

PENDING DECISIONS LIST**WEEK 13 2019****29 March 2019 to 5 April 2019****BEDFONT, FELTHAM & HANWORTH 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	off Apex Corner, Twickenham Road Feltham	Hanworth	01252/Z/P4	kiri.shuttleworth@hounslow.gov.uk
Proposal	Erection of a single storey building to serve a drive-thru KFC restaurant (Use Class A5/A3) with associated seating, access, car parking and landscaping.			
No. of submissions: 108	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Harm to neighbours' living conditions on neighbours - Increase in Noise / Disturbance - Increase in traffic and harm to highway safety <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The proposal is considered acceptable in terms of visual impact, impact on neighbours and highway safety. <p>TfL are the Highway Authority for the surrounding roads and have not objected to the application on Transport Grounds, improvements to pedestrian and cycling routes on the Roundabout would be secured as part of the proposal.</p> <p>The application will be presented to Planning Committee in April</p>			
Outcome	The application will be presented to Planning Committee in April			

Item	Address	Ward	Ref. No.	Case officer details
2	38 Buckingham Avenue, TW14 9LE	Feltham North	00169/38/P1	adam.mitchell@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the house			
No. of submissions: 0	This application was placed on the Week 11 (15 March – 22 March 2019) Pending Decisions List with a recommendation for refusal, as the six-metre deep extension would harm the neighbour's living condition. Since this time, amended plans have been received which reduce the depth of extension to 3.65 metres and overcomes previous concerns.			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Smith House, Elmwood Avenue, TW13 7QH	Hanworth Park	00403/E/P19	sam.smith@hounslow.gov.uk
Summary	<p>Erection of an additional floor level to existing three-storey building (Smith House 1) to add 16 self-contained flats and erection of two additional floor levels to two-storey building (Smith House 2) to add 36 self-contained flats</p> <p>5 objections from 3 addresses raising following matters:</p> <ul style="list-style-type: none"> • Loss of light/outlook/privacy • Increased parking stress/traffic congestion • Provision of social housing unacceptable in this area <p>The application is likely to be refused under delegated powers for the following reasons:</p> <ul style="list-style-type: none"> • Unsatisfactory standard of accommodation (internal floor space and private/communal amenity space) contrary to Policy SC5 • Lack of on-site affordable housing with no satisfactory justification contrary to Policy SC2 • Housing Mix contrary to Local Plan Policy SC3. • Absence of S106 to secure necessary planning obligations to mitigate planning harm from development. 			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

