

PENDING DECISIONS LIST**WEEK 52 2018****21 December 2018 to 4 January 2019****BEDFONT, FELTHAM & HANWORTH AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	385 Staines Road, TW14 9HA	Feltham North	01054/385/P4	leon.machisa@hounslow.gov.uk
Proposal	Erection of a two storey side and part two storey part single storey rear extension to the house with associated bin and bike store and alterations of the existing outbuilding to provide a study room			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Primary living accommodation such as a bathroom would not be allowed. - Any approval should be conditional on the removal of the bathroom. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the character and appearance of the property and the surrounding area. <p>Note: If amended plans are received, that set the ground floor part of the two storey side extension back by a metre, remove the bathroom facilities and ensure all side windows in the extensions are fitted with obscure glass and non-opening below 1.7 metres above the floor, the application may be approved under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	93 Cygnet Avenue, TW14 0DU	Feltham North	00331/93/P8	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a two storey side, single storey rear and rear roof extension to allow the conversion of the house into three flats with associated cycle and car parking			
No. of submissions: 1	<p><u>Summary of objections:</u></p> <ul style="list-style-type: none"> - Fails to comply with Local Plan Policy SC7 (e) – does not harmonise with adjoining properties and does not maintain the character and amenity of private spaces. - Fails to comply with Local Plan Policy SC7 (g) – overdevelops the site in terms of mass and density. - Fails to comply with Local Plan Policy SC7 (h) – does not respect the surrounding established context including the quality and size of gardens - Local Plan Policy SC1 (g) confirms “a presumption against the development of self-contained residential units within the curtilage of existing dwellings where the proposal would be in conflict with other policies in the Local Plan”. <p><u>Summary of reasons for refusal:</u></p> <ul style="list-style-type: none"> - Inadequate size (less than 130 square metres) for conversion harmful to character of the area. - Substandard living accommodation and lack of a ground floor family dwelling. - The extensions are considered to dominate the site and detract from the character of the property and street scene contrary to Local Plan policies CC1 and CC2. - The rear extension given its depth would harm neighbours living conditions contrary to Local Plan policy CC2. - The proposed crossover to the front of the site is contrary to Residential Crossovers and Off-Street Parking Policy. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	200 Hampton Road West, TW13 6BG	Hanworth	00550/200/P2	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a roof extension to create an additional one bedroom flat			
No. of submissions: 0	<p><u>Summary of reasons for refusal:</u></p> <ul style="list-style-type: none"> - Out of character and would dominate the site and detract from the character of the property and street scene - Sub-standard living accommodation. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	51 Grove Crescent, TW13 6NB	Hanworth	00524/51/P6	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a detached outbuilding in rear garden (partly constructed)			
No. of submissions: 2	<p><u>Summary of objections:</u></p> <ul style="list-style-type: none"> - The footprint of the building is 64 sq.m which is larger than the footprint of the main dwelling (48 square metres). The outbuilding is therefore not incidental to the main dwelling as required by the REGs. - The outbuilding includes a bathroom. The bathroom is primary living accommodation not permitted by the Council's REGs. - The inclusion of a bathroom would enable future use as a beds in sheds facility <p><u>Summary of reasons for refusal:</u></p> <ul style="list-style-type: none"> - Outbuilding footprint is excessive and would be an overbearing and dominating feature to the rear garden. - The outbuilding would harm neighbours outlook. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	20 North Road, TW14 8JB	Bedfont	00817/20/P2	Matthew.lambert@hounslow.gov.uk
Proposal	Erection of a two storey side extension and single storey front and rear extensions			
No. of submissions: 2	<p><u>Summary of objections:</u></p> <ul style="list-style-type: none"> - Loss of privacy to neighbouring properties at the side/rear <p><u>Summary of reasons for refusal:</u></p> <ul style="list-style-type: none"> - Harm to the character and appearance of the area <p>Note: If amended plans are received, that demonstrate a set-back of the ground floor element of two-storey side extension, and a porch which is no deeper than examples at no's 14, 16 and 18, the application may be approved under delegated authority.</p>			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	47-52 Loxwood Close, TW14 8SQ	Bedfont	01605/47-52/P2	leon.machisa@hounslow.gov.uk
Proposal	Replacement of the double-glazed painted timber top hung sash windows in white with uPVC double glazed top hung sash windows in white to all the flats			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - I do not give permission for my windows to be replaced <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - No harm to the character of the property or area and residential amenity. 			
Outcome	Delegated decision			

