

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2015/0694
Site address	Halfway House, The Wrekin, Telford, Shropshire, TF6 5AL
Proposal	Installation of new timber cladding, 4no. dormer windows, 4no. rooflights, 3no. windows, erection of detached car port and outbuilding to house vending machine (Part-Retrospective)
Recommendation	Full Refuse

Since the preparation of the Planning Committee report, one representation has been received from a resident within Wellington, who raised the following points:

44 Avondale Road, Wellington – Support subject to conditions:

- The property was in a dilapidated state before the current owner purchased the property and the work that has been carried out is superior to what was there before;
- If the works carried out so far have to be removed, the remains of the building would not survive;
- The materials used in the proposal are acceptable given the setting and location;
- The vending machine should be removed and stored whilst not in use.

The above representation has raised no new matters which have not already been considered in the original officer report. As the comments of the representation have already been addressed, there are no revisions to the recommendation or proposed conditions are required.

RECOMMENDATION

Based on the conclusions above, the recommendation to the Planning Committee on this application is to **REFUSE PLANNING PERMISSION** for the following reasons:

1. The Local Planning Authority considers that the proposed alterations to the dwelling are unacceptable by virtue of the proposed scale, mass and design, including the proposed materials, which is further compounded by the siting and number of the dormer extensions. These alterations fail to respect, reinforce and respond positively to the host dwelling, to the detriment of the character and appearance of the dwelling, the Area of Outstanding Natural Beauty, and the wider landscape. In addition the proposed location of the outbuilding in combination with the design fails to integrate with the setting and results in a sprawl of built development into the wider setting to the detriment of the AONB. Accordingly it is considered that the proposed development is in conflict with saved local plan policies UD2, OL2, Core strategy policies CS12, CS15, and guidance contained within the NPPF.
2. The proposed car port will be located on the hillside of The Wrekin where the

land descends dramatically towards the east. No information has been submitted to the Authority identifying the existing or proposed ground levels, nor does any supporting information accompany the application in relation to ground stability. Accordingly the Local Planning Authority considers that insufficient information has been provided to demonstrate that the proposed car port will not have an adverse impact on the ground stability of the site or of the wider site on this hillside of The Wrekin and its designation as an AONB and SSSI. Accordingly the proposal is contrary to policies EH14 and OL2 of the Wrekin Local Plan and guidance contained within the NPPF.