect with a degree in 'Building Conservation Technology', which is the preservation and conservation of traditional buildings. I also have twenty five years experience of preparing drawings and applications for alterations and extensions to traditional buildings. I have an extensive knowledge on vernacular architectural styles and therefore use this knowledge when undertaking my work.

SCALE & APPEARANCE OF THE PROPOSED REAR EXTENSION

This planning application seeks permission to replace an existing conservatory with a single storey rear extension. The roof of the new extension would wrap around the house and link up with a new section of pitched roof which would be constructed above the existing flat roof to the side of the property. The proposed works also include alterations to the porch, which would see the construction of an open porch to replace an existing porch canopy.

ECOLOGICAL / ARBORICULTURAL APPRAISALS

The removal of the existing conservatory and the construction of a pitched roof above a flat roof does not trigger the need for any ecology reports. Likewise there are no trees upon the site which would be affected by the works so there is no need for an arboricultural impact assessment.

HERITAGE IMPACT ASSESSMENT

The existing property is not a heritage asset and is not located with a conservation area so the proposals will not have any heritage impact.

IMPLEMENTATION OF PARAGRAPH 47 OF THE NPPF

Applications affecting buildings set within a rural context quite often need more time than the statutory period designated for the determination of applications set by planning law. Rural and Heritage planning issues are completely different from those experienced within Urban areas and therefore a one size fits all policy does not work. I therefore invoke my right under 'paragraph 47' of the National Planning Policy Framework (NPPF) which came into force on the 20th of July 2021 to agree to a longer period for the consideration of this application. This longer period will allow for discussions to be held between myself and the planning officer regarding any possible tweaks and amendments and will allow extensions to the determination date if necessary to allow for any revisions to be made to the drawings and submitted for consideration.

CONCLUSION

The proposals contained within this application have been carefully considered and designed to enhance the appearance of the existing dwelling. The scale and proportion of the proposed works have been designed in accordance with the planning policies used by the planning department at Shropshire Council.

**APPENDIX
A
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PHOTOGRAPHS**



PHOTOGRAPH 2 - DETAIL OF THE EXISTING SINGLE STOREY FLAT ROOF UTILITY RANGE LOCATED AT THE SIDE OF THE PROPERTY.



PHOTOGRAPH 3 - DETAIL OF THE SINGLE STOREY FLAT ROOF AS SEEN FROM THE REAR. IT IS PROPOSED TO CONSTRUCT A PITCHED ROOF ABOVE THE FLAT ROOF.



PHOTOGRAPH 4 - GENERAL VIEW FROM THE REAR OF THE PROPERTY WHICH SHOWS THE FLAT ROOFED SIDE RANGE AS WELL AS THE EXISTING CONSERVATORY.



PHOTOGRAPH 5 - GENERAL VIEW OF REAR OF THE PROPERTY WHICH SHOWS THE EXISTING CONSERVATORY WHICH IT IS BEING PROPOSED TO REPLACE WITH A NEW EXTENSION.



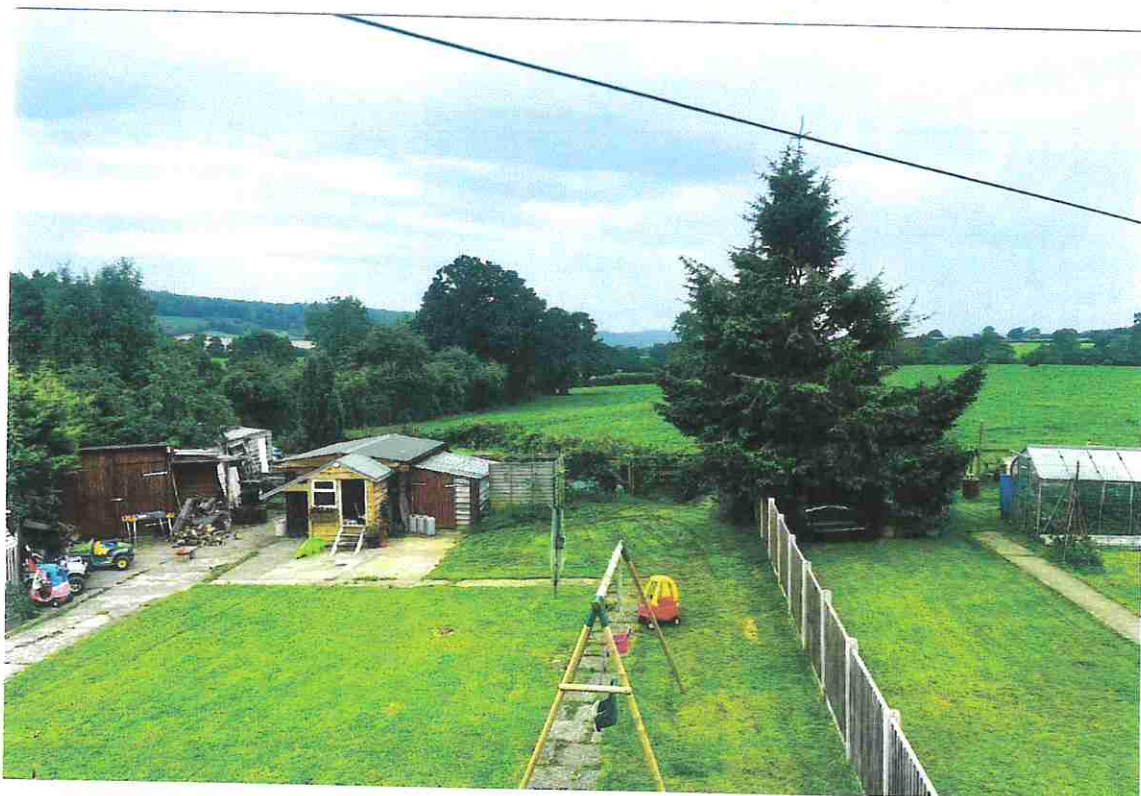
PHOTOGRAPH 6 - DETAIL OF THE EXISTING TIMBER CLAD CONSERVATORY WHICH IS TO BE REPLACED.



PHOTOGRAPH 7 - DETAIL OF THE EXISTING TIMBER CLAD CONSERVATORY WHICH IS TO BE REPLACED.



PHOTOGRAPH 8 - DETAIL OF THE ORIGINAL DOOR CANOPY. THIS IS TO BE REPLACED WITH A NEW OPEN PORCH WHICH IS SHOWN UPON THE ATTACHED DRAWINGS.



PHOTOGRAPH 9 - GENERAL VIEW LOOKING OVER THE BACK GARDEN TO VIEWS OF OPEN COUNTRYSIDE TO THE REAR OF THE PROPERTY.

