

Agenda Item 03

Supplementary Information Planning Committee on 15 November, 2017

Case No.

16/3606

Location	245-249 and 253 Ealing Road, Wembley, HA0 1EX
Description	Redevelopment of the site to provide two new buildings of part 9 and part 10 storeys high to accommodate 92 flats (10 x studios, 42 x 1 bed, 25 x 2 bed and 15 x 3 bed units), ground floor commercial use within Use class A4 (drinking establishment) or Use class D1 (community centre) with associated basement for car and cycle parking spaces and storage, vehicular crossover, bin stores, amenity space, landscaping and associated works (Revised plans submitted changing the floorplans and elevations of Block B and Daylight/Sunlight Report addendum)

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Clarifications on header report

Following the publishing of the committee header report, the applicant has provided two points of clarification/correction in reference to the information provided by your officers:

Paragraph 2 – The report should refer to “253a Ealing Road” instead of “253a Harrow Road”.

Paragraph 12 – The report suggests that there will be residential units on the ground floor of the proposed development. However, the ground floor uses are commercial and the worst affected windows are those on the first floor.

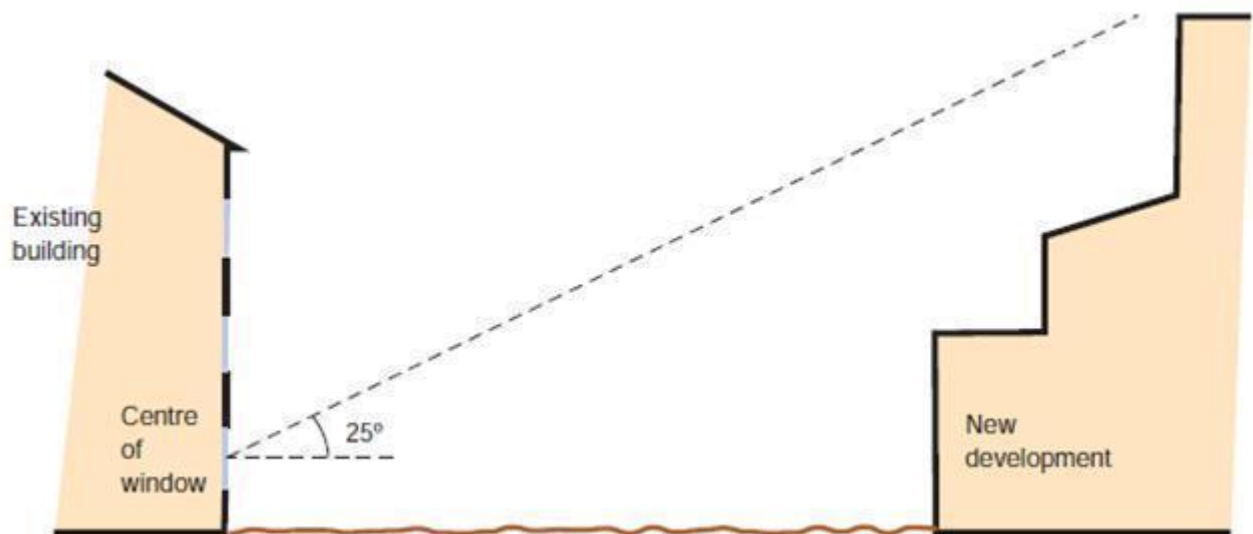
Additional information relating to the daylight and sunlight impact to the south elevation of Braunston House

During the second round of consultation following amendment of the plans, one of the comments received expressed concern that no assessment of the daylight/sunlight had been carried out for the south side of Braunston House. By way of response, your officers considered that, given the relative location of this facade and the development, with this facade facing south and the proposed development is situated to the west of the likelihood of the proposal resulting in a significant loss of daylight or sunlight is low.

Nonetheless, in further response to this query, the applicant has provided the following information:

“The south facing façade of Braunston House is not facing the development at 253 Ealing Road. All windows located on that façade will pass the 25° line test of the BRE, which is the first test for any daylight and sunlight assessment.”

Image from guidance:



When this test is met, it means that the VSCs will be above 27% as per the BRE guide and, since the windows are facing within 20° due south, Annual Sunlight and Winter Sunlight Probably hours will also be above the corresponding targets. Therefore, the development of 253 Ealing Road will not have any impact on the south facing façade of Braunston House.”

Your officers' view remains that the proposal will not have an unduly detrimental impact on the windows serving the south side of Braunston House.

Additional comment

Since the publishing of the header report ahead of the committee meeting, one additional comment has been received by the Council in relation to this proposal on 8th November 2017. The comment was received from a resident of Cosgrove House. The resident had already previously objected to this planning application. The grounds of objection are as follows:

- The sunlight and daylight report for this application is no longer valid as at the time the report was undertaken there was not another development being built nearby.
- Since then, a large development has been constructed nearby, which reduces sunlight and daylight entering the 243 Ealing Road development.
- Another report needs to be carried out as a result of this new development.

The objector also submitted an image of the proposed development at 255 Ealing Road to clarify the emerging development to which they were referring.

As specified within the original committee report, the consented development at neighbouring 255 Ealing Road was taken into account within the initial D&S analysis. As such, the construction of the proposal is already considered to be accounted for in terms of impacts.

Additional CGI visualisations of the proposed development

On the 7th of November, following the publishing of the committee report, the applicant submitted some new high resolution visuals of images from the design and access statement. The visualisations include the completed 255 Ealing Road to clearly depict the proposal within its emerging context.

Recommendation: Remains approval, subject to the conditions and S106 obligations set out within the committee report as well as the additional conditions and altered conditions as identified within the supplementary report to the initial committee report as well as the additional and altered conditions as identified within the header report published ahead of the applications referral back to committee.