

Pending Decisions List

WEEK 39 2020 - 25 September 2020 to 2 October 2020

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PENDING DECISIONS LIST

WEEK 39 2020

25 September 2020 to 2 October 2020

BEDFONT, FELTHAM & HANWORTH AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	60 Harvest Road, TW13 7JG	Hanworth Park	00572/60/P1	leon.machisa@hounslow.gov.uk
Proposal	Retrospective application for the erection of a single storey outbuilding to the rear of the garden			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The outbuilding is too large considering the size of the garden, too high too close to the boundaries. The outhouse has cavity walls and all utilities and may be intended for habitation. - This development includes primary living accommodation, specifically a bathroom. The application should be refused. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The outbuilding would include primary living accommodation, contrary to the Guidelines. - Harm to neighbours' living conditions. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	The Willows, Queens Avenue, TW13 7NU	Hanworth Park	00908/B/P10	anisa.aboud@hounslow.gov.uk
Proposal	Erection of a single storey side extension to allow the conversion of into two self-contained flats and a four bedroomed house in multiple occupation (HMO)			
No. of submissions: 6	<u>Summary of objections</u> <ul style="list-style-type: none"> - Concerns about overcrowding and cramped living conditions - Additional stress of car parking and traffic - Increased noise and disturbances from additional comings/goings - Loss of family-sized house - Burden on local infrastructure - Unclear from the plan what will happen to the garden area - Would create a precedent for other HMPs in the area - Concerns over loss of privacy - Proposal is out of character with other properties beside it <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the character and appearance of the house and area - Harm to neighbours' living conditions - Unsuitable location for a house in multiple occupation 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	Ground Floor 54 St Georges Road, TW13 6RE	Hanworth	00977/54(GF)/P2	leon.machisa@hounslow.gov.uk
Proposal	Erection of a single storey rear infill extension to the ground floor			
No. of submissions: 6	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The proposal will reduce access to the rear garden, lead to road congestion, anti-social behaviour and increase parking pressure. - The proposal's enclosed access will restrict access to the garden for other occupants at the property and is a fire risk. - The proposal would result in sub-standard accommodation, detrimental to the character of the area. - The applicant property has been subdivided into 6 flats without the benefit of planning permission for a large HMO and is not compliant with Local Plan Policy SC10. - The property management company has failed to demonstrate that the use of the property as an HMO would not have a serious detrimental impact on the character and appearance of the local area, as required by Policy SC10. No management statement has been provided. - The original floor area of the applicant property is below 130sqm and does not comply with Local Plan Policy SC10. - The proposed kitchen must be at least 6.5m² for up to 5 people sharing with a minimum floor to ceiling height of at least 2.14m over 75% of the floor area. - The impact of such a HMO on the residential amenity and character of the surrounding area is likely to give rise to serious harmful impact. - The applicant property would fail to meet the National Space Standards. - Concerns that the applicant intends to profit from the development. - Party Wall concerns. - Loss of property value. <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - No harm to the character of the area. - No harm to neighbours' or future occupants' living conditions, subject to safeguarding conditions. <p>Note: This application was also on the Week 37 list for approval and is included on this week's list due to additional representations being made and to clarify that it is the proposed extension that is the subject of this application and not the use of the property.</p>			
Outcome	Call in by Cllr Foote for further discussion prior to determination			

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

None

PENDING DECISIONS LIST**WEEK 39 2020****25 September 2020 to 2 October 2020****CENTRAL HOUNSLOW AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	15 Granville Avenue, TW3 3TF	Hounslow Heath	00502/15/P7	joyce.lo@hounslow.gov.uk
Proposal	Erection of a part first floor rear extension with additional side window to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to neighbouring properties. - Height and width of extension is not proportionate and subordinate to the main house. Note: this application will be presented to planning committee because it is a Councillor's property.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	102 Whitton Road, TW3 2ET	Hounslow South	01205/102/P1	harry.singh-judd@hounslow.gov.uk
Proposal	Formation of vehicle access to the front of the house.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to pedestrian and vehicle safety - No separate access path on forecourt 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	82-84 St. Stephens Road, TW3 2BN	Hounslow Heath	00992/82-84/P1	anisa.aboud@hounslow.gov.uk
Proposal	Front extension to existing outbuildings with conversion from flat to pitch roof to rear of both properties			
No. of submissions: 4	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The footprint of the development is large and will be larger than many of the adjacent houses and will stand alone in stark contrast to the other rear gardens in the immediate locality. - Concerns about disruption during the build and damage to access way. - The height of the roof is a significant concern - Concerns about the visual harm to the surrounding gardens. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Obtrusive scale - Not subservient to the main houses - Harm to the character and appearance of the St. Stephens Conservation Area. 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

