

Agenda Item 07

Supplementary Information

Planning Committee on 15 March, 2017 Case No.

16/5103

Location	Garages, Atherton Heights, Wembley
Description	Demolition of existing 15 garages and erection of 18 pre-fabricated garages (for parking/storage purposes) and retention of 2 existing garages (for parking/storage purposes)

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Further objection received

The planning department received a further objection to the development, raising objections of a similar nature to previous objections.

Following this submission, the Local Planning Authority has received six representations that object to the proposal. No other representations have been received.

The ground of objections are as follows:

Ground of objection	Officer's response
The Leaseholders were not notified of the current proposal or planning application.	Letters were sent to all addresses within Atherton Heights, addressed to the owners/occupiers. This letter requests that the letter is passed on to the owner where applicable (e.g. if a home is rented). This is in line with legal requirements.
The land was sold off to another developer without any notice given to the Leaseholders by the Managing Agents or the Freeholders of Atherton Heights, with the sale having a detrimental effect on the Leaseholders	Whether the leaseholders were made aware of the sale of the land cannot be considered within this application as it is not a material planning consideration.
The developer instructed a Private Parking Enforcement company to issue tickets for parking both on the land and unlawfully on the adopted highway.	This is discussed in the consultation section of the main report.
Residents are forced to park on the main Bridgewater Road and often have to find parking a long distance away from the property and restricted at times to find a space.	The parking capacity of Atherton Heights has been taken into account by your officers. The applicant has set out that residents do not have a legal right to park on this land and as such, it is the ownership of the land that displaces parking rather than this proposal in itself.
If the Planning is granted the garages will be to be offered for rent to non residents of Atherton Heights which could lead to security issues at Atherton Heights and allowing non-residents would be unethical.	The existing garages could be let to third parties and as such, the proposal in itself will not lead to security issues.
This will also add extra costs and the Freeholder will increase the Service Charges to recover the costs	Service charges cannot be considered within a planning application as they are governed by separate legislation.
The resident will have no privacy as the external grounds will be easily accessible to	Access to the garages would be from the adopted highway. Granting consent for the

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the public to access the garages.	replacement of garages does not convey rights for those who occupy those garages to use other land that they are not legally entitled to access or use.
Potential commercial use by small private traders who may attract customers to the block and create further problem	The applicant proposes that the new garages are to be used for the same purposes as the existing garages - for the parking of cars or for storage purposes.
Disruption of residents during construction	Construction causes some level of disturbance due to the nature of the activity. However, a Construction Method Statement is recommended to be secured through condition to minimise potential disruption.

Recommendation: Grant planning permission subject to conditions within the decision notice

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