

PENDING DECISIONS LIST**WEEK 29 2018****13 July 2018 to 20 July 2018****BEDFONT, FELTHAM & HANWORTH AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	13 Shakespeare Way, TW13 7PE	Hanworth Park	01007/13/P7	leon.machisa@hounslow.gov.uk
Proposal	Erection of a rear roof extension with hip to gable conversion and two roof windows to front elevation. Erection of a first floor side extension and a single storey rear extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to neighbours' living conditions.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	53 Imperial Road, TW14 8AE	Bedfont	00636/53/P2	walter.hawkins@hounslow.gov.uk
Proposal	Erection of a single storey side/rear extension to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to the living conditions of No. 51 through loss of light and outlook.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	117-119 Northumberland Crescent, TW14 9SP	Bedfont	00820/117-119/P1	walter.hawkins@hounslow.gov.uk
Proposal	Joint application for erection of a first floor rear extension to no.119 and a part single storey, part two storey rear extension and a front porch extension to no.117.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the appearance of the properties and surrounding area. - Harm to the living conditions of neighbouring residents. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	30 Guildford Avenue, TW13 4EW	Feltham West	00533/30/P2	leon.machisa@hounslow.gov.uk
Proposal	Erection of a 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"> - Harm to the living conditions of neighbouring residents. <p><u>Note:</u> if amended plans show a depth of 3.05m from the original rear wall of the house in accordance with the Guidelines, the application may be approved under delegated authority.</p>			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
None				

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Feltham Railway Station, Station Approach, Feltham, TW13 4BY	Feltham West	00609/Q/P17	Matthew.rees@hounslow.gov.uk
Summary	<p>Proposal: Variation of Condition 3 (approved plans) to allow changes to the design and layout of the northern section of the ramp and height of the bridge of planning permission 00609/Q/P14 for Minor-Material Amendment to the design and layout of northern ramp and minor increase in height of the shared (cycle and pedestrian) bridge.</p> <p>Two letters of objection were received raising concerns over bicycle access and health and safety.</p> <p>This recommendation is to approve this scheme under delegated powers.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	2-12 Hanworth Library, Hampton Road West, TW13 6AW	Hanworth	00550/N/P4	eamon.cassidy@hounslow.gov.uk
Summary	<p>Proposal: Variation of Condition 3 (approved plans and proposals) Condition 18 (energy strategy) of planning permission 00550/N/P3 dated 19/11/2015 for The demolition of existing library and erection of a part five, part four and part three storey building to provide 35 new self contained residential units with associated parking and amenity facilities.</p> <p>The development as built includes a 26.9% reduction in emission on Building Regulations Part L 2013 as opposed to the approved 35% reduction. The proposal seeks to vary the approved energy strategy and make a contribution of £5,904.60 to the Council's Carbon Offset Fund.</p> <p>Recommendation: Approve under delegated powers.</p>			
Outcome				

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
None				

PENDING DECISIONS LIST

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

Item	Address	Ward	Ref. No.	Case officer details
1	41 Bath Road, Hounslow, TW3 3DZ	Hounslow West	00083/41/P6	Matthew.rees@hounslow.gov.uk
Proposal	Change of use from a residential care home (Use Class C2) to a guest house (Use Class C1)			
No. of submissions: 0	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of a community facility - Health and Safety - Impact on parking and turning - Noise and disturbance to neighbours - Questioning the need for the development - A number of concerns were raised with potential inaccuracies in the details of the submission and that building work had commenced <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Loss of a community facility 			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
None				

