

Pending Decisions List

WEEK 7 2020 - 14 February 2020 to 21 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 7 2020****14 February 2020 to 21 February 2020****BEDFONT, FELTHAM & HANWORTH AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	22 Pentelow Gardens, TW14 9EE	Feltham North	01338/22/P2	leon.machisa@hounslow.gov.uk
Proposal	Erection of a single storey front 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 appearance of the property and area. Note: If amended plans set the extension back from the adjoining front wall by a brick depth and include a flat roof the same height as existing, may be approved under delegated authority.			
Outcome				

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	Victoria Cottage, Main Street, TW13 6SU	Hanworth	GEN/2019/00201	jack.savage@hounslow.gov.uk
Breach	Conversion of a building to 2 self-contained flats			
Proposed remedy	<p>Action:</p> <ul style="list-style-type: none"> • Demolish the building • Remove all resultant debris from the Land <p>Reason:</p> <ul style="list-style-type: none"> • The property fails to provide a family sized unit at ground floor level and lacks private amenity space for occupants. The development is contrary to Local Plan Policies SC5 & SC6. 			
Outcome				

PENDING DECISIONS LIST

WEEK 7 2020
14 February 2020 to 21 February 2020

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

Item	Address	Ward	Ref. No.	Case officer details
1	70 Ellerdine Road, TW3 2PS	Hounslow South	00391/70/P3	nathan.ringer@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the house			
No. of submissions: 1	<u>Summary of objections:</u> - Disturbances during construction. <u>Summary of likely reasons for refusal</u> - Size, scale and design would harm neighbouring properties and the appearance of the area.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	393 Staines Road TW4 5AP	Hounslow West	01054H/393/P9	leon.machisa@hounslow.gov.uk
Proposal	Retrospective application for use as Restaurant (Use Class A3) and Hot Food Takeaway (Use Class A5)			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Unacceptable effect on neighbours' living conditions. Note: If details are received showing refuse management and noise and odour protection for neighbours, approval may be given under delegated authority.			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	341 Hanworth Road, TW3 3SE	Hounslow Heath	01254/341/P6	tom.bradfield@hounslow.gov.uk
Proposal	Variation of Condition 2 (approved plans) to allow increase in width of planning application 01254/341/P4 dated 03/08/2018 to increase in ridge height and the erection of a two storey side extension to provide one additional self-contained flat			
No. of submissions: 1	<p>Summary of objections</p> <ul style="list-style-type: none"> - Loss of light, sense of enclosure. <p>Summary of reasons for approval</p> <ul style="list-style-type: none"> - The amendment seeks to extend the width of the side extension previously approved under 01254/341/P4 because the existing side access is 0.4m wider than originally thought by the applicant. This application rectifies this, and the side extension would be 4.4m wide rather than 4m wide. It would be the same height and would be positioned on the boundary (as was the previous approval). Given this, it is considered acceptable. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	15 Dene Avenue, TW3 3AQ	Hounslow West	00345/15/P9	leon.machisa@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the outbuilding at the rear of the house			
No. of submissions: 1	<p>Summary of objections</p> <ul style="list-style-type: none"> - Footprint of the proposed building is significantly greater than the footprint of the house and cannot be considered subservient to the host dwelling as required by the Residential Extension Guidelines. <p>Summary of reasons for approval</p> <ul style="list-style-type: none"> - The area occupied by the extension is land locked at the end of the 31-metre garden and the resultant built form would not harm the character of the area or neighbour's living conditions. A condition can require that the use remain subservient to the house. 			
Outcome				

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	5 Ravensdale Road, TW4 7EU	Hounslow West	OUTR/2019/00284	matt.robinson@hounslow.gov.uk
Breach	Unauthorised creation of a separate self-contained side extension and use of main dwelling as a House of Multiple Occupation (HMO)			
Proposed remedy	<p>Action:</p> <ul style="list-style-type: none"> • Cease the use of the side extension as a separate self-contained residential unit and the main dwelling as a HMO • Remove kitchen and bathroom facilities • Remove all resultant debris from the Land. <p>Reason:</p> <p>The use of the side extension as a separate self-contained dwelling and the main dwelling as a HMO has a detrimental impact on the living conditions of the neighbouring properties in terms of overlooking, perceived loss of privacy and general noise and disturbance contrary to adopted Local Plan policies CC1 CC2 SC5 SC7 EQ5 and 4.8 of the Supplementary Planning Guidance.</p>			
Outcome				

