Planning Objection Template Letter

From WCARA — Wembley Central & Alperton Residents' Association

How to use this template

- Replace everything highlighted in yellow with your own details.
- Keep only the reasons that apply to you and add your own local knowledge — personal, specific objections carry more weight than identical letters.
- Stick to "material planning considerations" (see the list at the end). Issues such as property values or loss of a private view are not taken into account.
- Submit your comments on Brent Council's planning portal (search for the application reference), or email/post them to Brent Planning quoting the reference. Check the consultation deadline on the application page.
- Your comments will be published, but Brent normally removes personal contact details. Be polite and factual.

Your letter

[Your full name]

[Your address, including postcode]

[Date]

Planning Department, London Borough of Brent, Brent Civic Centre, Engineers Way, Wembley HA9 0FJ

Re: Planning application [reference, e.g. 26/0000] **—** [site address]

Dear Planning Officer,

I am writing as a resident of [your road], [Wembley Central / Alperton] ward, to object to the above application for [brief description, e.g. "a 12-storey building with 150 homes"]. I live [distance, e.g. "two streets away" / "directly opposite"] the site.

My objections are based on the following planning grounds:

1. Parking and highway safety. The proposal provides [number] parking spaces for [number] homes. Surrounding streets, including [road names], are already heavily parked, especially on Wembley Stadium event days. Additional overspill parking would worsen congestion and road safety for pedestrians and children.

2. Scale, height and density. At [height/storeys], the development would be out of character with the surrounding [two-storey terraced homes / local area] and represents overdevelopment of the site.

3. Impact on neighbouring homes. The building would cause [loss of daylight/sunlight / overlooking / loss of privacy / overshadowing] to homes on [road names].

4. Pressure on local infrastructure. Local GP surgeries, schools and public transport are already under strain. The application does not show how this extra demand would be met.

5. Other local concerns. [e.g. noise, waste and bin storage, loss of green space or trees, flood risk, construction disruption].

Delete any of points 1–5 that do not apply, and add specific local examples wherever you can.

For these reasons I ask the Council to refuse this application. I would like to be notified of the committee date and, if possible, to speak at the planning committee meeting.

Yours faithfully,

[Your name]

Material planning considerations — what the Council can take into account

- Parking, traffic and highway safety
- Height, scale, density and design
- Loss of light, overshadowing, overlooking and privacy
- Noise, disturbance and smells
- Impact on local character, heritage and green space
- Local and national planning policy, including the Brent Local Plan

Usually not considered: effect on property values, loss of a private view, personal disputes, competition between businesses, or matters covered by other laws such as boundary disputes.