

Pending Decisions List

WEEK 24 2020 - 12 June 2020 to 19 June 2020

Please click the following links for relevant areas:

BEDFONT, FELTHAM & HANWORTH AREA

CENTRAL HOUNSLOW AREA

CHISWICK AREA

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Development on Council Land

Tree Preservation Orders with objections

PENDING DECISIONS LIST

WEEK 24 2020
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BEDFONT, FELTHAM & HANWORTH AREA**Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	34 Buckingham Avenue, TW14 9LE	Feltham North	00169/34/P4	leo.hall@hounslow.gov.uk
Proposal	Demolition of an existing shed and erection of a single 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 Note: if the amended plans set the extension back from the front elevation by one metre may be approved under delegated authority.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	74 Bedfont Lane, TW13 9BP	Feltham North	00094/74/P12	leon.machisa@hounslow.gov.uk
Proposal	Change of use of ground floor from Clinic (Use Class D1) to Hot Food Takeaways (Use Class A5)			
No. of submissions: 6 (from 4 people)	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The proposed restaurant's opening times have not been provided - Smells and noise nuisance from kitchen extraction equipment - Lack of details of waste and recycling - No parking available - There is an abundance of other take-away shops and restaurants & cafes already in the immediate vicinity - Proposal represents a fire risk, leading to raised insurance for adjacent premises affecting saleability <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to neighbours' living conditions - Unacceptable location within 400 metres of school - No details of refuse management, noise and odour control. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	172 Stourton Avenue, TW13 6LE	Hanworth	01300/172/P1	gavin.curwen@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the house			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Decrease in house value - Loss of light - Intrusive flooding of light extending across garden <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to appearance of area <p>Note: If amended drawings reduce the depth to three metres, may be approved under delegated authority.</p>			
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**

Item	Address	Ward	Ref. No.	Case officer details
1	24 Horsham Road Feltham, TW14 8LW	Bedfont	COND/2020/00001	faisal.qureshi@hounslow.gov.uk
Breach	Unauthorised hardstanding			
Proposed remedy	<p>Remedial action:</p> <ul style="list-style-type: none"> - Removal of the unauthorised hardstanding and any resultant debris from the premises. <p>Reasoning:</p> <ul style="list-style-type: none"> - The materials used in the hardstanding are out of keeping with the property and surrounding area. This development is considered to be an eyesore from the surrounding street scene also resulting in a detrimental impact on the character and appearance of the original property. - The development results in water running directly onto the pavement, therefore in the winter months, creating an icy surface on the pavement which could in turn be detrimental to pedestrian safety. - The development may result in a substantial increase in surface water run off as permeable surfaces are replaced by impermeable surfaces. The hardstanding offers no provision for surface water run-off to be contained within the site or even to minimise the quantity of water run-off into the main drainage system. - These are therefore contrary to Policies Context and character (CC1), Developing a sustainable local transport network (EC2), Flood risk and surface water management (EQ3) and Residential extensions and alterations (SC7). 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	126 Saxon Avenue Feltham, TW13 5LU	Hanworth	BWR/2018/00217	faisal.qureshi@hounslow.gov.uk
Breach	Outbuilding not built in accordance to permitted development rights			
Proposed remedy	<p>Remedial action:</p> <ul style="list-style-type: none"> - Reduce the height of the building to 2.5m high - Remove all resultant debris from the Land <p>Reasoning:</p> <p>The Outbuilding is not within permitted development rights and is excessive in scale, harmful to neighbours living conditions and the 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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CENTRAL HOUNSLOW AREA**Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	81 Central Avenue, TW3 2RQ	Hounslow South	00227/81/P4	jessie.rotrand@hounslow.gov.uk
Proposal	Erection of a first floor rear extension to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to neighbours' living conditions Note: if amended plans reduce the width to retain the bay window at first floor, approval under delegated powers may be recommended.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	73 St Stephens Road, TW3 2BJ	Hounslow Heath	00992/73/P4	annabelle.miller@hounslow.gov.uk
Proposal	Erection of a single storey rear and wraparound side extension to the ground floor flat			
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 conservation area - Harm to the neighbour's living conditions 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	39 Maswell Park Road, TW3 2DP	Hounslow South	00747/39/P7	daniel.hughes@hounslow.gov.uk
Proposal	Erection of a part single, part two storey side extension, first floor rear extension, rear roof dormer extension and insertion of three front rooflights and a first floor side rooflight, and the conversion of the house (C3) to seven self-contained flats (C3) with associated amenity space and waste storage facilities.			
No. of submissions: 4	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Out of character with the area. - The site is an eyesore - front wall and side fence have long needed repairing, rubbish is dumped at the front and rear. The property is ill-maintained. Existing old and rotten rear shed should be removed. - Lack of private amenity space. - Insufficient car parking space. - Harm to road safety. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Extensions and forecourt layout would harm the appearance of the street. - Substandard living accommodation, - inadequate flat sizes, aspect and layout, no private amenity space, or waste storage. - Inadequate car and cycle parking provision. - Non-compliant with climate change and sustainability requirements. 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	Ground Floor Flat, 40 Whitton Road, TW3 2DA	Hounslow Central	01205/40/(GFF)/P1	nathan.ringer@hounslow.gov.uk
Proposal	Erection of single storey rear and part side extension to ground floor flat			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of daylight/sunlight - Increased sense of enclosure and overbearing - Loss of privacy - Excessive development - Disturbances during construction <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - No harm to neighbouring properties and the appearance of the wider area 			
Outcome	Delegated decision			

