

Agenda Item 03

Supplementary Information Planning Committee on 21 August, 2019

Case No. 19/1305

Location	Preston Library, Carlton Avenue East, Wembley, HA9 8PL
Description	Redevelopment of preston library including erection of a part 2 to part 4 storey building comprising a library on ground floor and 12 self-contained flats (6 x 1 bed, 2 x 2 bed and 4 x 3 bed), provision for private amenity space, parking, cycle and refuse storage, new access and associated landscaping

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Additional Comments:

Following publication of the Committee Report, further comments have been received by the Local Planning Authority from local residents and the South Kenton Park Residents Association.

Summary of South Kenton Park Residents Association comments:

- A Sunlight and Daylight Report was not initially available on the Council's public website.
- The Sunlight and Daylight Report subsequently submitted does not demonstrate the land level changes.
- Diagrams within the submitted report bear no relation to the BRE analysis.

Officers Response:

A Sunlight and Daylight Assessment was requested by the case officer during the course of the application. The report submitted by the applicant demonstrated to the Council's satisfaction that the proposed development would not have any significant negative impact on access to daylight and/or sunlight from existing adjacent or nearby residential buildings.

The report did however highlight a potential impact on the windows located along the western elevation of the neighbouring Twinstar Garage, however this building is in commercial use and as such there is no policy requirement for daylight for these windows.

It is considered that the proposed development does not significantly or substantially reduce access to either daylight or sunlight to surrounding properties.

The 30-degree and 45-degree design guidance stipulated within the Council's SPD1 has been taken into consideration as part of the assessment of this application and is referred to within the original Committee Report (Paragraphs 23-26). Overall given the significant separation distance to the neighbouring properties to the west and the findings of the Sunlight and Daylight Report the proposal is considered acceptable with regard to daylight, sunlight and outlook.

Summary of Additional Local Resident Comments

- Concerns have been raised with regards to the Council's public consultation exercise. The objector highlighted that not all registered members of the existing community library have been consulted on the application.
- An objector raised further concerns with regard to the proposed size and massing of the library building, and the proposed parking provision.
- An objector raised concerns that the proposal may negatively affect local businesses within the area and local residents.

Officers Response

Officers confirm that all relevant public consultation has been carried out in accordance with both the

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Council's adopted guidance, along with all statutory requirements.

All adjoining properties sharing a boundary with the application site and the occupier of the existing property on site were consulted via letter on the 30th April 2019. A site notice posted was posted within the vicinity of the application site on the 30th April 2019. In addition to this a press notice was printed on the 09th May 2019.

The Council sent letters on the 30th of April to other nearby properties within 50m of the application site. This level of consultation is well beyond statutory requirements, however in this instance the Council decided to carry out a consultation process beyond the statutory requirements as a courtesy to nearby residents.

The Council (as applicant) also undertook a pre-application consultation exercise ahead of this application being made. This was discussed in the main committee report.

Parking and proposed size of the library have been addressed within the Committee report.

The impact on neighbours has been assessed within the Committee report (paragraphs 23-31). Given the nature of the development it is not considered that the development would have any significant negative impact on local businesses in the area.

Other Issues

Other issues were raised by some objectors which do not directly relate to the planning application currently under consideration, as they would not constitute material planning matters.

It is raised that a proportion of responses received during the application process were negative. These comments have all been considered and the proposal has been evaluated and discussed, having regard to planning policy and guidance.

Other issues have been raised which relate to the Council's funding arrangements, and other matters which are not material planning issues, and are instead the responsibility of other Council departments. These cannot be considered when determining this planning application.

The Local Planning Authority is considering this application as a 'Council's Own Development', which triggers the requirement for the application to be considered at a public meeting of the Council's Planning Committee, where members of the public are welcome to attend, and may register to speak.

Recommendation: Remains to grant permission subject to s106 agreement and conditions as recommended in main report.