

Shropshire Council

Supplementary Planning Document Adoption Statement

**Design of New Dwellings Supplementary
Planning Document**

And

**Design of Residential Extensions & Alterations
Supplementary Planning Document**

10 June 2026



Supplementary Planning Document (SPD) Adoption Statement

Notice

Notice is hereby given that the Design of New Dwellings SPD and Design of Residential Extensions & Alterations SPD were formally adopted by Shropshire Council on 10 June 2026.

These SPDs provide guidance to support the understanding and application of Development Plan policies and form material considerations in the planning application decision-making process.

The Design of New Dwellings SPD and Design of Residential Extensions & Alterations SPD are available on the Shropshire Council website via:

<https://next.shropshire.gov.uk/planning-policy/supplementary-planning-documents-and-guidance/>

A hard copy of these SPDs is also available to view at the Guildhall, Frankwell Quarry, Shrewsbury, SY3 8HQ.

Design of New Dwellings SPD

The Design of New Dwellings SPD provides both 'high-level' and 'technical' guidance relating to the design of new dwellings.

Reflecting policy expectations in the adopted Development Plan, the 'high-level' design guidance is structured around the following key principles:

- a. Layout - responding to the site and its surroundings.
- b. Character and Appearance - distinctive places that complement their setting.
- c. Integration - ensuring connectivity to and through the site.
- d. Inclusivity and Sustainability - health, wellbeing, sustainable development and responding to our changing climate.
- e. Function - meeting the needs of occupiers.

The 'technical' design guidance expands on these 'high-level' design principles where it is considered additional specificity is beneficial.

Design of Residential Extensions & Alterations SPD

The Design of Residential Extensions & Alterations SPD provides guidance on key design considerations for residential extensions and alterations and more detailed guidance for those extensions & alterations subject to specific constraints or opportunities.

Guidance on key design considerations for residential extensions and alterations are based on the following principles:

- a. Appropriate siting and proportionate in form and scale.
- b. Utilising consistent or complementary materials, finishes and fenestration.
- c. Minimising impact on neighbouring amenity and character of neighbouring properties.

The more detailed guidance addresses such circumstances as where extensions or alterations relate to previously converted buildings, previously extended dwellings, affordable or agricultural worker dwellings, are to meet accessibility needs, and could impact on natural or historic environment assets.

Opportunities to incorporate energy efficiency, zero or low carbon renewable energy generation, and water efficiency as part of an extension or alteration are also highlighted.

Decision

Details of the decision by Shropshire Council's Cabinet on the 10 June 2026 to adopt these SPDs, including the Cabinet Report and summary of responses to the consultation on the document that occurred between 17 October 2025 and 14 January 2026 are available on the Council's website via:

<https://shropshire.gov.uk/committee-services/ieListDocuments.aspx?CIId=130&MId=6406&Ver=4>

Any person aggrieved by this decision may apply to the High Court for permission to apply for judicial review of the decision to adopt them. Any such application for leave must be made promptly and in any event no later than three months after the date on which the SPD was adopted.