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

None

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CHISWICK AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	3 Magnolia Wharf, W4 3NY	Chiswick Riverside	01076/E3/P2	leo.hall@hounslow.gov.uk
Proposal	Erection of a single storey extension to the Thames Road (north-eastern) elevation of the property and alterations to the ground floor fenestration of the communal gardens (south-western) elevation			
No. of submissions: 4 against, 1 in favour	<p>Summary of objections</p> <ul style="list-style-type: none"> - Concerns with the alterations to the design/proportions of the rear windows and door - Loss of light to neighbouring courtyard and sense of enclosure - New position of front door would be disruptive - Overdevelopment from infilling a small space - Harm to living conditions of no.2 - Bad precedent for Magnolia Wharf <p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - Harm to neighbours' living conditions - Harm to character of the area 			
Outcome	Delegated decision			

Wards: Turnham Green – Chiswick Homefields – Chiswick Riverside

Item	Address	Ward	Ref. No.	Case officer details
2	39 Quick Road, W4 2BU	Turnham Green	00917/39/P2	annabelle.miller@hounslow.gov.uk
Proposal	Erection of a single storey side infill extension to the house and increase in ridge height to the main roof to provide greater headroom.			
No. of submissions: 0	<u>Summary of reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the character and appearance of the area. <p>Note: If amended plans do not alter the existing ridge height the application may be approved under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	46 Flanders Road, W4 1NG	Chiswick Homefields	00455/46/P5	abigail.mason-thompson@hounslow.gov.uk
Proposal	Erection of a two 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 character and appearance of the conservation area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	First Floor Flat 52 Devonshire Road, W4 2HB	Chiswick Homefields	00354/52(FF)/P1	gavin.curwen@hounslow.gov.uk
Proposal	Erection of a rear roof extension to the first floor flat incorporating four front roof windows			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to character and appearance of the area <p>Note: If amended plans reduce the width of the dormer and the number of front roof windows, approval under delegated powers may be recommended.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	136 Barrowgate Road, W4 4QP	Turnham Green	00079/136/P3	gavin.curwen@hounslow.gov.uk
Proposal	Erection of an additional floor with flat roof to provide three self-contained flats (C3 Use Class) plus external alterations and bin stores			
No. of submissions: 14	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of light, outlook and privacy - Not enough car or cycle parking, waste and recycling storage, appropriate space and services - Harm to the character of area, should remain two- to three-storey; poor design, piecemeal development excessive density - Should be car free - Energy Strategy does not meet sustainability objectives - Decrease in property values. - Loss of amenity green space through addition of disabled access - Negative impact on fire escape - No bathroom extraction system replacement proposed - Disruption during construction <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Lack of adequate cycle parking and inadequate details on sustainability (energy) <p>Note: This is very similar to a previously approved planning permission. If an acceptable proposal for energy conservation or an agreement for a carbon offset payment is proposed, if refuse provision is acceptable and appropriate cycle parking details are supplied, this will be recommended for approval at Planning committee.</p>			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	31 Foster Road, W4 4NY	Turnham Green	00459/31/P1	annabelle.miller@hounslow.gov.uk
Proposal	Erection of a single storey rear and side extension			
No. of submissions: 3	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Overdevelopment - the site and the remaining garden will be too small - Out of character, design and style of main house and area - Loss of privacy and outlook - Light and noise pollution - Loss of light due to height and proximity to boundary - Contravene BRE guidelines - May damage the Root Protection Area of fully mature Magnolia trees adjacent to boundary of site - No flood risk assessment submitted - Damage to property <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - No harm to neighbour's living conditions - No harm to the character and appearance of the area, subject to a condition for the submission of an Arboricultural Method Statement prior to commencement to consider whether the trees can be protected. The trees are not considered to merit a Tree Preservation Order and are not a sufficient reason to refuse planning permission in this case. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	Ground Floor Flat 13 Whitehall Gardens, W4 3LT	Chiswick Riverside	01198/13(GF)/P1	gavin.curwen@hounslow.gov.uk
Proposal	Erection of a single storey side infill extension to the ground floor flat			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of light - Harm to character of the area <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - No harm to the appearance of the area - No harm to neighbours' living conditions 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	7 Fairfax Road, W4 1EN	Chiswick Homefields	00430/7/P7 & /L11	abigail.mason-thompson@hounslow.gov.uk
Proposal	Erection of a single storey rear extension, installation of two flank roof lights with associated internal alterations			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Not in keeping with the wider area - Loss of garden space - Loss of historic fabric - Roof windows would be harmful to the wider area <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 			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Conduit House, Chiswick High Road, W4 4HH	Turnham Green	00248/309-317/P10	leo.hall@hounslow.gov.uk
Summary	<p>Removal of condition 6 (Ground Investigation) 00248/309-317/P9 dated 18/07/2019 for erection of a five storey building to provide twenty five residential units, flexible commercial space (A1-A3), together with roof terrace, external gate, basement car parking, landscaping and associated works.</p> <p>The application is recommended for approval, because the development has been completed and the condition is no longer applicable.</p>			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

