

Agenda Item 08

Supplementary Information Planning Committee on 24 May, 2017

Case No.

17/0769

Location	Parking Spaces rear of 181-189, East Lane, Wembley
Description	Erection of a two storey three bedroom dwellinghouse with associated new vehicular crossover, car parking spaces, cycle and bin stores, landscaping and amenity space (modification to application 16/1338)

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Objection from Cllr Daly (Sudbury Ward)

Cllr Daly representing the neighbouring ward of Sudbury objected to the proposal on 17/03/2017, although this objection was not originally addressed within the report.

Cllr Daly objected to the proposal on the following grounds:

Grounds of objection	Response
The site is a commercial car park vital for servicing the retail businesses at 181-189 East Lane. Since the current owners has prevented use there has been increased danger because of service vehicles parking at top of Harrowdene Road obstructing a very busy and challenging junction.	This has been raised by other objectors and is addressed within the fourth ground of objection in the original consent (page 137).
The proposal to convert a commercial site vital to servicing of local businesses and utilities is not acceptable.	This has been raised by other objectors and is addressed within the fourth ground of objection in the original consent (page 137).
The applicant gives no information with which to assess impact on immediate residential neighbours including the degree the proposed dwelling will be separated from neighbours, the degree it will be built out from neighbours back boundary and the loss of light to neighbours. The degree to which neighbours will be overlooked, the planned incorporation of 7-8 Parking spaces.	The plans provided are sufficient to assess the impact on the relevant neighbouring properties in accordance with our SPG17 guidance. The plans clearly indicate the proposed placement of the house. Details of this impact are within paragraphs 3.1 – 3.6 (page 140 and 141)
The site houses service obligations including access to network Rail and TFL for emergency and servicing purposes. There is also a need to access major sewer pipe.	These aspects have all been considered by the relevant statutory bodies. Details of this are on page 139 of the agenda pack.

Recommendation: Grant consent, subject to conditions and informative set out on decision notice.

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