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

None

PENDING DECISIONS LIST**WEEK 52 2018****21 December 2018 to 4 January 2019****CENTRAL HOUNSLOW AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	111 Heath Road, TW3 2NP	Hounslow South	00586/111/P4	john.cooney@hounslow.gov.uk
Proposal	Erection of a two storey side extension and a single storey rear extension			
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' outlook 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
	18 Station Road, TW3 2AH	Hounslow Heath	01066/18/P10	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a front porch and a single storey side extension to the house			
No. of submissions: 0	<u>Summary of reasons for refusal:</u> <ul style="list-style-type: none"> - Harm to the street scene. 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections**None**

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Hounslow Heath Golf Course, Staines Road, TW4 5DS	Hounslow Heath	01054/H/P39	Kiri.Shuttleworth@hounslow.gov.uk
Summary	<p>Amendments to the clubhouse approved under reference 01054/H/P38.</p> <p>Erection of a golf centre with associated access and car parking. Additions to an approved scheme to expand the golf clubhouse, including new indoor golf centre and to add an additional storey to driving range to create a two storey facility</p> <p>This application will be presented to Planning Committee on 10th January 2019.</p>			
Outcome	To be presented at the January Planning Committee			

Breaches of Planning Control where Enforcement is to be undertaken

None

PENDING DECISIONS LIST**WEEK 52 2018****21 December 2018 to 4 January 2019****CHISWICK AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	74 Dukes Avenue, W4 2AF	Turnham Green	00371/74/P8	eamon.cassidy@hounslow.gov.uk
Proposal	Variation of condition 2 (approved plans) to allow amendments to the fenestration and finishes of planning permission 00371/74/P6 approved 20 April 2018 under appeal APP/F5540/D/17/3189119 for the variation of condition 2 (approved plans) to provide a new roof shape and amendments to two first floor rear windows following planning permission 00371/74/P3 dated 10/3/2016 for erection of two single storey rear extensions to the house.			
No. of submissions: 1	<u>Summary of objections</u> - The use of render will mean these extensions are not visually subservient or subordinate to the main building as per the original consent. <u>Summary of likely reasons for refusal</u> - Harm to the character and appearance of the site and surrounding area.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	11-13 Thames Road, W4 3PL	Chiswick Riverside	01116/11-13/P3	leo.hall@hounslow.gov.uk
Proposal	Erection of a first floor rear extension to the public house, with a new kitchen extract and 'weaved fence' screening along the rear elevation.			
No. of submissions: 7	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Harm to the conservation area - Does not incorporate air conditioning units - More noise from the pub - More congestion resulting from increased capacity <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the character and appearance of the building and the Conservation Area. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	8 Wellesley Road, W4 4BL	Turnham Green	01177/8/P1	jessie.rotrand@hounslow.gov.uk
Proposal	Erection of a part two storey, part single storey rear extension with alteration to the existing two storey rear projecting, removal of rear chimney stack, a single storey side extension, a rear roof extension, two roof lights to front elevation, three roof lights to the rear elevation, one roof light to each flank elevation, an air conditioning unit on the flank elevation and alteration to ground floor and first floor flank windows.			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Overshadowing, loss of light and outlook to neighbouring property - Infringement of Rights to Light to neighbouring property - Objection to door in the side extension adjoining neighbouring property and objection to 0.2m gap between application site and neighbouring property - Single storey rear extension would be disproportionate and does not relate to the size of the property <p><u>Summary of likely reasons for Refusal</u></p> <ul style="list-style-type: none"> - Harm to neighbours' living conditions <p>Note: If amended plans are received to remove the first floor element of the rear extension from the proposal then the application will be recommended for approval under delegated powers.</p>			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	15 Bath Road W4 1LJ	Chiswick Homefields	00084/15/P3	matthew.lambert@hounslow.gov.uk
Proposal	Replacing the front gates with an electric folding wooden gate, and setting a temporary (for 3 years) wooden fence on the gate and the existing brick wall at the front of the property. In the course of that, removing the pillar that separates the present pedestrian gate and vehicle gate <i>(Note – previously appeared on line under either reference 00083/15/P1 due to a clerical error)</i>			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Harm to street scene <p><u>Summary of likely reasons for Approval</u></p> <ul style="list-style-type: none"> - Supporting information from the applicant indicates a need for the proposal for a temporary period, after which the fence can return to its previous form, and this can be secured by planning condition. As such temporary installation is considered acceptable 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	3-8 Devonhurst Place, W4 4JB	Turnham Green	00590/3-8/P4	sam.smith@hounslow.gov.uk
Proposal	External alterations to the third floor elevations to straighten walls (no floorspace increase) and removal of roof clutter.			
No. of submissions: 19	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Building would be too high/design out of character/overbearing - Harm to the Turnham Green Conservation Area/Heritage Assets - Overdevelopment of site/increased density - Concerns with materials - Note no balconies proposed - Loss of light/outlook/views/increased overshadowing - Harm to privacy - Inadequate separation distance between existing buildings - Increased parking (<i>Officer Note: Not material to this proposal</i>) - Increased traffic/congestion/demand for public transport (<i>Officer Note: Not material to this proposal</i>) - Poor access for Emergency Services (<i>Officer Note: Not material to this proposal</i>) - Inadequate Social Infrastructure (Schools, GPs, Dentists etc) (<i>Officer Note: Not material to this proposal</i>) - Waste of Local Authority Resources - Concerns about planning process/reliability of information - <u>Summary of likely reasons for Approval</u> - No harm to the character and appearance of the host property or Conservation Area. - No harm to neighbours' living conditions. <p>This application will be presented to January Planning Committee due to significant public interest</p>			
Outcome	To be presented at the January Planning Committee			