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	12 – 32 Lampton Road, Hounslow TW3 1JH	Hounslow West	00676/12-32/P5	Matthew.rees@hounslow.gov.uk
Summary	<p>Proposal: Erection of a 3 to 8 storey building comprising 77 residential units (C3 use) with associated communal amenity space and car parking</p> <p>No letters of objection have been received.</p> <p>The recommendation is to refuse this application under delegated authority due to the standard and mix of accommodation proposed.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	Shalimar Hotel, 215 – 223 Staines Road, Hounslow, TW3 3JJ	Hounslow West	01054/215-223/P18	Matthew.rees@hounslow.gov.uk
Summary	<p>Proposal: Demolition of existing buildings and the erection of a part three part four storey building (Block A) to the front and a five storey building (Block B) to the rear of the site providing a total of 49 residential units comprising 6 studio apartments, 15 one bed flats and 28 two bed flats situated around a central courtyard, providing 4 Blue Badge car parking spaces at ground floor level, communal amenity space at ground floor and roof level to Block A, associated access off Staines Road and landscaping.</p> <p>3 letters of objection were received raising concerns over impact on parking. One letter of observation was received suggesting pavement bollards.</p> <p>The recommendation is to refuse this application under delegated authority due to the standard and mix of accommodation proposed.</p>			
Outcome				

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	93 Whitton Road, Hounslow, TW3 2EH	Hounslow South	BWC/201700442	Laura.Fisk@hounslow.gov.uk
Breach	Unauthorised erection of a single storey rear extension			
Proposed remedy	<p><u>Remedy:</u> Demolish the rear extension and remove all resultant debris</p> <p><u>Reason:</u> The extension by reason of its design and appearance results in an intrusive development which is out of character with the prevailing pattern of development in the locality, as well as having a serious adverse effect on the visual amenity of the neighbouring residents. This development is therefore contrary to Local Plan policies CC1 and CC2.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	16 Cambridge Road, TW4 7BS	Hounslow West	MULT/2018/00234	Rupinder.dhoot@hounslow.gov.uk
Breach	Use of outbuilding as self-contained residential unit			
Proposed remedy	<p>Remedy:</p> <ul style="list-style-type: none"> • Cease the use of the outbuilding as a self- contained residential unit • Removal all kitchen and kitchen related facilities • Removal all bathroom and bathroom related facilities • Remove all resultant debris from the land <p>Reason: Poor quality of living accommodation and lack of private amenity space contrary to Local Plan policy SC5 and the London Plan Impact on neighbours living conditions through a loss of privacy and overlooking contrary to Local Plan policy CC2</p>			
Outcome				

PENDING DECISIONS LIST**WEEK 29 2018****13 July 2018 to 20 July 2018****CHISWICK AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	The William Hogarth Primary School, Duke Road, W4 2JR	Turnham Green	00373/C/S2	Jessie.rotrand@hounslow.gov.uk
Proposal	Replacement of the perimeter fencing and gates including the setting back and widening of the access at Devonshire Street.			
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 area. Note: If amended plans propose alternative fencing, in keeping with the street scene, to the Caretakers House, approval under delegated powers may be authorised.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	11 Devonshire Gardens, W4 3TN	Chiswick Riverside	00352/11/P3	sam.smith@hounslow.gov.uk
Proposal	Erection of a side roof extension, alterations to existing rear roof extension and alterations and re-positioning of front roof extension with additional roof window			
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 within the Grove Park Conservation Area. Note: If amended plans remove the changes to the front roof extension and reduce the size of the side roof extension, approval under delegated powers may be recommended.			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	176 Devonshire Road, W4 2AW	Chiswick Homefields	00354/176/P2	ollie.jones@hounslow.gov.uk
Proposal	Formation of basement with front and rear lightwells, a single storey side infill extension with balustrade to rear and installation of solar panels to rear roof elevation			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Opposed in principle to the construction of basements - No visible sign of the planning application near the property and the site is already boarded up which suggest that works have started. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - No harm to the character and appearance of the dwelling, street scene or surrounding area - No harm to neighbours' living conditions 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	Staithe House, Chiswick Mall, W4 2PR	Chiswick Homefields	00250/AM/P9	ollie.jones@hounslow.gov.uk
Proposal	Erection of a two storey garden house to replace existing with formation of basement below			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Concerns about the use of the proposed building - Noise of construction - Basement does not adhere to the Council's planning guidance on outbuildings - Appeal decision from previous decision has been disregarded - Addition of basement and large bedrooms and bathrooms will create noise and general disruption - Harm to tree at Orchard House with no detail or specific drawings to indicate how the root system can be protected - Contrary to NPPF <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Amended plans have removed the inclusion of all primary living facilities and condition would be attached to the permission to safeguard the use to those which are ancillary to the dwellinghouse - Safeguarding condition would be attached ensuring that the tree protection strategies are implemented in accordance with those set out in the submitted Arborculturalist Report. It is not considered that any trees with Tree Preservation Orders would be harmed. - Character and appearance of the Old Chiswick Conservation Area would be preserved. - No unacceptable levels of harm to the living conditions of neighbours' – a safeguarding condition would control the hours of construction in order to prevent any unacceptable levels of noise and disturbance during the construction period. 			
Outcome				

