

Pending Decisions List

WEEK 5 2020 - 31 January 2020 to 7 February 2020

Please click the following links for relevant areas:

BEDFONT, FELTHAM & HANWORTH AREA

CENTRAL HOUNSLOW AREA

CHISWICK AREA

HESTON & CRANFORD AREA

ISLEWORTH & BRENTFORD AREA

Development on Council Land

Tree Preservation Orders with objections

PENDING DECISIONS LIST

WEEK 5 2020
31 January 2020 to 7 February 2020

BEDFONT, FELTHAM & HANWORTH AREA**Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	51 Grove Crescent, TW13 6NB	Hanworth	00524/51/P11	tom.bradfield@hounslow.gov.uk
Proposal	Replacement of flat roof with pitched roof to existing rear outbuilding, provision of toilet facilities within outbuilding			
No. of submissions: 4	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Misleading information - Impact on sewage infrastructure - Lack of access for emergency services - Harm to neighbours - Contains primary living accommodation - Harm to character of area <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Inclusion of primary living accommodation would facilitate conversion to residential unit resulting in harm to neighbour's living conditions <p>Note: If primary living accommodation is removed then approval can be recommended for approval</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	51 Grove Crescent, TW13 6NB	Hanworth	00524/51/P12	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a two storey side extension and a part single storey, part two storey rear extension			
No. of submissions: 4	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Existing extensions not in accordance with approvals - Work has already started - Loss of light - Loss of privacy - Out of character - Boundary disputes and damage to property - Impact on parking <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to character and appearance of the area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	85 Uxbridge Road, TW13 5EH	Hanworth Park	01145/85/P2	leon.machisa@hounslow.gov.uk
Proposal	Erection of a part two storey, part single storey side and rear extension			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of light <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the appearance of the house and area together with the living conditions of the neighbour <p>Note: If amended plans set the first floor section back by a metre from the main front wall of the house and amend the first floor rear extension to show a roof pitch to match the original roof, the application may be approved under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	121 Hounslow Road, TW14 0BB	Feltham North	00631/121/P3	leon.machisa@hounslow.gov.uk
Proposal	Change of use class from current single family dwelling house (C3) to HMO for six or more people (Sui Generis)			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The original floor area of the property is less than the required 130 square metres, contrary to Local Plan Policy SC10. - Policy SC10 requires HMOs for six or more occupants to be located within 400m of Metropolitan Town Centres and to have good access to public transport - Would cause noise and disturbance to neighbouring properties. - The applicant has failed to demonstrate that there would be no impact on character and appearance of local area. - Insufficient details (HMO management statement / private outdoor amenity arrangements). - We object to any change of accommodation - The proposal will increase pressure for parking <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Property's original floor area below 130 square metres, loss of family unit - Unacceptable location for use. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	31 Exeter Road, TW13 5NY	Hanworth	00425/31/P2	leon.machisa@hounslow.gov.uk
Proposal	Erection of two storey side extension to the house			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the appearance of the house and area <p>Note: if amended plans set the ground floor section back by a metre from the main front wall of the house, fit the first floor side window with frosted glass, set the extension off the side boundary and demonstrate that the trees would not be harmed the application may be approved under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
6	145 Hounslow Road, TW14 0BN	Feltham North	00632/145/P2	leon.machisa@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and single storey side extension to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the character of the house and area <p>Note: if amended plans show a uniform style of roof and remove the wraparound element, the application may be approved under delegated authority.</p>			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	51 Grove Crescent, TW13 6NB	Hanworth	00524/51/P10	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a part single part two storey side and rear extension.			
No. of submissions: 5	<u>Summary of objections</u> <ul style="list-style-type: none"> - Existing extensions not in accordance with approvals - Work has already started - Loss of light - Loss of privacy - Out of character - Boundary disputes and damage to property - Impact on parking <u>Summary of reasons for approval</u> <ul style="list-style-type: none"> - The extensions would be in a position and of a size that would not result in any harm to neighbours or the character and appearance of the area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	Land To East Of 71-87 And North Of 89a Hampton Road East, TW13 6JA	Hanworth	00549/I/P2	sam.smith@hounslow.gov.uk
Proposal	Installation of a 20-metre monopole, 12 antennae apertures, equipment cabinets, together with the removal of the existing 11.85 metre monopole, three antennae, redundant equipment cabinets and development ancillary thereto.			
No. of submissions: 4 (including 1 from LB Richmond)	<p>Summary of objections</p> <ul style="list-style-type: none"> - Inappropriate location - Health Impacts - Obtrusive and excessive height and design <p>Summary of reasons for approval</p> <ul style="list-style-type: none"> - Public benefits from improved telecommunications would outweigh harm to the appearance of the area. - Proposal is certified as compliant with ICNIRP guidance. As such, the Council cannot refuse on health grounds <p>Please Note: This application was previously placed on Pending List Week 45 for approval, however late comments received from LBH Transport raised objection. Proposal now re-located and Transport no longer object.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	Garages rear of Vineyard Road, TW13 4HQ	Feltham West	01158/D/P1	adam.mitchell@hounslow.gov.uk
Proposal	Demolition of existing lock-up garages and erection of a part two and part three storey residential development comprising six apartments (Use Class C3), with associated car parking, private and shared amenity space, landscaping and other ancillary works.			
No. of submissions: 12	<p>Summary of objections</p> <ul style="list-style-type: none"> - Loss of parking - Overdevelopment - Impact on amenity <p>Summary of reasons for approval</p> <ul style="list-style-type: none"> - No harm to character of area - Sustainable redevelopment of the site - No harm to neighbours <p>Note: This application is to be referred to Planning Committee for decision given the extent of public interest</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	32 Grovestile Waye, TW14 8EX	Bedfont	00532/32/P5	anisa.aboud@hounslow.gov.uk
Proposal	Erection of a single storey side and rear extension with roof rising to first floor level and rear roof extension with an additional front window to the house			
No. of submissions: 0	<u>Summary of reasons for approval</u> <ul style="list-style-type: none"> - Harm to the character and appearance of the house and wider Bedfont Green Conservation Area. 			
Outcome	Delegated decision			