None

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HESTON & CRANFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	21A Woodfield Road, TW4 6LL	Cranford	01227/21/P8	leon.machisa@hounslow.gov.uk
Proposal	Erection of a self-storage building			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - I strongly object to the erection of a self-storage building - Loss of privacy due to overlooking - This beautiful residential area has become very commercial - The proposal would increase pollution, traffic and parking pressure <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the character and appearance of the area - Harm to highway safety 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	4 Fairmead Close, TW5 9JB	Heston West	00433/4/P3	leo.hall@hounslow.gov.uk
Proposal	Erection of a part first floor rear extension to the house.			
No. of submissions: 1	<p>Summary of objections</p> <ul style="list-style-type: none"> - Loss of light - Overshadowing - Reduced privacy / increased overlooking <p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - Harm to neighbours' living conditions - Harm to the character and appearance of the house and surrounding 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

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ISLEWORTH & BRENTFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	35 Crane Avenue, TW7 7JN	Isleworth	00313/35/P3	alexander.de@hounslow.gov.uk
Proposal	Erection of a single storey front porch extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <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
2	Unit 2, 400-402 London Road, TW7 5AJ	Syon	00707/400-402/P1	jessie.rotrand@hounslow.gov.uk
Proposal	Change of use of ground floor from A2 use class (financial and professional services) to use as an online training centre and children's activity centre ('Code Ninjas' - Sui Generis use).			
No. of submissions: 2	<u>Summary of objections</u> <ul style="list-style-type: none"> - Customers should not be able to park in residents' spaces - Increased parking stress - There shouldn't be additional foot traffic accessing the building as it could increase policing issues <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Failure to provide sufficient transport details <p>Note: If further transport details are submitted approval under delegated powers may 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	19 Market Place, TW8 8EG	Syon	00737/19/P10	alexander.de@hounslow.gov.uk
Proposal	Enlargement of the existing single storey rear extension to the Grade II Listed building and a listed building consent application (under ref - P/2020/1410)			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Light Pollution - Loss of privacy - Loss of outlook - Overbearing effect <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - No harm to character or appearance of the area - No harm to neighbours living conditions 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	8 Hawthorn Road, TW8 8NT	Syon	00579/8/P1	jessie.rotrand@hounslow.gov.uk
Proposal	Retrospective application for the erection of a single storey rear extension and changes to side door for a window and replacement of a first floor rear window for a smaller double glazed window.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Does not consent extension as plans to buy home in the area <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - No harm to neighbours' living conditions - No harm to the character and appearance of the host property or wider area 			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	50 London Road, TW8 8AP	Syon	00570/50/P1	jessie.rotrand@hounslow.gov.uk
Summary	Demolition of existing buildings and structures and redevelopment of the site to provide a mixed-use scheme comprising residential units (Class C3) and commercial floor space (Class B1 (a)), in three buildings ranging from 4 storeys to 7 storeys residential development across ground to sixth floors to create 69 flats with associated car and cycle parking, access arrangements, plant, refuse and recycling storage, and landscaping.			
Outcome	The application is to be presented to planning committee if approval is recommended.			

Breaches of Planning Control where Enforcement is to be undertaken

None

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Development on Council Land

None

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None