

Agenda Item 08

**Supplementary Information
Planning Committee on 26 August,
2015**

Case No.

15/1438

Location	51-67 INC, Poplar Grove, Wembley, HA9 9DB
Description	Erection of a part fourth storey to provide 2 x 1 bed flats and 1 x studio flat with associated cycle parking spaces and refuse storage to existing block of flats (as amended).

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Members visited the site on 22 August 2015. They were met by the applicant only, no objectors were present for the site visit.

Members expressed some concern with the proposed use of timber cladding on the roof extension, for the reason that this often weathers poorly. The applicant has confirmed their willingness to use an alternative cladding treatment to timber such as Trespa or aluminium composite which is considered to be acceptable. Condition 6 is recommended to secure final approval of all materials prior to commencement of works on site.

It was queried by Members if one additional surface parking space could be accommodated within the garage parking area (adjacent to the two proposed surface parking bays). Having considered the potential for this Transportation have advised against formally marking out an additional bay, because the angled boundary would mean the space would have to orientated in such a way that it would make manoeuvring into and out of the space very difficult.

Transportation have no plans for the implementation of yellow line restrictions to the turning head. They would assess this if a written request for the implementation of waiting restrictions was received from a local resident, or member of the public.

In response to queries raised about the condition of the existing building, the applicant has confirmed their intention to carry out general repair and improvement works to the building, subject to agreement with the residents management company. These works will potentially include:-

- Replacement of original entrance doors to block.
- Carrying out of repair and maintenance of existing paintwork, and cleaning of all upvc window frames
- Removal of existing graffiti to garage(s).

These works, whilst they would be welcomed, are not directly related to the proposed development nor are they required to make the development acceptable in planning terms. It is considered that a condition to secure such works would not be reasonable therefore no condition is recommended.

Recommendation: Remains approval.

