



**Committee and Date**  
Central Planning Committee  
3<sup>rd</sup> May 2011

**Item/Paper**  
**10**  
Public

## Development Management Report

**Application Number:** 11/01040/FUL

**Parish:** Shrewsbury Town Council

**Grid Ref:** 349248 - 311355

**Proposal:** Erection of single storey extension to rear elevation

**Site Address:** 7 Oak Street Shrewsbury Shropshire SY3 7RQ

**Applicant:** Ms J Wisdom

**Case Officer:** Lynn Parker **email:** [planningdmc@shropshire.gov.uk](mailto:planningdmc@shropshire.gov.uk)

### 1.0 THE PROPOSAL

- 1.1 This application is for the erection of a single storey extension to the south east facing rear elevation of the dwelling. The extension is intended to provide a dining area in association with internal alterations which will change the existing dining area to a family room and an external alteration that will change the roof over the existing shower room from pitched to flat. The additional footprint of the extension will amount to 16m<sup>2</sup> and it has a flat roof containing four roof lights. There are currently steps down from the rear of the dwelling to access the garden as the floor level is raised, and the extension will be constructed to match this level with rear facing glazed doors and steps down. The height of the proposed extension is 3 metres.
- 1.2 Facing brick is proposed to match the existing building with the roof lights inserted into a resin roof. The doors will be of timber, also to match the existing dwelling. No trees are affected and no alterations proposed to site accesses as part of this application.
- 1.3 The site falls within Belle Vue Conservation Area.

## **2.0 SITE LOCATION/DESCRIPTION**

2.1 The dwelling is within the primarily residential area of Belle Vue to the south of Shrewsbury Town Centre. Oak Street comprises mainly semi-detached and terraced properties constructed in the late 1800s. Number seven is a semi-detached, three storey property with pedestrian access up steps from Oak Street via a small front garden which is characteristic of the dwellings in this section of the street. Access through to the rear is gained along the north eastern side of the dwelling, parking is on street.

2.2 The extension is proposed in a yard area to the rear of the dwelling and positioned to fill the gap between existing rear projections, and a neighbouring single storey extension with a balcony over. The neighbouring extension has been constructed to encroach approximately 0.2 metres over the south western boundary onto land owned by the applicants. The boundary line therefore falls along the centre of the extension wall.

2.3 The neighbouring property to the north east is not visible behind a stone wall of approximately 3 metres in height which is clearly part of the original construction of the property. The rear garden is over 30 metres in length and contains much mature foliage so that no buildings can be seen in that direction.

## **3.0 RECOMMENDATIONS**

3.1 It is recommended that this application be approved subject to standard conditions.

## **4.0 REASON FOR DELEGATED DETERMINATION OF APPLICATION**

4.1 The scheme does not comply with the delegation to officers as set out in Part 8 of the Shropshire Council Constitution as the application relates to the property of an officer of the council who is employed in the Planning Policy Department of the Council.

## **5.0 RELEVANT PLANNING HISTORY**

5.1 None relevant

## **6.0 CONSULTEE RESPONSES**

6.1 Shrewsbury Town Council – Raises no objections to this application.

## **7.0 PUBLIC REPRESENTATIONS**

7.1 None received

## **8.0 PLANNING POLICY**

### **8.1 Central Government Guidance:**

PPS1 – Delivering Sustainable Development

PPS5 – Planning For The Historic Environment

8.2 **West Midlands Regional Spatial Strategy Policies:**  
QE3 – Creating A High Quality Environment For All  
QE5 – Protection And Enhancement Of The Historic Environment

8.3 **LDF Core Strategy:**  
CS6 – Sustainable Design And Development Principles.

## 9.0 THE MAIN ISSUES

- Principle of development.
- Design, Scale and Character.
- Impact on neighbours/residential amenity.
- Impact on the surrounding conservation area.

## 10.0 OFFICER APPRAISAL

### 10.1 Principle of Development

10.1.1 It is felt that the proposed development is of a scale in keeping with its location and appropriate in design both to the existing dwelling and the surrounding residential area. For this reason it is not considered to be contrary to Policies PPS1, QE3 or CS6.

10.1.2 Albeit that the proposed extension will not be easily visible from the public domain, it will conserve and enhance a property within the Belle Vue Conservation Area by utilising a design and materials of a high standard that will cover a space currently of little visual merit. The proposal is therefore not contrary to Policies PPS5, QE5 or CS6.

### 10.2 Design, Scale and Character

10.2.1 Whilst the dwelling is late 19<sup>th</sup> century and the proposed extension is of contemporary design, its simplicity and clean lines will not detract from the original form of the dwelling due to its relatively hidden position and intention to match the facing brickwork with the existing. The inclusion of four roof lights are a practical solution to providing enough natural internal light in what will be a long, enclosed space. Therefore the development is felt to be appropriate to the setting of the property and for this reason, will have little impact on the site or its environs.

### 10.3 Impact on neighbours/residential amenity

10.3.1 As the proposed extension is single storey only, the potential for overlooking of adjacent private amenity spaces is minimal and due to the neighbouring three storey dwelling, it is more likely that views into the extension will be gained from this neighbouring property, particularly as it is lower in height than the adjacent extension with balcony above at no. 9 Oak Street.

