

PENDING DECISIONS LIST

WEEK 38 2019

20 September 2019 to 27 September 2019

BEDFONT, FELTHAM & HANWORTH AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	41 Cassiobury Avenue, TW14 9JE	Feltham North	00210/41/P2	sam.smith@hounslow.gov.uk
Proposal	Erection of a first floor side and rear extension			
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 house 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	46 Guildford Avenue, TW13 4EW	Feltham West	00533/46/P2	leon.machisa@hounslow.gov.uk
Proposal	Erection of a hip to gable rear roof extension with Juliet balconies and four roof windows to the front of the house. Erection of a single storey, part first floor rear extension with erection of a front porch extension, first floor front extension and front roof 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 - Harm to the character and appearance of the house and 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 38 2019****20 September 2019 to 27 September 2019****CENTRAL HOUNSLOW AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	1 Beavers Lane, TW4 6EW	Hounslow West	00092/1/P15	sam.smith@hounslow.gov.uk
Proposal	Relocation of an external staircase, erection of a two storey side extension, alterations to the main roof to create a fully hipped roof and a rear roof extension with two roof windows to front elevation, to create residential accommodation comprising of four double occupancy rooms and two single occupancy rooms, with associated facilities.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Poor parking layout prejudicial to highway safety - Premises and location not suitable for use as a house in multiple occupation, contrary to Council guidance - Substandard accommodation 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	88 Whitton Dene, TW3 2JU	Hounslow South	01203/88/P5	john.cooney@hounslow.gov.uk
Proposal	Erection of a part ground floor, part first floor side extension and first floor rear extension, with erection of a rear roof extension, three first floor side windows, and three roof windows			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Overlooking of neighbours - Loss of light to neighbours - Harm to neighbouring tree - Harm to appearance and character of area - Failure to overcome reasons for recent dismissed appeal case - Risk to future conversion to House in Multiple Occupation <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to neighbours' living conditions - Harm to character of property and area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	119 The Drive, TW3 1PW	Hounslow Central	00367/119/P6	john.cooney@hounslow.gov.uk
Proposal	Erection of a detached residential outbuilding in rear garden			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Residential outbuilding would be unacceptable in principle - Harm to appearance of streetscene and area <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to neighbours' living conditions - Harm to appearance and character of area - Not incidental to the house <p>Note: If the applicant can demonstrate overriding need and can modify the structure to limit the effect on neighbours and the character of the area, approval may be granted 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	49 Albion Road, TW3 3RS	Hounslow Heath	BWR/2019/00028	kimberley.wilson@hounslow.gov.uk
Breach	The unauthorised erection of a front porch			
Proposed remedy	<p>Action:</p> <ul style="list-style-type: none"> - Demolish the front porch - Remove all resultant debris from the Land. <p>Reason:</p> <ul style="list-style-type: none"> - Scale and position results in an inappropriate and visually intrusive form of development contrary to Local Plan Policies CC1, CC2 and SC7 and the intent of the adopted Supplementary Planning Document 2017 'Residential Extension Guidelines'. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	64 Dene Avenue, TW3 3AH	Hounslow West	MULT/2016/00691	matt.robinson@hounslow.gov.uk
Breach	The unauthorised erection of a side extension			
Proposed remedy	<p>Action:</p> <ul style="list-style-type: none"> - Demolish the side extension - Remove all resultant debris from the Land. <p>Reason:</p> <ul style="list-style-type: none"> - Scale and position results in an inappropriate and visually intrusive form of development contrary to Local Plan Policies CC1, CC2 and SC7 and the intent of the adopted Supplementary Planning Document 2017 'Residential Extension Guidelines'. 			
Outcome	Delegated decision			