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

None

PENDING DECISIONS LIST

WEEK 5 2020
31 January 2020 to 7 February 2020

CENTRAL HOUNSLOW AREA**Minor & Householder Applications to be recommended for REFUSAL**

None

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	81A Whitton Road, TW3 2EH	Hounslow South	01670/81A/P2	jessie.rotrand@hounslow.gov.uk
Proposal	Variation of condition 2 (approved plans) and removal of condition 3 (garage parking) to allow the conversion of the garage into a habitable room of planning permission 01670/81A/P1 approved 07/06/2019 for the erection of a detached four-bedroom house fronting Lanigan Drive with front and rear gardens and off street parking			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Object to variation of approved construction logistics plan - Enforcement notice in conjunction with the Traffic Department should stay in place - Would set a precedent for other properties to remove garages <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - Approved construction logistics plan would be complied with and secured via condition - No harm to neighbours' living conditions - No increased parking stress 			
Outcome	Delegated decision			

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	28 Vimy Close Hounslow TW4 5AF	Hounslow Heath	OUTR/2019/00428	faisal.qureshi@hounslow.gov.uk
Breach	Unauthorised erection of various outbuildings			
Proposed remedy	<p>Remedial action:</p> <ul style="list-style-type: none"> Demolish all Outbuildings from the rear garden Remove all resultant debris from the Land <p>Reasoning: The Permitted Development Rights has been removed from the area following a planning permission granted under 01054/H/P28(a). The materials used for the erection of the outbuildings harms the character and appearance of the area, Therefore contrary to Supplementary Planning Guidance and Local Plan policies CC1, CC2, and SC7</p>			
Outcome	Delegated decision			