Item	Address	Ward	Ref. No.	Case officer details
3	3-8 Devonhurst Place, W4 4JB	Turnham Green	00590/3-8/P5	sam.smith@hounslow.gov.uk
Proposal	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: 57	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Building would be too high/design out of character; poor materials proposed; harm to Turnham Green Conservation Area - Overdevelopment of site/increased density - Lack of amenity space - Loss of light/outlook/views/increased overshadowing/privacy/increased noise - Light pollution/glare from solar panels - Increased parking/Increased traffic/congestion/public transport pressures - Poor access for Emergency Services - Inadequate waste/recycling facilities - Precedent set. - Ground stability in the area poor/impact on courtyard area of Devonhurst Place - Previous planning history did not permit extra height - Disruption from Construction - Negative impact on health/uncontrolled fumes and emissions - Inadequate Social Infrastructure (Schools, GPs, Dentists etc) - Lack of affordable housing - Concerns about planning process/reliability of information - Failure to engage with residents - Loss of property value <p><u>Summary of likely reasons for Approval</u></p> <ul style="list-style-type: none"> - Delivery of family-sized housing in a sustainable location in accordance with Local Plan Policy SC1. - No harm to the character and appearance of the host property or Conservation Area in accordance with Local Plan Policies CC1, CC2, CC4 and SC7. - No unacceptable harm to neighbours living conditions in accordance with Local Plan Policy CC2. - No unacceptable impact on highway network/transportation or servicing subject to conditions in accordance with Local Plan Policy EC2. <p>This application will be presented to January Planning Committee due to significant public interest</p>			

Outcome	To be presented at the January Planning Committee
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Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