PENDING DECISIONS LIST

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CHISWICK AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	8 Manor Gardens, W3 8JU	Turnham Green	00731/8/P2	jessie.rotrand@hounslow.gov.uk
Proposal	Erection of a single storey rear extension, rear roof extension with Juliet balconies and three roof windows to the house			
No. of submissions: 2	<p>Summary of objections</p> <ul style="list-style-type: none"> - Extension would cover drainage sewage - Loss of light to neighbouring property - Disruption from construction work - Harm to neighbouring gardens - Balcony would be intrusive to privacy - Property has been running like an Airbnb and needs a license <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 reduce the height of the rear extension to preserve the eaves of the rear projection and include a flat roof on the ground floor, reduce the dormer to comply with the Residential Extension Guidelines and propose a single front rooflight, approval under delegated powers may be recommended.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	68 Grove Park Terrace, W4 3JL	Chiswick Riverside	00528/68/P9 & /L11	eamon.cassidy@hounslow.gov.uk
Proposal	Erection of a part single part two storey rear extension with glazed lantern extension. Creation of a larger terrace with steps. Installation of sliding doors to garage rear elevation of the house.			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Disproportionate in size to the existing building. - Adverse effect on the historic character of the listed building and the wider Conservation area. - Loss of amenity due to light spillage. - Concerns over the structural integrity of the listed building. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The excessive depth of the single storey and first floor rear extension would fail to comply with the Residential Extension Guidelines and would harm neighbours' living conditions and the character and appearance of the site and surrounding area. 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	22 Gainsborough Road, W4 1NJ	Chiswick Homefields	01248/22/P3	annabelle.miller@hounslow.gov.uk
Proposal	Erection of a single storey side infill extension			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Structural support at its north end - Rainwater - Loss of light - Roof-light unnecessary. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - No harm to neighbours' living conditions - No harm to character of Bedford Park Conservation Area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	5 Oxford Road North, W4 4DL	Turnham Green	00847/5/P4	leo.hall@hounslow.gov.uk
Proposal	Part demolition and rebuilding of front boundary wall with new metal railings and gate, formation of parking space for one car and construction of new vehicle access.			
No. of submissions: 0	<p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The application was on Pending List 36 for refusal on the grounds of loss of on-street parking bays; however, it has since been shown that only one on-street space would be lost and there would be one off-street parking space and as such the application is now recommended for approval. 			
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	1 Gordon Road, Chiswick W4 3LU	Chiswick Riverside	CURE/2019/00094	faisal.qureshi@hounslow.gov.uk
Breach	Unauthorised conversion of a side garage into a self-contained flat			
Proposed remedy	<p>Remedial action:</p> <ul style="list-style-type: none"> • Cease the use of the side extension as a separate residential unit • Remove the kitchen and associated kitchen facilities • Remove the bathroom and associated bathroom facilities • Remove all resultant debris from the Land <p>Reasoning:</p> <p>The use of the side extension as a separate residential unit results in substandard living conditions for the current and future occupiers.</p> <p>Lack of private amenity space for the occupiers of the side extension contrary to SPG10 and SC6</p> <p>No sustainable waste facilities for the development and lack of parking for the occupiers – EQ7 and EC2</p>			
Outcome	Delegated decision			
Item	Address	Ward	Ref. No.	Case officer details
2	The Old Pack Horse 434 Chiswick High Road W4 5TF	Turnham Green	LIST/2019/00166	faisal.qureshi@hounslow.gov.uk
Breach	Unauthorised internal works to remove the arch to the Grade II Listed Building			
Proposed remedy	<p>Remedial Action:</p> <ul style="list-style-type: none"> • Submit a Planning and a Listed Building application to restore the removed arch <p>Reasoning:</p> <ul style="list-style-type: none"> • Harm to special historic character of the Grade II Listed Building. 			
Outcome	Delegated decision			