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CHISWICK AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	37 Priory Avenue W4 1TZ	Chiswick Homefields	00899/37/P6 00899/37/L7	abigail.mason-thompson@hounslow.gov.uk
Proposal	Alterations to the roof and external front and rear elevations of the existing side extension, extension of rear outrigger to form a larger roof terrace, alterations to fenestration at the side and rear of the property, installation of a spiral wine cellar, recovering of the main roof and loft conversion with insertion of conservation roof lights, together with external and internal alterations to existing house			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Overlooking - Large development will create huge upheaval in the middle of the conservation area <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the character and appearance of the host property and the conservation area - Harm to neighbouring properties living condition through loss of privacy 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	44 Staveley Road W4 3ES	Chiswick Riverside	01069/44/P3	abigail.mason-thompson@hounslow.gov.uk
Proposal	Erection of single storey extensions to front, side and rear, alterations to roof to include a new mansard roof with side and rear roof extensions and alterations to fenestration at the front of the house			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to character and appearance of Chiswick House Conservation Area <p>Note: If amendments remove the side dormer and revise the alteration to the main roof, approval may be granted under delegated authority</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	35 Grosvenor Road W4 4EQ	Turnham Green	00522/35/P2	abigail.mason-thompson@hounslow.gov.uk
Proposal	Erection of a side and rear roof extension with one front roof window to the house			
No. of submissions: 0	<p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - Harm to the character and appearance of the host property and conservation area <p>Note: if amendments revise the scale of side dormer to comply with the residential extension guidelines, approval may be granted under delegated authority</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	214 Gunnersbury Avenue (North Circular Road) W3 8LB	Turnham Green	00535/214/P2	annabelle.miller@hounslow.gov.uk
Proposal	Retrospective application for the change of windows and front door from single glazed metallic to double glazed white			
No. of submissions: 0	<p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - Harm to the character and appearance of the conservation area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	Flat 1, 12 & 14 Harvard Road W4 4EA	Turnham Green	00571/12-14/P2	abigail.mason-thompson@hounslow.gov.uk
Proposal	Erection of a single storey rear and infill extension to both properties			
No. of submissions: 0	<p>Summary of reasons for refusal</p> <ul style="list-style-type: none"> - Harm to the character and appearance of the host property and Conservation Area 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	25 Kinnaird Avenue W4 3SH	Chiswick Riverside	00670/25/P1	abigail.mason-thompson@hounslow.gov.uk
Proposal	Erection of two storey side extension, single storey rear extension and rear roof extension to the house			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Roof extension dominates rear elevation - Loss of privacy - Window size not in keeping with the existing windows - Extension is not subordinate to the host property <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - No harm to the conservation area - No harm to neighbouring properties amenities 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	3 Grove Park Gardens, W4 3RY	Chiswick Riverside	00525/3/P7	jessie.rotrand@hounslow.gov.uk
Proposal	Demolition of the existing bungalow and ancillary garage and erection of a two-storey building with accommodation at roof level to create five residential units (3x1-bed/1-person, 2x1-bed/2-person) with associated private and communal amenity space, car parking, refuse and cycle storage.			
No. of submissions: 52	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Building would be overbearing, out of scale for the plot and would be overdevelopment of the site - Occupancy too high for the site - Overlooking and loss of privacy to neighbours'; loss of light to neighbours'; harm to views from neighbouring buildings - Too dense – too large for the size of the plot - Increased parking stress; harm to highway and pedestrian safety from the crossover, number of cars and proximity to the junction - Road blockage from construction - Not of high quality design that promotes sustainability; building would be an eyesore; balconies would be out of keeping with the character of the area; not in keeping with the character of the street and conservation area - Unsightly refuse area and cycle storage - Too many on-street parking spaces – out of character with front gardens in the area and harm to the street scene - Removal of street tree and loss of grass would be harmful - Proposed flats would not meet housing need for single family dwellings - Amenity area to the front of the flats is not in keeping with the wider area - Issues with rain run-off from the hard standing introduced - Increased sense of enclosure to neighbouring properties; loss of outlook to neighbouring properties - Purpose built flats would be out of character with the wider area - Low private amenity provision for the upper floor flats and low communal amenity space; one of the units would be below internal minimum standards; poor air quality for future occupants - The proposal does not adhere to the covenants contained in the land charges register for the property requiring a maintenance strip on adjacent to the bridge - Object to positioning of boiler flues due to health and safety - Increased visual clutter to the front of the building - Building and balconies are too close to the bridge wall - Increased strain on infrastructure (streets, bin collection, traffic and increased pollution) - Contrary to Local Plan Policies CC2, SC4 regarding preserving existing neighbours' living conditions - Object to loss of local landmark - Balconies close to the bridge would encourage crime - Breaches rights to light standards 			
Application to be reported to February Planning Committee recommending approval due to significant public interest				
Outcome	Reported to February Planning Committee			

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	12 Pyrmont Road Chiswick W4 3NR	Chiswick Riverside	COND/2019/00263	faisal.qureshi@hounslow.gov.uk
Breach	Unauthorised erection of a rear roof extension, an increased ridge height to the main roof, and three front roof windows to the house			
Proposed remedy	<p>Remedial action:</p> <ul style="list-style-type: none"> Demolish the rear roof extension Remove the three front roof windows Reduce the roof ridge height in line with the neighbours roof Remove all resultant debris from the Land <p>Reason: The size and design of roof extension that has been built harms the character and appearance of the strand on the green conservation area, Therefore contrary to Supplementary Planning Guidance and Local Plan policies CC1, CC2, CC4 and SC7</p>			
Outcome	Delegated decision			

