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Shropshire Hills AONB Partnership
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Alison Tichford
Shropshire Council
Shirehall
Abbey Foregate
SHREWSBURY
SY2 6ND

Your Ref: 15/03184/FUL
Our Ref: ph_121015_15_03184 Spring Cottage

12 October 2015

Dear Alison

15/03184/FUL Demolition of an existing conservatory and erection of a new Winter Garden extension to the rear of Spring Cottage, Spout Lane, Leighton, Shrewsbury, SY5 6RY

This response is in addition to the standard response from the AONB Partnership dated 4 September 2015.

The Shropshire Hills AONB Partnership objects to this application.

We believe the large size of the proposed extension is out of proportion with the house, and will unacceptably alter the character of this historic building. We are also concerned that the large size of the proposed extension may contribute to unnecessary light pollution, adversely affecting tranquillity in this part of the AONB. We are not opposed in principle to a replacement for the conservatory, but feel that the two storey size of this proposal is too large.

The following policy from the statutory AONB Management Plan 2014-19 (approved by Shropshire Council), supports the refusal of this application:

Housing and Design of Development "All development should integrate well into the historic pattern and character of the surrounding built environment and landscape. Building style should reflect local tradition, and designs should be of a high standard in keeping with the nationally designated landscape. In line with Core Strategy policy CS6, particular regard should be paid to village and town design statements and Conservation Area Appraisals. Inappropriate design, layout and materials should be avoided. Innovative sustainable schemes are to be encouraged where they take account of the surrounding vernacular and the use of local materials."

Yours sincerely

Phil Holden
AONB Partnership Manager