None

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

None

PENDING DECISIONS LIST**WEEK 39 2020****25 September 2020 to 2 October 2020****CHISWICK AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	5 Wilton Avenue London Chiswick, W4 2HX	Chiswick Homefields	01211/5/P2	joyce.lo@hounslow.gov.uk
Proposal	Erection of a single storey rear infill extension and creation of roof terrace			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Overdevelopment of individual houses. - Intrusion of privacy for neighbours. <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to neighbour's living conditions. - Harm to the appearance of the area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	Upper Flat, 50 Silver Crescent, W4 5SE	Turnham Green	01021/50/P2	abigail.mason-thompson@hounslow.gov.uk
Proposal	Erection of a rear outrigger extension to the upper floor flat			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the appearance of the area 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	3 Lawford Road, W4 3HS	Chiswick Riverside	00684/3/P4	abigail.mason-thompson@hounslow.gov.uk
Proposal	Erection of a single storey and part first floor rear extension to the house			
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 approval</u></p> <ul style="list-style-type: none"> - No harm to the character and appearance of the Conservation Area - No harm to neighbouring properties 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	28 Flanders Road, W4 1NG	Chiswick Homefields	00455/28/P1	leo.hall@hounslow.gov.uk
Proposal	Erection of a single storey rear infill and a two dormers to the rear roof with two front roof windows			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Bathroom next to neighbouring house could lead to noise and damp and should be repositioned <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - No harm to neighbours' living conditions or the character or appearance of the Conservation Area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	5 Devonhurst Place, W4 4JD	Turnham Green	00590/3-8/P6	abigail.mason-thompson@hounslow.gov.uk
Proposal	Variation of Condition 2 (approved plans) to allow introduction of two windows to the western elevation at third floor level of planning permission 00590/3-8/P5 approved 04/03/2019 for erection of an additional floor to existing building in a 'mansard' style to provide three self-contained flats (Use Class C3) and replacement of existing third floor mansard with straightened walls, plus external alterations to facilitate same.			
No. of submissions: 12	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Site is already overdeveloped - Harm to neighbours' living conditions through direct views/overlooking and loss of privacy; an intrusive development - Further building work, dust, noise, rubble and disruption (blocking of garages; forecourt damage) - Developer has done nothing to maintain common parts between two buildings, contrary to their promise - Should have been included in the original submission - Could set bad precedent for further window extensions - Harm to symmetry/balance of building - Application is misleading – claims start date was May 2020 and completion date as March 2020. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - No harm to neighbours' living conditions or the character and appearance of the Conservation Area <p>Note: The proposal will be presented to Planning Committee.</p>			
Outcome	To be presented to Planning Committee			

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

None

PENDING DECISIONS LIST

WEEK 39 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	10 Brandon Road, UB2 5SL	Heston East	00147/10/P8	gavin.curwen@hounslow.gov.uk
Proposal	Conversion and alteration of existing side addition into habitable space, first floor side/rear extension, insertion of one roof light and relocation of two side roof lights and alterations to front and rear elevations.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to the character and appearance of the area Note: If amended drawings show a) a (one metre) reduced depth at the rear and a flat roof with a brick on edge parapet, or b) a side wall parallel to the house with a hipped or lean-to roof and guttering within the site, may be approved under delegated authority.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	38 West Way, TW5 0JF	Heston Central	01193/38/P2	harry.singh-judd@hounslow.gov.uk
Proposal	Erection of a part single part two storey side extension to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to the character and appearance of the area			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	12 Vicarage Farm Road, TW3 4NW	Heston Central	01151/12/P4	daniel.hughes@hounslow.gov.uk
Proposal	Erection of a single storey rear and part first floor rear extension to the house.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Asks for information about how gap will be retained between No. 12 and neighbouring property, to protect neighbour foundations. - Loss of daylight/ sunlight and right to enjoyment of property. <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - No harm to the character of the area or neighbour living conditions, in accordance with the Residential Extension Guidelines. 			
Outcome	Delegated decision			