### 10.4 Impact on the surrounding conservation area

10.4.1 It is considered that the proposed extension will have little effect on the character or appearance of the conservation area as there are very

limited views to its location at the rear of the dwelling, and the extension is easily accommodated in the yard without projecting into the rear garden. The proposal does not impact on public views of the street scene and but will nevertheless be constructed to a high standard.

**11.0 CONCLUSION**

11.1 It is considered that this proposal is not contrary to either Central, Regional or Local Government Policies and will not adversely affect the existing building, those adjacent or the surrounding conservation area as a whole.

**LIST OF BACKGROUND PAPERS:**

**HUMAN RIGHTS**

Article 8 give the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

**Environment Appraisal**

Not applicable

**Risk Management Appraisal**

Not applicable

**Community / Consultations Appraisal**

Included in report above

**Member Champion**

Cllr M Price

**Local Member**

Cllr J M Williams

**Appendices**

Not applicable

## **Reason for Approval**

1. The development would respect the context of the site and would not be harmful to the residential amenities of nearby dwellings or to the surrounding conservation area in general.
2. In determining the application the Local Planning Authority gave consideration to the following policies:

Central Government Guidance:

PPS1 – Delivering Sustainable Development

PPS5 – Planning For The Historic Environment

West Midlands Regional Spatial Strategy Policies:

QE3 – Creating A High Quality Environment For All

QE5 – Protection And Enhancement Of The Historic Environment

LDF Core Strategy:

CS6 – Sustainable Design And Development Principles.

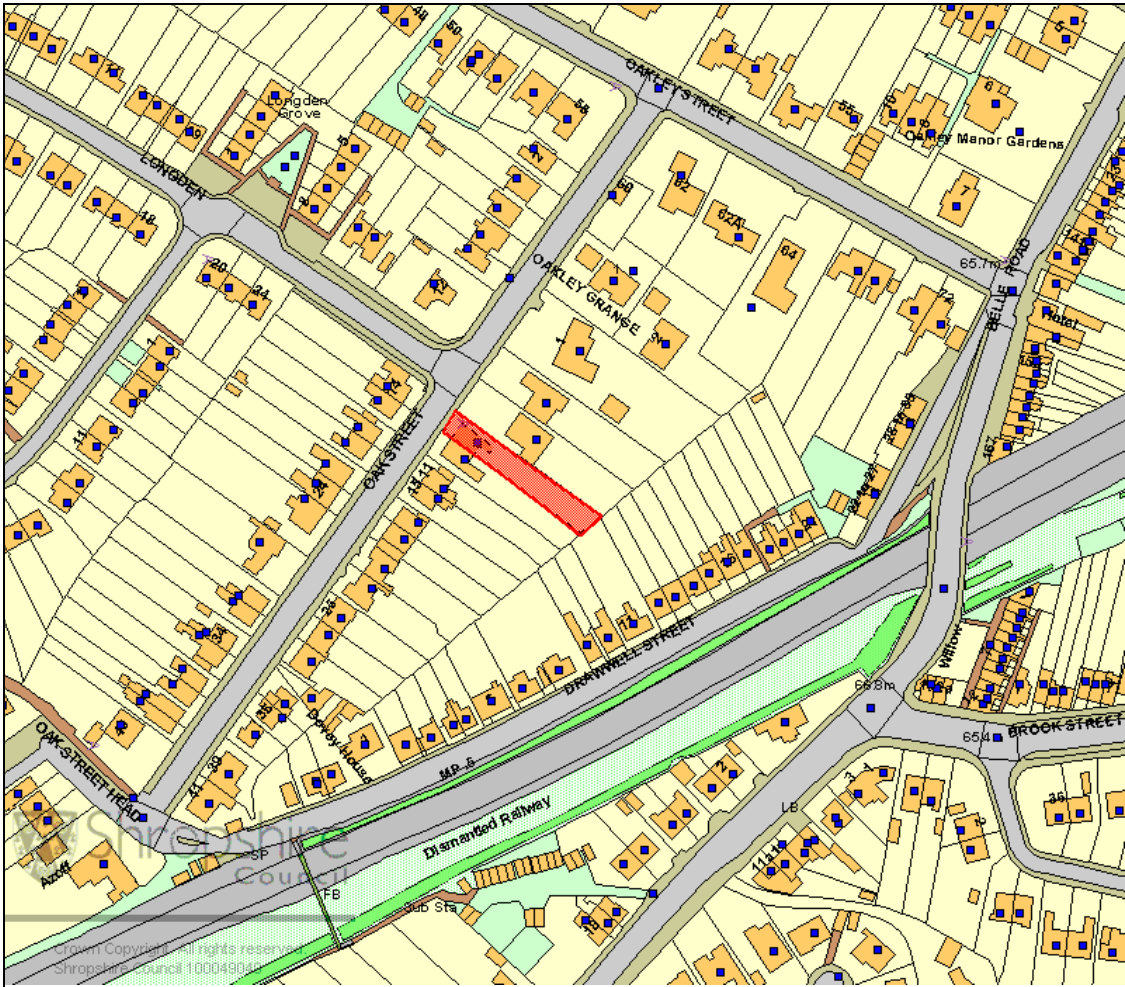
## **Conditions**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).

2. The development shall be carried out strictly in accordance with the approved plans and drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.



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