PENDING DECISIONS LIST**WEEK 7 2020****14 February 2020 to 21 February 2020****CHISWICK AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	38 Sutton Court Road, W4 4NJ	Turnham Green	01091/38/P5	annabelle.miller@hounslow.gov.uk
Proposal	Erection of a two-storey side extension, single storey rear extension, alteration to the roof including rear and side extensions and two front roof windows to the house.			
No. of submissions: 3	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Overlooking and loss of privacy - Enormity of height - Loss of light - Harm to outlook - Dominate and overwhelm original building - Excessive <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to neighbour's living conditions - Harm to the character and appearance of the area and host dwelling. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	4A Bolton Road, W4 3TB	Chiswick Riverside	00129/4A/P4	annabelle.miller@hounslow.gov.uk
Proposal	Erection of a single storey side and rear extension following demolition of existing. Erection of front, rear and side roof extensions to allow conversion of loft space into a habitable space of the house.			
No. of submissions: 0	Summary of likely reasons for refusal <ul style="list-style-type: none"> - Harm to the character and appearance of the Grove Park Conservation Area. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	The Bell & Crown, 11-13 Thames Road, W4 3PF	Chiswick Riverside	01116/11-13/P6	leo.hall@hounslow.gov.uk
Proposal	Retrospective application for the erection of a conservatory to the rear of the public house.			
No. of submissions: 89 (including 17 in support)	Summary of objections <ul style="list-style-type: none"> - Overdevelopment Intrusive, unsightly, overbearing and out of character/scale with the conservation area/building - Harm to views from and of the river (from inside the pub); destroys continuity of architecture along the riverside - Masks arts and crafts/gothic features/detailing of the building and does not follow existing lines - The vertical structure blocks an existing window - Will set a precedent for other riverside properties - Different from approved - Cheap, poor-quality materials; lack of design attention; poor attention to detail; wrong colour - Unsafe - Large corporation should be setting a good example - The structure should be removed and, if necessary, a small/more subservient/sympathetic version erected Summary of likely reasons for refusal <ul style="list-style-type: none"> - Harm to the character and appearance of the building and Strand-on-the-Green Conservation Area 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	40-42 Ellesmere Road, W4 4QH	Turnham Green	00392/40-42/P2	leo.hall@hounslow.gov.uk
Proposal	Erection of a part single part two storey side extension, a single storey rear extension and a roof extension with balconies to front and rear to allow for the conversion into five self-contained flats with provision for cycle and refuse storage. Erection of a roof extension with balconies to front and rear at 40 Ellesmere Road to match 42.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Increase in housing density within polluted location, without any toxicity/pollution evaluation – inappropriate, especially given recent reductions in tree coverage in the area - Some flats would have no ventilation other than the windows/amenity spaces facing the A4, with no screening against pollution. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the character and appearance of the Locally Listed building and surrounding area - Failure to provide an energy statement demonstrating carbon neutrality 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
5	40 Oxford Road South W4 3DH	Chiswick Riverside	00847/40/P7	abigail.mason-thompson@hounslow.gov.uk
Proposal	Erection of a part single part two storey rear extension			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to neighbouring properties through increase sense of enclosure - Harm to the character of the area 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
6	28 Park Drive, W3 8NA	Turnham Green	00854/28/P2	gavin.curwen@hounslow.gov.uk
Proposal	Erection of single storey side and front extension to garage			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Harm to the character of the conservation area - Harm to the amenity of neighbours resulting fumes and noise - Large and bulky addition <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 <p>Note: If amended drawings remove/replace the window, approval may be recommended under delegated authority.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
7	160 Sutton Court Road, W4 3HR	Chiswick Riverside	01091/160/P10	gavin.curwen@hounslow.gov.uk
