

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2019/0047
Site address	10 Quarry Lane, Red Lake, Telford, Shropshire, TF1 5EE
Proposal	Erection of a rear conservatory (Retrospective) ***Amended plans received***
Recommendation	Full Grant

1.0 FURTHER CONSULTATION RESPONSES AND ADDITIONAL INFORMATION

- 1.1 Since the committee report was written further 3 letters of objection and 1 of support have been received from neighbouring properties in response to the amended plans received. No new reasons for objection or support have been made.
- 1.2 Additional photos have been submitted by the applicant which show the finish of the conservatory, the view from the conservatory and the relationship with other properties. These will be included within the committee presentation for Members to see.

2.0 OFFICERS COMMENTS

- 2.1 It must be clarified that the amended plans were only submitted due to an error shown on the plans rather than any amendment to the proposed conservatory. The plans are now accurate and as this is a retrospective application, the plans show what is being applied for.
- 2.2 Neighbours are still referencing the height of 2.5m as shown on the previously approved Prior Approval Application. This application was not carried out in accordance with the information submitted with the application, hence the need for this full application. As this is a full application, this supersedes the Prior Approval and therefore, any of the dimensions as shown on the previous plans are now superseded.
- 2.3 The construction and appearance of the conservatory have also been mentioned. The construction process is not a material planning consideration and is therefore outside the scope of what Members may determine the application on. Since the conservatory was initially erected, extensive work has been carried out to repair the wood and restore the finish. The photos submitted illustrate the work that has been completed and officers have no concern with the visual appearance.
- 2.4 Officers consider that the conservatory as built does not have a detrimental impact on any neighbouring property or on the street scene and as such it is compliant with the Telford & Wrekin Local Plan. Therefore, it would not be reasonable to request amendments to the conservatory from the applicant.

3.0 RECOMMENDATION

3.1 Taking the above into account, there is no change to the recommendation previously made and therefore, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:

- a) The following Condition(s) and Informative(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

Condition(s):

C38 Approved Plans