

Agenda Item 03

Supplementary Information Planning Committee on 13 January, 2021

Case No. 20/1683

Location	416 Ealing Road, Wembley, HA0 1JQ
Description	Demolition of existing building and redevelopment of the site to deliver a building of between three and seven storeys in height comprising residential homes and flexible commercial space, with associated outdoor communal amenity space at courtyard and roof levels, widened pavement along Ealing Road and Alperton Lane to accommodate new outdoor public space, car parking, cycle storage, refuse storage, hard and soft landscaping and plant

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The "summary of key issues" section highlights that 10 objections were received during the course of the application. This should stipulate 14 objections, as highlighted within the consultation section of the report on Pg 29.

The applicant has now provided a detailed analysis of the Urban Greening Factor (UGF) rating for the proposed development. The development will achieve a UGF of 0.22 compared to an emerging London Plan target of 0.4. While the UGF is below the emerging target, the proposal would represent a very significant improvement over the existing site, and the benefits of the scheme are considered to outweigh shortfall against this target.

Recommendation: Remains to Grant planning permission, subject to completion of section 106 agreement.

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