None

PENDING DECISIONS LIST

WEEK 13 2019
29 March 2019 to 5 April 2019

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

Item	Address	Ward	Ref. No.	Case officer details
1	41 Arnold Crescent, TW7 7NS	Hounslow South	00045/41/P3	john.cooney@hounslow.gov.uk
Proposal	Erection of a first floor side and part first floor rear extension to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to appearance and character of area Note: If the depth of the two storey side extension is reduced to 2.5 metres beyond the main rear wall of the house, the width is reduced to no greater than that of the side extension and the design amended from a hipped roof to a gable end, the application may be recommended for approval.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	2A Myrtle Road, TW3 1QD	Hounslow Central	00782/2A/P7	john.cooney@hounslow.gov.uk
Proposal	Erection of a front porch extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to appearance and character of area			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	9 Park Road, TW3 2EX	Hounslow South	00857/9/P4	john.cooney@hounslow.gov.uk
Proposal	Erection of a single storey rear infill extension and a single storey part side extension and conversion of garage to a habitable room			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to appearance of property and area - Harm to neighbours' living conditions <p>If the roof of the proposed converted garage is changed to a flat roof, the side infill extension's side eaves reduced to 2.1 metres and some side-facing windows removed, the application may be recommended for approval.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	177-179 Spring Grove Road, TW7 4BA	Hounslow Central	01048/177-179/P36	john.cooney@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and internal reconfiguration, new rear windows, bike storage, and entrance canopy and ramped access to existing building. Introduction of B1 domiciliary care agency office in east wing of existing building and retention of C2 supporting living facility in remainder of building			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Inappropriate location for employment use, not ancillary to existing use. 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	59 St Stephens Road, TW3 2BJ	Hounslow Heath	00992/59/P6	leon.machisa@hounslow.gov.uk
Proposal	Conversion of a house to two self-contained flats, the erection of two rear roof extensions and the installation of two windows to the front-facing roof slope			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The property does not have a minimum original footprint of 130 square metres as required by Local Plan Policy SC6. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The property has a minimum original footprint of 130 square metres, so conversion is acceptable in principle. - Would provide at least one family-sized unit at ground floor. - Acceptable living conditions, subject to safeguarding condition(s) and no harm to neighbours’. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	38 Kneller Gardens, TW7 7NW	Hounslow South	00671/38/P1	john.cooney@hounslow.gov.uk
Proposal	Erection of a single storey rear extension			
No. of submissions: 24	<u>Summary of objections</u> <ul style="list-style-type: none"> - Loss of green space and natural habitats - House in Multiple Occupation (HMO) would lead to increased noise and anti-social behaviour - HMO would increase traffic and parking pressure - HMO would detract from family-oriented character of community - HMO would lead to overcrowding in a small semi-detached house - HMO would cause drainage, waste and pollution issues - HMO will set precedent for future development - HMO will have high turnover of tenants and absentee landlord - HMO would place increased pressure on schools and health services <u>Summary of likely reasons for approval</u> <ul style="list-style-type: none"> - This application does not propose a change of use to HMO. - Extension would not harm appearance of property or area or neighbours' living conditions – conforms to the Residential Extension Guidelines. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	1, Bell Parade Bell Road, TW3 3NU	Hounslow Heath	00108/A1/P3	leon.machisa@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and a rear staircase			
No. of submissions: 31 (from 10 signatories)	<u>Summary of objections</u> <ul style="list-style-type: none"> - The staircase would not comply with Building Regulations and would be dangerous and not impair the safety others - It would be an eye sore and out of character with the surrounding area - Loss of privacy, outlook and private amenity - We are losing a far superior staircase to the one being offered - The materials would not match - Fails to demonstrate the site could accommodate satisfactory refuse and recycling provision - No regard to equality or accessibility for all users - No mention of the leaseholders on the planning application form - The applicant made a mess of the permission that was granted previously - Why is an extension of this size required for a barber shop? - It would be unsafe to use the other staircase as there are lots of rats and junkies sitting there and vehicles blocking the access - The applicant plans will reduce our stairs from general access to private access - The applicant is reducing the width of the stairs to under a meter and removing five of the twenty steps <u>Summary of reasons for approval</u> <ul style="list-style-type: none"> - The proposal would not appear out of place - The staircase would be accessed from the public footway on Grove Road. It would not impede pedestrian or vehicle safety. - Suitable refuse and recycling provision has been made <p>Note: Previously on week 8 (2018 list) for approval - but the application was not legally valid</p>			
Outcome	Delegated decision			

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

None

PENDING DECISIONS LIST**WEEK 13 2019****29 March 2019 to 5 April 2019****CHISWICK AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	20 Magnolia Road, W4 3QW	Chiswick Riverside	00723/20/P4	matthew.lambert@hounslow.gov.uk
Proposal	Retention of a rear roof extension			
No. of submissions: 5	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The addition is obtrusive with a raised ridge and materials which do not match the rest of the house - The addition would set a precedent for neighbouring properties, therefore disregarding the council's conservation area guidance - Materials differ from those at neighbouring properties - Other neighbours have needed to re-apply in order to comply with the guidelines. This should be applied in the interest of fairness <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, contrary to the Residential Extension Guidelines. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	21 Church Street, W4 2PH	Chiswick Homefields	00261/21/P7	abigail.mason-thompson@hounslow.gov.uk
Proposal	Retention of blocking up of side extension door and installation of front gate.			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Blocked up and concrete rendered door looks unfinished - Detrimental from the street scene <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 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	7 Eastbourne Road, W4 3EB	Chiswick Riverside	00381/7/P3	matthew.lambert@hounslow.gov.uk
Proposal	Erection of a single storey detached house at rear with associated parking and amenity space and access from Milnthorpe Road			
No. of submissions: 26 (22 separate objectors)	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The proposal would be visually out of keeping with the surrounding area - The proposal due to its positioning would cause harm to neighbouring properties - The proposal would provide sub-standard accommodation - Access would be limited on Milnthorpe Road due to the small size of the proposed entrance - The access path would cause continued disturbance toward neighbours - The siting of the house would be inappropriate in the event of a fire or other emergency - There is insufficient detail sewage and waste removal detail provided - The proposal would result in the loss of trees - Covenants on the properties are in place to mitigate proposals such as this <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the character of the Conservation Area. - Cramped and excessive development with substandard living conditions - Harm to trees in a conservation area - Unacceptable vehicle access 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	58 Riverview Grove, W4 3QP	Chiswick Riverside	00949/58/P2	matthew.lambert@hounslow.gov.uk
Proposal	Erection of a rear roof extension and single storey rear extension to replace conservatory			
No. of submissions:	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The roof additions would harm the character and appearance of the conservation area - The roof additions are not subservient to the roof face in which they are set 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	285A Chiswick High Road, W4 4HH	Turnham Green	00248/285A/P1	abigail.mason-thompson@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to ground floor flat			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> Noise disruption if the roof is to be used as a roof terrace <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> No harm to appearance of the area or neighbours' living conditions, complies with the Residential Extension Guidelines. A condition can be used to prevent the roof being used as a roof terrace. 			
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	20 Magnolia Road, W4 3QW	Chiswick Riverside	BWR/2017/00497	jack.savage@hounslow.gov.uk
Breach	Rear roof extension			
Proposed remedy	<p>Action:</p> <ul style="list-style-type: none"> Demolish the rear roof extension <p>Reason:</p> <ul style="list-style-type: none"> The rear roof extension is considered harmful to the Strand-on-the-Green Conservation Area, The extension is above the roof ridge line and the materials do not match the existing house. The development is contrary to the Local Plan Policies CC1, CC2, CC4 and SC7. 			
Outcome	Delegated decision			