Proposal	Erection of front boundary wall with vehicular and pedestrian gates with a total wall height of 2300mm.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The design is not in keeping along the road and would be overly oppressive. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the appearance and character of the conservation area - Harm to highway safety 			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	Land adjacent to 2 Miln thorpe Road, W4 3DX	Chiswick Riverside	00766/ADJ2/P5	leo.hall@hounslow.gov.uk
Proposal	Erection of a two-bedroom detached house with amenity space and access following demolition of existing garage block.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Existing structures on site built without planning permission - Loss of light - Overshadowing - Loss of privacy - Deliberate neglect of existing site - Obtrusive development, out of scale and incongruous with the area - Too close to boundary fence - Noise and disturbance - Harm to the character and appearance of the Conservation Area and neighbourhood - Inappropriate choice of materials - Loss of green space - Concerns about drainage and subsidence - Fears that landscaping proposals will not be carried out or to a poor standard - Further parking pressures on the area <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Principle found acceptable under permission 00766/ADJ2/P4 in 2019 - No unacceptable effect on neighbouring living conditions, the character or appearance of the conservation area or local highways/parking. <p>Note: requires an energy statement demonstrating carbon neutrality in line with Local and London Plan policies.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	510 Chiswick High Road, W4 5RG	Turnham Green	00248/510/P5	eamon.cassidy@hounslow.gov.uk
Proposal	Variation of condition 2 (approved plans) to allow increase private amenity space following planning permission 00248/510/P2 dated 26/04/2017 for erection of two storey extension to create four flats (Class C3) with associated access and amenity space.			
No. of submissions: 4	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Harm to neighbours' living conditions: loss of light, privacy, increased overlooking. - Construction noise and disturbance. - Health and safety concerns. - Inaccuracies in the application. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The application has been amended to include a privacy screen at Flat 23 and Flat 25, 510 Chiswick High Road. - No harm to neighbours' living conditions. - No harm to the character and appearance of the site or surrounding area. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	28 Hazledene Road, W4 3JB	Chiswick Riverside	00584/28/P1	eamon.cassidy@hounslow.gov.uk
Proposal	Erection of a single storey side and rear extension.			
No. of submissions: 23	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - No evidence to demonstrate operator has experience in this field and no management plan has been provided. - Increased noise, disturbance and antisocial behaviour - Inappropriate location close to a primary school. - Terrace house is not fit for purpose for a care home; business use is contrary to residential nature of the street. - Increased pressure on car parking and congestion. - Insufficient information in relation to operation and end-users. - Loss of light, loss of view, loss of green space. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Previously on Week 6 recommended for refusal. Has since been amended to remove the change of use element. - No harm to neighbours' living conditions or the character and appearance of the site and surrounding area. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	10 Gordon Road, W4 3LU	Chiswick Riverside	00493/10/P4	gavin.curwen@hounslow.gov.uk
Proposal	Retention of two light wells to rear elevation			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Lack of detail on light wells. <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - No harm to neighbours' living conditions or the appearance of the area 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
5	1-56 Hartington Court, Hartington Road, W4 3TT	Chiswick Riverside	00566/A/P8	gavin.curwen@hounslow.gov.uk
Proposal	Construction of a pillar to be used as support for a cantilever stairwell			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The works have begun without a planning application, nor consultation (caused by the collision of a motor vehicle). <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - Would not harm affect the appearance and character of the Locally Listed Building or the Grove Park Conservation Area 			
Outcome				

