

Agenda Item 05

Supplementary Information Planning Committee on 10 September, 2025

Case No.

25/1246

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| Location | Land North of 125 Preston Road, Wembley, HA9 8NN |
| Description | Proposed erection of two storey 3x bedroom dwelling house with installation of a front brick boundary wall for the vacant parcel of land directly to the North of 125 Preston Road. |

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Further comments have been received from the adjoining neighbour at 125 Preston Road who had previously submitted objections to the proposal. The points raised largely reiterate matters that has already been considered within the officer's report.

However, members are asked to note the following summary of issues and officer responses.

Terracing Effect, Design and Character

This is assessed under "Layout and Design" and "Reasons for Objection" (pp. 28–29, 24-26 paras. 8-20 of the report).

It is acknowledged that the proposal would form a new end of terraced dwelling with the existing semi-detached pairs at No.123 and No.125 Preston Road. However, Officers consider the impact on symmetry to be acceptable in this specific context.

The site occupies a prominent corner location where a departure from strict symmetry would be less visually disruptive. The location also offers a point of transition against the varied back drop of architectural styles.

Moreover, the introduction of a high-quality, contemporary design provides a clear visual distinction between the original semi-detached pair and the new dwelling. This architectural contrast avoids the impression of a continuous terrace and ensures that the development reads as a separate, individually designed property rather than as an incongruous extension. The angled roof form, use of shadow gaps, varied material textures reinforces this sense of distinction.

On balance, the design approach is considered to provide an appropriate response to the site's corner plot setting and would not undermine the overall character or rhythm of the street scene. It is considered that the proposed development would not harm the character and appearance of the area, nor the approach to Wembley Stadium.

Depth of Rear Projection

Explicitly considered (paras. 32–34 of the report).

Brent's Residential Extensions and Alterations SPD allows for single-storey extensions to have a depth of up to 6.0m.

Impact on daylight/amenity & 45-degree rule

This is discussed in "Impact on Residential Amenity" (paras. 32-37 of the report).

The 45-degree test not applicable to ground floor rear extensions.

Parking/Highways

This is addressed in "Transport Considerations" (paras. 38–41 of the report).

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Loss of landscaping/green space

This is addressed under “Principle of development” and “Trees and Landscaping” (paras. 1–7, 50-55 of the report).

Consultation

Addressed in “Consultations” (end of objections table in report).

The consultation was in line with statutory requirements and the Council's Statement of Community Involvement.

Biodiversity Net Gain

This is covered in detail in “Biodiversity Net Gain” section (paras. 61–63 of the report).

Where the BNG requirement cannot be satisfied on-site, legislation allows use of off-site units/credits to provide BNG; an added informative would remind applicants of their requirement for the submission/approval of a Biodiversity Gain Plan before development commences.

Drainage and SUDs compliance

This is addressed under “Flood Risk and Drainage” (paras. 66–77).

The concern regarding access to the neighbouring properties downpipe are noted, however this would not be a material planning consideration and would fall under the provisions of the Party Wall Act. An informative is recommended with regard to building works near boundaries.

Historic Refusals

All applications for Planning Permission are considered on their own individual merit.

It should also be noted that the previous refusals ref: 03/2470 and ref: 03/0161 relates to extension works at No.125 Preston Road only, the refusal reasons highlighted were also assessed under different policies and guidance at the time.

Recommendation:

Remains to grant consent subject to the conditions and informatives as set out within the committee report.