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

Item	Address	Ward	Ref. No.	Case officer details
1	307 Vicarage Farm Road TW5 0DR	Heston Central	01151/307/P2	baldeep.chana@hounslow.gov.uk
Proposal	Formation of a vehicular access to front of a house			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Public safety compromises <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harmful to vehicle and pedestrian safety 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	58 Hogarth Gardens, TW5 0QT	Heston East	00613/58/P1	john.cooney@hounslow.gov.uk
Proposal	Erection of a first floor rear extension above a recently commenced single storey rear extension, and erection of a front porch and an outbuilding in rear garden for use as a gym			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Outbuilding would increase sense of enclosure to neighbours - Outbuilding may be rented out and create safety risks to neighbours <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Proposed porch would harm the street scene – contrary to the Residential Extension Guidelines <p>Note: If drawings are submitted which remove the porch, the application may be recommended for approval. No harm to neighbours</p> <ul style="list-style-type: none"> - outbuilding complies with the Residential Extension Guidelines 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	83 Cranford Lane, TW5 9HQ	Heston West	00315/83/P1	sam.smith@hounslow.gov.uk
Proposal	Erection of a single storey rear and side extension			
No. of submissions:	<u>Summary of likely reasons for refusal</u> - Size and scale would harm the appearance of house and the area contrary to Residential Extension Guidelines.			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

None

PENDING DECISIONS LIST

WEEK 13 2019
29 March 2019 to 5 April 2019

ISLEWORTH & BRENTFORD AREA**Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	65 Twickenham Road, TW7 6AR	Syon	01137/65/P1	john.cooney@hounslow.gov.uk
Proposal	Creation of a vehicular access to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Proposal would harm highway safety, free-flow of traffic and reasonable speeds along a classified road - Unacceptable loss of on-street parking spaces 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	172-174 Wood Lane, TW7 5EH	Osterley & Spring Grove	01225/172-174/P22	Kosma.nykiel@hounslow.gov.uk
Proposal	Erection of a two storey building with habitable rooms in the roof space consisting of nine self-contained flats with side access road, car and cycle parking, bin stores and associated works following the demolition of existing buildings			
No. of submissions: 4	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Too bulky - Harm to living conditions of the neighbours – overshadowing, excessive sense of enclosure - Substandard living accommodation - Loss of privacy - Insufficient parking and poor parking layout - Insufficient refuse storage - Increase in traffic - Increased pollution - Unprecedented crown roof, too many rooflights - The garden should not be subdivided - Poor stacking of units - Increased comings and goings - Inappropriate access/egress design - No details of CHP boilers <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Acceptable standard of accommodation - No harm to the appearance of the area, subject to amended elevations - No harm to neighbours - No harm to highway safety 			
Outcome	Called in for discussion by Cllr Louki			

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	262 Twickenham Road, TW7 7DT	Isleworth	COND/2018/00157	jack.savage@hounslow.gov.uk
Breach	Change of use from post office (Use Class A1) to one self-contained flat (Use Class C3)			
Proposed remedy	Action: <ul style="list-style-type: none"> Cease the use of the ground floor as a self-contained flat. Reason: The design of the front elevation together with the brick results in the building appearing as a prominent discordant feature to the detriment of the street scene, contrary to Local Plan Policies CC1 and CC2			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	262a Twickenham Road, TW7 7DT	Isleworth	COND/2018/00157	jack.savage@hounslow.gov.uk
Breach	Change of use from a training centre (Use Class D1) to one self-contained flat (Use Class C3)			
Proposed remedy	Action: <ul style="list-style-type: none"> Cease the use of the upper floor as a self-contained flat Reason: The single aspect layout of the unit is not ventilated by natural cross ventilation and therefore has less capacity to deal with overheating, contrary to Standard 29 of the Housing SPG (2016).			
Outcome	Delegated decision			

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