PENDING DECISIONS LIST

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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 Brabazon Road, TW5 9LS	Heston West	00139/10/P3	sam.smith@hounslow.gov.uk
Proposal	Erection of a first floor rear extension and retention of existing two-storey side and 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"> - Poor quality design of first floor extension harmful to the appearance of the house. <p>Please Note: If amended plans are received that reduce the size of the first floor rear extension to accord with the Residential Extension Guidelines and replace the gable roof with hipped, approval under delegated powers may be recommended.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	76 Burns Way, TW5 9BA	Heston West	00183/76/P2	leon.machisa@hounslow.gov.uk
Proposal	Erection of a part first floor rear extension, conversion of garage to habitable room and erection of a front porch			
No. of submissions: 2	<u>Summary of objections</u> <ul style="list-style-type: none"> - Eyesore and will block light - Wrong site address on plans <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 (bulk of enclosed front porch) <p>Note: If the porch design is modified to match the other half of the pair, approval may be recommended under delegated authority</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	25-27 Shenley Road, TW5 0AD	Heston Central	01012/25-27/P6	john.cooney@hounslow.gov.uk
Proposal	Amendments to wording to allow variation of conditions 3 (samples of materials), 6 (road safety scheme), 8 (hard and soft landscape), 9 (screen planting along the outer boundaries), 10 (vehicular access), 11 (access for pedestrians), 15 (energy statement) and 16 (sustainable drainage scheme) of planning permission 01012/25-27/P3 dated 18/09/2013 erection of one detached dwelling and four semi-detached dwellings with associated parking and landscaping			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Parking pressure - Congestion and traffic obstructing residents and emergency vehicles - Pedestrian and highway safety <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to pedestrian and highway safety - Revised conditions do not overcome harm to: pedestrian safety, the appearance of the area or sustainable development objectives 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	48 Marnell Way, TW4 7LY	Cranford	00742/48/P4	sam.smith@hounslow.gov.uk
Proposal	Erection of a two bedroom detached bungalow to the rear of the house with associated bin store, vehicle access and parking.			
No. of submissions: 5 (from 2 neighbours)	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Harm to neighbouring properties through loss of light, outlook and privacy - Potential for future extensions to bungalow - Increased pollution - Prejudice highway safety/increased parking stress - Existing house is HMO - Disruption from construction - Set precedent for further construction - Out of character - Loss of garden space/overdevelopment <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - Principle of proposed house has been deemed acceptable following allowed appeal decision for application 00742/48/P3. - Development would be of an improved appearance compared to appeal decision, and would provide acceptable accommodation, preserve neighbours' amenity and not harm highway safety. <p>Note: Application was previously on Week 30 (26/07/19-02/08/19) with a recommendation for refusal, however this has now been revised following receipt of the appeal decision as set out above.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	14 The Crossways, TW5 0JL	Heston Central	00329/14/P5	kosma.nykiel@hounslow.gov.uk
Proposal	Variation of condition 2 (approved plans) to allow the creation of a basement and enlargement of the single storey outrigger of planning permission 00329/14/P3 approved 25/05/2018 for the erection of a two storey detached house with associated car parking, bin and cycle storage			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Overdevelopment of the site - Insufficient consultation - Owner's intentions are unclear - Not in keeping with the residential area - Increased parking stress <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Acceptable impact upon the street scene - No harm to neighbours' living conditions - Space standards met 			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Quattro UK Ltd, Concrete Batching Plant, Land at Former Western International Market, Southall Lane, UB2 5XJ	Heston West	01032/E/P47	kiri.shuttleworth@hounslow.gov.uk
Summary	<p>Variation of condition 1 to be changed to;</p> <p>The buildings and plant equipment hereby permitted shall be removed on or before the expiration of 15 years or sooner if the adjacent mineral operations are exhausted or permanently cease from the date of this decision and the land restored to undeveloped form or in accordance with another scheme of work submitted to and approved by the Local Planning Authority,</p> <p>and vary condition 3 to change submitted plans to existing site plan with proposed site plan following planning permission P/2016/5748 dated 18/01/2018 for the erection of a construction and demolition waste recycling facility, concrete batching plant and associated weighbridge, weighbridge office and welfare facilities, storage bays, car and HGV parking, and use of land for fleet parking.</p>			