PENDING DECISIONS LIST

WEEK 5 2020
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HESTON & CRANFORD AREA**Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	23 Walnut Tree Road, TW5 0LP	Heston East	01163/23/P1	nathan.ringer@hounslow.gov.uk
Proposal	Erection of a rear roof extension with hip to gable conversion, Juliette balcony and front roof windows to the house.			
No. of submissions: 0	<u>Summary of likely reasons for refusal:</u> - Would harm appearance of property and wider area.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	1 Victoria Gardens, TW5 9DD	Heston Central	01153/1/P4	jessie.rotrand@hounslow.gov.uk
Proposal	Erection of a two storey part front extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to the character and appearance of the host property and wider area, contrary to the Residential Extension Guidelines			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	20 High Street, TW5 9RG	Cranford	00608/20/P8	anisa.aboud@hounslow.gov.uk
Proposal	Retrospective application for demolition of existing house and erection of six houses, formation of access road and associated parking and landscaping			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Issues with rubbish dumping in the area - Harm to the character and appearance of the conservation area - Overlooking and lack of privacy - Dormers with cladding added are concerning - Are the properties registered with land registry - Properties may not be insured <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the character and appearance of the conservation area - Harm to neighbouring properties living conditions through loss of privacy - Harm to highway and pedestrian safety - Contrary to refuse and waste arrangements requirements 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	53 Lichfield Road, Hounslow TW4 6HT	Cranford	00694/53/P1	lewis.mckay@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and single storey side extension to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the character and appearance of the area <p>Note: If amended drawings provide 1m setbacks from the boundary and the front wall of the property, approval would be recommended.</p>			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	11 Fern Lane, TW5 0HN	Heston East	00440/11/P2	nathan.ringer@hounslow.gov.uk
Proposal	Erection of single storey side and rear extensions and side and rear roof extensions with front roof windows.			
No. of submissions: 1	<u>Summary of Objections:</u> <ul style="list-style-type: none"> - Loss of privacy. <u>Summary of likely reasons for approval:</u> <ul style="list-style-type: none"> - Size, scale and design would avoid harm to neighbours and appearance of the area. <p>Note: Was on Week 2 with a recommendation for refusal. Since then amended plans received reducing the size of side dormer to an acceptable scale.</p>			
Outcome	Delegated decision			

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	51 Salisbury Road Hounslow TW4 7NW	Cranford	MULT/2015/00541	faisal.qureshi@hounslow.gov.uk
Breach	Unauthorised change of use of land to car salvage/car parts storage			
Proposed remedy	<p>Remedial action:</p> <ul style="list-style-type: none"> • Cease the unauthorised use as car salvage • Remove all cars and car parts from the land • Remove the fences dividing the public house and the land • Remove all resultant debris from the property <p>Reasoning: The development by reason of the visually prominent commercial activities and loss of the soft landscaping is considered detrimental to the character, appearance and visual amenity to the surrounding area. This is therefore contrary to Local Plan Policies CC1 & CC2</p>			
Outcome	Delegated decision			

PENDING DECISIONS LIST

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ISLEWORTH & BRENTFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	54 Howard Road, TW7 6JN	Isleworth	00633/54F1/P1	nathan.ringer@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and single storey side extension at ground floor level.			
No. of submissions: 2	<p><u>Summary of objections:</u></p> <ul style="list-style-type: none"> - Disturbances during construction. - Impacts on traffic. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to character of area <p>Note- if amended plans are received setting the side extension back 1m from the main front wall then approval may be recommended under delegated authority</p>			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

None

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	The Stableyard, Gunnersbury Park, W3 8LQ	Brentford	00885/A/P17& 00885/A/L17	eamon.cassidy@hounslow.gov.uk
Summary	Proposal: Alteration and removal of modern outbuildings and wall structures within the Stable yard. Number of submissions: One (Support) Recommendation: Approval			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

None

PENDING DECISIONS LIST

WEEK 5 2020

31 January 2020 to 7 February 2020

Development on Council Land

None

PENDING DECISIONS LIST

WEEK 5 2020

31 January 2020 to 7 February 2020

Tree Preservation Orders with objections

Item	Address	Ward	Ref. No.	Case officer details
1	59 Lateward Road, TW8 0PL	Brentford	00681/59/TA4	nathan.ringer@hounslow.gov.uk
Proposal	Works to a tree within a conservation area - Bay tree to fell.			
No. of submissions: 1	<p><u>Summary of objections:</u></p> <ul style="list-style-type: none">• Not visible from the public realm.• Potential damage to surrounding buildings and trees.• Roots go under perimeter of Brentford School for Girls. <p><u>Summary of likely reasons for approval:</u></p> <ul style="list-style-type: none">• Tree is of good form and condition.• Tree is of high visual amenity.			
Outcome	Delegated decision			