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

None

PENDING DECISIONS LIST

WEEK 7 2020
14 February 2020 to 21 February 2020

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

Item	Address	Ward	Ref. No.	Case officer details
1	41 Sonia Gardens, TW5 0LZ	Heston East	01027/41/P1	Jessie.rotrand@hounslow.gov.uk
Proposal	Retrospective application for the change of use of the building to two self-contained flats			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Application should be refused due to existing enforcement history <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - In principle objection to the loss of the family sized unit - Substandard accommodation 			
Outcome				

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	162 Heston Road, TW5 0QU	Heston East	BWC/2019/00260	jack.savage@hounslow.gov.uk
Breach	Unauthorised conversion to 2 self-contained flats on upper floors and the erection of a first floor rear extension and a single storey rear canopy extension			
Proposed remedy	<p>Action:</p> <ul style="list-style-type: none"> • Cease the use of the site as two self-contained flats • Remove all but one of the kitchen facilities • Remove all but one of the bathrooms facilities • Return the site to a condition enable its lawful use • Demolish the first floor rear extension • Demolish the single storey rear canopy extension • Remove all resultant debris from the site <p>Reason:</p> <ul style="list-style-type: none"> • The conversion provides cramped and substandard living accommodation which is detrimental to the living conditions of current and future occupants. This development is contrary to Local Plan Policy SC5. • The extensions by reason of design, bulk and mass result in a visually intrusive feature which is not in keeping with the original character of Heston Village Conservation Area. This development is contrary to Local Policies CC1 & CC4. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	57 High Street, Cranford, TW5 9RQ	Cranford	MULT/2016/00747	faisal.qureshi@hounslow.gov.uk
Breach	Erection of a single storey side extensions on both sides of the house			
Proposed remedy	<p>Action:</p> <ul style="list-style-type: none"> Demolish the single storey side extensions from both sides of the house Remove all resultant debris from the land <p>Reason:</p> <p>The property lies in the Cranford Village Conservation Area and permitted development rights have been removed. The single storey side extensions on both sides of the house are an excessive and overly dominant form of development harming the character of the property, the site and surrounding area. The work is therefore contrary to Local Plan policies CC1, CC2 and CC4</p>			
Outcome				

PENDING DECISIONS LIST

WEEK 7 2020

14 February 2020 to 21 February 2020

ISLEWORTH & BRENTFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	26 Albany Road, TW8 0NF	Syon	00015/26/P3	nathan.ringer@hounslow.gov.uk
Proposal	Erection of a single-storey rear extension and two-storey side infill extension.			
No. of submissions: 1	<u>Summary of objections:</u> <ul style="list-style-type: none"> - Loss of daylight/sunlight - 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 neighbouring properties and character of Conservation Area. <p>Note: Amended plans were received removing the rear extension from the proposal to ensure adequate amenity space is retained.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	17 Eversley Crescent, TW7 4LR	Osterley & Spring Grove	00423/17/P2	daniel.hughes@hounslow.gov.uk
Proposal	Retrospective application for the erection of a two storey side extension, single storey rear extension, side roof extension with two side roof windows to the house and a front porch. Alterations comprising of roof height, ground floor window rear elevation and sliding door reduction in size.			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Architectural features do not reflect the context more bland - loss of balance between pair - loss of details and circular window.. - Concreting of drive has prevented absorption of rain increasing surface runoff. - Front porch is aesthetically displeasing. - No distinction between existing and new roof line of new build. - As Built drawings do not match what is there, nor accurately illustrate the eaves line, which no longer matches its pair - Original roof was demolished during construction and the roof line was raised. - Side roof dormer is larger than approved. - Rear extension roof is flat, not sloping as shown in drawings. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the appearance of the area 			
Outcome				

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	17 Eversley Crescent, TW7 4LR	Osterley & Spring Grove	BWR/2019/00324	jack.savage@hounslow.gov.uk
Breach	Alterations to increase the roof height and the unauthorised erection of a two storey side extension, single storey side extension and side roof extension			
Proposed remedy	<p>Action:</p> <ul style="list-style-type: none"> • Demolish unauthorised extensions • Revert the roof and its eaves to its original height • Remove all resultant debris from the Land <p>Reason:</p> <ul style="list-style-type: none"> • The development is unacceptable due to its inappropriate position, scale and design which harms the character and appearance of the main house and the wider area, therefore contrary to Local Plan Policies CC1 & CC2. 			
Outcome				

PENDING DECISIONS LIST

WEEK 7 2020

14 February 2020 to 21 February 2020

Development on Council Land

None

PENDING DECISIONS LIST

WEEK 7 2020

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Tree Preservation Orders with objections

None
