

Planning Services  
 Shropshire Council, PO Box 4826  
 Shrewsbury, SY1 9LJ  
 Tel: 0345 678 9004  
 Email: [customer.services@shropshire.gov.uk](mailto:customer.services@shropshire.gov.uk)  
[www.shropshire.gov.uk/planning](http://www.shropshire.gov.uk/planning)



Shropshire  
 Council

Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area

Town and Country Planning Act 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="107"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Underdale Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Shropshire"/>
Town/city	<input type="text" value="Shrewsbury"/>
Postcode	<input type="text" value="SY2 5EG"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="350469"/>	Northing (y)	<input type="text" value="313499"/>
-------------	-------------------------------------	--------------	-------------------------------------

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Laurence

Surname

O'Dwyer

Company Name

### Address

Address line 1

107 Underdale Road

Address line 2

Address line 3

Town/City

Shrewsbury

County

Shropshire

Country

Postcode

SY2 5EG

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Demolition of existing single storey extension to be replaced by new single storey rear extension.  
Demolition of existing lower ground level single storey garden room to be replaced by new single storey garden room.  
Demolition of existing roof and dormer to existing side extension. Erection of extension to existing two storey side extension and new roof over whole of side extension.

Has the work already been started without consent?

- Yes  
 No

## Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Existing lower ground floor level garden room obscures views from ground floor level of house and is poor thermally..  
Existing rear extension is poor build quality and will be improved thermally and in terms of creating views towards river with erection of new replacement extension.  
Existing side extension is very limited in terms of ceiling heights /space and is poor thermally.

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

Render to patio level garden room. Brick / Stone to single storey rear extension. Brick to side extension.

**Proposed materials and finishes:**

Timber cladding to patio level garden room. Render to single storey rear extension. Render to side extension.

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Timber fence

**Proposed materials and finishes:**

Timber fence

**Type:**

Windows

**Existing materials and finishes:**

Timber framed windows to lower ground floor level garden room. uPVC windows to rear single storey extension. uPVC windows to side extension.

**Proposed materials and finishes:**

Aluminium framed windows to lower ground floor level garden room. Aluminium windows to rear single storey extension. uPVC windows to side extension.

**Type:**

Doors

**Existing materials and finishes:**

Timber door to lower ground floor garden room and front door of main house. Powder coated metal garage door.

**Proposed materials and finishes:**

Timber door to front door of main house. Timber cladding to garage door.

**Type:**

Roof

**Existing materials and finishes:**

Fibre cement tiles to existing single storey extension and side extension. Timber decking and profiled metal sheet to existing lower ground floor garden room.

**Proposed materials and finishes:**

Fibre cement tiles to existing single storey extension and side extension. Porcelain tiles to existing lower ground floor garden room.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

2401-PL-02-EXISTING FLOOR PLANS  
2401-PL-03-EXISTING ELEVATIONS  
2401-PL-04-PROPOSED FLOOR PLANS  
2401-PL-05-PROPOSED ELEVATIONS

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes  
 No

## Parking

Will the proposed works affect existing car parking arrangements?

- Yes  
 No

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes  
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes  
 No

## Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply in relation to planning permission for a development which is the subject of a householder application, within the meaning of Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Laurence

Surname

O'Dwyer

Declaration Date

05/03/2024

Declaration made

## Declaration

I/We hereby apply for Householder planning & demolition in a conservation area as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Michael Cruise

Date

06/03/2024