

## **INFORMATION RECEIVED SINCE PREPARATION OF REPORT**

Application number    TWC/2016/0668  
Site address            Site of 14 The Rookery, Madeley, Telford, Shropshire  
Proposal                Erection of 1no. detached dwelling to provide 2no. bedroom  
                                 apartments with associated car parking and landscaping  
                                 \*\*\*\*AMENDED PLANS AND RED LINE PLAN RECIEVED\*\*\*\*  
Recommendation      Full Grant

### **1.0 FURTHER REPRESENTATIONS**

- 1.1 Since the preparation of the Planning Committee report, Madeley Town Council has made comments with regards to the amended plans.
- 1.2 Madeley Town Council objects on the basis that the proposal does not respect the context and street pattern and would be out of character of the area. The Town Council consider issues of overlooking still remain and the development would overshadow no. 24 Station Road.
- 1.3 The issues raised have been raised previously and have been addressed in the Committee Report. Officers recognised the proposed building does not follow the prevailing house design; however, the building has been placed within the existing building line and the design and scale of the building respects and relates to the surrounding character. Moreover, the siting of the dwelling at the end of the run of properties in a less prominent location allows for further flexibility in the form and design of the property.
- 1.4 Paragraph 6.9 of the Planning Committee Report has considered the impact on living conditions of neighbours, with comprehensive reference to No. 24 Station Road. Officers have no further comments to make.

### **2.0 APPLICATION PLANS FOR CONSIDERATION**

- 2.1 It has been noted that prior to the publication of the Planning Committee Agenda, the application plans were omitted by error, this has now been rectified. The Planning Committee Report had been written in line with these plans and there are no further comments to make.

### **3.0 CONCLUSION**

- 3.1 Whilst the additional representation is acknowledged, officers consider the amended plans have already successfully responded to the issues now being raised. On the basis of the updates, no revisions to the recommendation or proposed conditions are required.

### **4. RECOMMENDATION**

- 4.1 Based on the above conclusions, it is recommended to GRANT PLANNING PERMISSION subject to the following conditions:

Conditions

A04    Time limit

B010 Details of materials  
B061 Scheme of foul and surface water drainage  
B064 Soakaway test results and locations  
B121 Landscaping Design (including location of bin stores)  
C013 Parking and Turning  
C074 Tree and Hedgerow Protection  
C38 Development in accordance with plan Nos.  
D08 Windows Obscure Glazing

Informatives

I32 Fire Authority  
I40 Conditions  
I41 Reasons for Grant of Permission  
RANPPF1 – Approval NPPF