None

PENDING DECISIONS LIST**WEEK 52 2018****21 December 2018 to 4 January 2019****HESTON & CRANFORD AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	22A Kings Avenue, TW3 4BL	Heston East	00662/22A/P2	john.cooney@hounslow.gov.uk
Proposal	Demolition of existing bungalow and erection of a three storey block consisting of four flats with amenity space and parking			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Intensification may breach terms of Right of Way through neighbouring property - Excessive scale of proposal - Noise and disturbance to neighbours during construction - Risk to safety and security of neighbours - Increased parking pressure in surrounding area <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to appearance of area through excessive size and scale, and poor design. - Harm to neighbours' living conditions - Failure to demonstrate compliance with Energy and Sustainability policies - Failure to demonstrate impact on local parking pressure would be acceptable. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	Adjoining 23 Walnut Tree Road, TW5 0LP	Heston East	01163/adj23/P3	john.cooney@hounslow.gov.uk
Proposal	Outline application for erection of two buildings arranged over two floors with accommodation in roof space comprising four, two bedroom flats and two, one bedroom flats together with four car parking spaces, with some matters reserved (matters to be determined: Access, Layout and Scale)			
No. of submissions: 10	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Poor Design, harmful to context and character of area - Overdevelopment of site and loss of garden space - Overcrowding of street - Insufficient layout and amenity space for occupants - Increased parking pressure in area - Increased noise and disturbance to neighbouring residents <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to appearance of area through excessive size and scale, and poor design. - Poor quality of accommodation for future occupants - Harm to pedestrian and highway safety 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	71 Upper Sutton Lane, TW5 0QA	Heston East	01143/71/P2	daniel.hughes@hounslow.gov.uk
Proposal	Erection of front and side garden walls to the house.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Obstructs adjoining access - Harms highway and pedestrian safety <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to pedestrians and vehicles using the adjoining highway. 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	33-35 Jersey Road, TW3 4BQ	Heston East	00647/33-35/P2	kosma.nykiel@hounslow.gov.uk
Proposal	Joint application for a two storey rear extension to No 33 and a part two storey rear extension to No 35			
No. of submissions: 0	<p>Note: The application was previously put on the Pending List Week 48 with recommendation for refusal, however the application has been amended and the applicant has committed to signing a legal agreement to ensure the implementation of both extensions simultaneously.</p> <p><u>Summary of 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, subject to a binding legal agreement secured via a condition 			
Outcome	Delegated decision			

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

None

PENDING DECISIONS LIST**WEEK 52 2018****21 December 2018 to 4 January 2019****ISLEWORTH & BRENTFORD AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	112 Linkfield Road, TW7 6QJ	Syon	00702/112/P4	john.cooney@hounslow.gov.uk
Proposal	Erection of a part two storey, part single storey rear extension			
No. of submissions: 1	<u>Summary of objections</u> - Loss of light and outlook to neighbours <u>Summary of likely reasons for refusal</u> - Harm to appearance of house and area. - Harm to neighbours' living conditions			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	11 Wood Lane, TW7 5EF	Osterley & Spring Grove	01225/11/P12	john.cooney@hounslow.gov.uk
Proposal	Erection of single storey side infill and rear extensions.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to character of property and surrounding area. Note: If the side infill extension is removed from the proposal, the application may be recommended for approval.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	8 Hamilton Road, TW8 0QE	Brentford	00547/8/P4	jessie.rotrand@hounslow.gov.uk
Proposal	Erection of a rear roof extension with juliet balcony, a second storey outrigger roof extension, the raising of the roof parapet walls, two roof windows to front elevation, two roof windows to the rear outrigger, and a single storey rear and side infill extension.			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the character and appearance of the host property and Conservation Area. - Harm to neighbours' living conditions <p>Note: If amended plans remove the outrigger roof extension, reduce the dormer to comply with the Residential Extension Guidelines, remove the wrap-around section of the extension, and reduce the height on the boundary to no more than two metres, 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	Old Fire Station, 55 High Street, TW8	Syon	00607/55/P7 & L5	kosma.nykiel@hounslow.gov.uk
Proposal	Retrospective application for boundary treatment to outdoor seated area to the restaurant.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The proposed railing harms the appearance of the listed building and the area. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The application was recommended for refusal on the Week 49 List. However, the amended proposal would change the colour of the poles into black and would remove the red band from the front windows. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	1-2 The Pavement, South Street, TW7 7BG	Isleworth	01031/1-2/P1	kosma.nykiel@hounslow.gov.uk
Proposal	Internal and external refurbishment and redevelopment works to create a retail unit with residential unit above, including replacement shopfront to South Street Elevation. Demolition of rear outrigger and erection of two storey extension plus roof space to create a residential townhouse to Algar Road elevation.			
No. of submissions: 3 (1 support)	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Unclear whether the unit will be A1 or A3 - Opening hours not specified - Built over right of way - Loss of light - Gable roof is not in keeping with the rest of the street - Overdevelopment - Restricted vehicle turning on Algar Road <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Would preserve the character and appearance of the conservation area - Would offer appropriate living standard for the prospective occupiers - There would be no unacceptable loss of light, privacy or outlook 			
Outcome	Delegated decision			

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

None

PENDING DECISIONS LIST

WEEK 52 2018

21 December 2018 to 4 January 2019

Development on Council Land

None

PENDING DECISIONS LIST

WEEK 52 2018

21 December 2018 to 4 January 2019

Tree Preservation Orders with objections

None