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

None

PENDING DECISIONS LIST**WEEK 39 2020****25 September 2020 to 2 October 2020****ISLEWORTH & BRENTFORD AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	2 Otterburn Gardens, TW7 5JJ	Osterley & Spring Grove	00844/2/P2	harry.singh-judd@hounslow.gov.uk
Proposal	Erection of a single storey side and single storey rear extension to the building and conversion from one two-bedroom flat to two one-bedroom flats.			
No. of submissions: 0	<u>Summary of objections</u> <ul style="list-style-type: none"> - Harmful to the character and appearance of the area - Loss of a family unit <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Substandard living conditions - Loss of a family dwelling 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	33 Sidmouth Avenue, TW7 4DW	Osterley & Spring Grove	01020/33/P1	harry.singh-judd@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harmful to the character and appearance of the area - Depth would result harm to neighbours' living conditions Note: If depth reduced to comply with the Residential Extension Guidelines it could be acceptable.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	307 Jersey Road, TW7 5PH	Osterley & Spring Grove	00647/307/P3	nathan.ringer@hounslow.gov.uk
Proposal	Erection of a single storey outbuilding to the rear of the house			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Felling of mature trees <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - It has not been shown that the outbuilding and associated works would not harm neighbouring trees. <p>Note: If further information shows no harm to adjacent trees, may be approved under delegated powers.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	12 Penwerris Avenue, TW7 4QX	Osterley & Spring Grove	00875/12/P2	nathan.ringer@hounslow.gov.uk
Proposal	Erection of a single storey side extension and erection of a front porch extension to the house			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The side extension would not be set back from the principal elevation and would harm the appearance of the area. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	9 Crane Avenue, TW7 7JN	Isleworth	00313/9/P1	rupinder.dhoot@hounslow.gov.uk
Proposal	Conversion of the existing outbuilding to provide one bedroom self-contained dwelling with associated parking and amenity space			
No. of submissions: 5	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Overdevelopment; overbearing and visually intrusive, would harm neighbours living conditions - Fails to provide satisfactory off-street parking and would interfere with parking/ access for bungalows - Loss of amenity for family dwelling house & outbuilding should only be used incidental to use of main house - There are no rights of access via the service road which is private <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to character of the surrounding area - Harm to neighbours' living condition - Poor quality of accommodation - No right of access to rear parking space 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
6	400-403 High Street, Brentford, TW8 0DU	Brentford	00607/400-403/P21	leo.hall@hounslow.gov.uk
Proposal	Retrospective application for the formation of a hand car wash with wood front at the premises and installation of Amazon lockers.			
No. of submissions: 7	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Inaccuracies/discrepancies with the plans/submitted information(in relation to noise, materials, staff numbers/welfare, parking/traffic management, sewage, trade effluent; franchise and chemicals) - Risk of additional congestion - Signs should be installed requesting staff/clients to keep noise levels to a minimum - No W/C or smoking area means staff encroaching onto neighbouring sites - Threats to neighbouring residents and other anti-social behaviour - Noise pollution from machinery and from staff - Operating hours are too generous; constant disturbance <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to neighbours' living conditions - Risk to highway safety - Unacceptable noise output 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	53 Roxborough Avenue, TW7 5HQ	Osterley & Spring Grove	00966/53/P3	joyce.lo@hounslow.gov.uk
Proposal	Erection of single storey rear and side extension to house			
No. of submissions: 0	<p><u>Summary of likely reasons for approval</u></p> <p>Was previously on the List (No 37) for refusal but has now been amended to comply with the Residential Extension Guidelines</p>			
Outcome	Delegated decision			

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

None

PENDING DECISIONS LIST

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Development on Council Land

None

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Tree Preservation Orders with objections

None
