

Agenda Item 04

Supplementary Information

Planning Committee on 14 March, 2018 Case No.

17/1104

Location	All Units, 253A Ealing Road, Wembley, HA0 1ET
Description	Demolition of the existing buildings on the site and the erection of 20 residential units comprising four 2 storey terraced houses (4 x 2bed houses) and two 4 storey residential blocks providing 16 flats (8 x 2bed and 8 x 3bed units), together with 5 associated car parking spaces, cycle storage, landscaping and access. (Revised description 19.10.17)

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Members requested further information on boundary treatments, and the following information has been confirmed by the applicant.

The northern boundary with the adjoining development at 243 Ealing Road includes a blockwork brick wall and a timber fence, with a small gap between. The wall forms part of the application site and is to be demolished as part of this development. The fence is part of the adjoining 243 Ealing Road development and will remain in place.

The southern boundary is in three parts:

- The section nearest Ealing Road has palisade fencing with spiked tops. This is part of the development under construction at 255 Ealing Road (16/3606). Boundary treatments for this development were approved under 17/3512, the boundary with the current application site remaining open. It is understood that the palisade fencing is to secure the site during construction and will be removed when the development is completed.
- The central section borders 1c Carlyon Road, which contains an industrial building that runs along the boundary with the application site, and has planning permission for a residential development (15/3950), which will involve the building being demolished. Further details of boundary treatments for that development are required by condition and have not yet been submitted. However, details pursuant to other pre-commencement conditions have been submitted and approved recently, which indicates that the development is coming forward and that proposed boundary treatments will be approved in due course.
- The section nearest Carlyon Close consists of timber fencing to the rear garden of 17 Carlyon Close and the flank wall of that property, which will not be affected by the development.

One of the conditions that is proposed (Condition 16) secures the approval of further details of landscaping for this development, including boundary treatments.

Recommendation:

Remains to grant permission subject to Section 106 legal agreement and conditions as set out in the Committee Report.

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