<p>2 Objections received relating to impact on neighbouring businesses</p> <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Inappropriate use of the site, the site is allocated for the processing of other forms of waste; this site has not been allocated for a construction waste facility and there is no justification for a long term continuation of this use. As such the proposal would represent a departure from the plan. 				
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	Rear of 720 Bath Road, TW5 9TW	Heston West	BWC/2019/00192	jack.savage@hounslow.gov.uk
Breach	Erection of a single storey side extension to a commercial premises			
Proposed remedy	<p>Action:</p> <ul style="list-style-type: none"> Demolish the single storey side extension Remove all resultant debris from the Land <p>Reason:</p> <ul style="list-style-type: none"> The material and design of the extension are considered to be visually intrusive and wholly inappropriate as the development fails to integrate with the existing building and the surrounding area. This development is contrary to Local Plan Policies CC1 and CC2. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	203 Great West Road TW5 0DQ	Heston Central	CURE/2018/00244	faisal.qureshi@hounslow.gov.uk
Breach	Unauthorised sub division of the property into 2 flats			
Proposed remedy	<p>Remedial Action:</p> <ul style="list-style-type: none"> Cease the use of the property as two flats Remove one of the kitchen and associated kitchen facilities Remove all resultant debris from the Land <p>Reasoning:</p> <p>Insufficient provision of private or communal amenity space – substandard form of accommodation contrary to Local Plan policy SC5</p> <p>Insufficient information to demonstrate the use wouldn't compromise traffic and pedestrian safety contrary to Local Plan policy EC2.</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	Street Record, Twickenham Road, TW7 7DS	Isleworth	01137/Y/P1	john.cooney@hounslow.gov.uk
Proposal	Installation of a 20-metre monopole, 12 apertures, equipment cabinets, and removal of the existing 11.7-metre monopole, three apertures, redundant equipment cabinets and development ancillary thereto.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Alternative sites for the proposal exist in the vicinity - Would introduce street clutter - Harm to street scene and appearance of area - Pedestrian safety and traffic issues arising from maintenance access - Loss of light to neighbours <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to appearance and character of area <p>Note: If a revised proposal can be submitted to reduce clutter and produce a more uniform design with a more consistent appearance approval will be recommended under delegated authority</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	19 Tolson Road, TW7 7AE	Isleworth	01125/19/P2	john.cooney@hounslow.gov.uk
Proposal	Erection of a single storey rear infill extension			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Cramped and excessive development harmful to the appearance and character of the Conservation Area <p>Note: If the proposal is reduced to 3.8 metres deep, the application may be recommended for approval.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	17 Downs View TW7 5HF	Isleworth	00366/17/P6	alexander.de@hounslow.gov.uk
Proposal	Erection of detached single storey outbuilding to the rear of the house			
No. of submissions: 2	<u>Summary of objections</u> <ul style="list-style-type: none"> - Too tall – harm to the appearance of the area - Contains primary residential accommodation – could be used as a beds in sheds facility <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Proposal not incidental to use of the house 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	18 Algar Road, TW7 7AH	Isleworth	00029/18/P2	baldeep.pulahi@hounslow.gov.uk
Proposal	Erection of rear roof extension with two front roof windows to the house and sky light to existing rear extension			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Incorrect plans – property is not terraced, but one of a pair of semi-detached houses. There is no shared wall with No 20 which is detached. <u>Summary of reasons for approval</u> <ul style="list-style-type: none"> - No harm to neighbours or appearance of the area – conforms to the Residential Extension Guidelines. Matters raised are not reasons to refuse planning permission. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	4 Eversley Crescent, TW7 4LS	Osterley & Spring Grove	00423/4/P2	john.cooney@hounslow.gov.uk
Proposal	Erection of a part single storey, part two storey side and rear extension with conversion of enlarged roof space into a habitable area and two side roof windows to the house			
No. of submissions: 0	Previously on Week 36 for refusal – The applicant has provided additional information that supports a recommendation for approval in this case. <u>Summary of likely reasons for approval</u> <ul style="list-style-type: none">- Would not harm appearance or character of area- Would not harm neighbours' living conditions			
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

PENDING DECISIONS LIST

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Tree Preservation Orders with objections

None