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

None

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	46 Firs Drive, TW5 9TD	Cranford	00452/46/P1	walter.hawkins@hounslow.gov.uk
Proposal	Erection of a two storey side extension following the demolition of the existing garage and the erection of a part single storey, part two storey rear extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to the character and appearance of the Conservation Area. Note: this application was placed on the Pending List (Week 26) also for refusal. The applicant wishes to receive refusal based on the originally submitted plans which included a two-storey side extension.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	8 St Leonards Gardens, Hounslow, TW5 9DH	Heston Central	00983/8/P2	Adam.ali@hounslow.gov.uk
Proposal	Erection of a single storey outbuilding for use as gym, games room and garage			
No. of submissions: 1	<u>Summary of objections</u> - Proposal includes a bathroom contrary to extension guidelines (2017) <u>Summary of likely reasons for refusal</u> - Harm to the character and appearance of the area and subject property contrary to extension guidelines (2017) and Local Plan Policies CC1 (Context and Character), CC2 (Urban Design and Architecture) and SC7 (Residential Extensions and Alterations). Note: if amended plans remove the bathroom, and set the outbuilding in from the rear boundary by a metre then the application may be recommended for approval.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	16 Legrace Avenue, TW4 7RS	Cranford	00689/16/P4	leon.machisa@hounslow.gov.uk
Proposal	Retrospective application for erection of a two storey side extension			
No. of submissions: 2	<u>Summary of objections</u> <ul style="list-style-type: none"> - Loss of light - Noise nuisance - Concern that the extensions have facilitated the subdivision of the property for letting <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the character and appearance of the house and of the area. 			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	5-8 Noble Corner, Great West Road, TW5 0PA	Heston East	00505/AV5-8/P3	melek.ergen@hounslow.gov.uk
Proposal	Variation of Condition 3 to remove the wording 'grilling and toasting of pre-cooked bread and pastry products (including waffles)' of planning permission 00505/AV5-8/P2 dated 10/04/2018 for Removal of Condition 3 of planning application 00505/AV5-8/P1 dated 05/01/17 for Change of use of the existing premises from shop (A1 use) to restaurant and cafe (A3 use).			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - There is no clarification to the extent of the use. <u>Summary of likely reasons for approval</u> <ul style="list-style-type: none"> - The café would be able to cook waffles, crepes and pre-cooked bread products as originally intended. - There would be no harm to the neighbouring amenities. 			
Outcome				

Major Applications

None

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	201 Great West Road Hounslow TW5 0DQ	Heston Central	CURE/2016/00768	faisal.queshi@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 self-contained flats • Remove one of the kitchens 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				

Item	Address	Ward	Ref. No.	Case officer details
1	16 Legrace Avenue, TW4 7RS	Heston Central	MULT/2018/00008	baldeep.chana@hounslow.gov.uk
Breach	Two storey side extension not in accordance to approved plans			
Proposed remedy	<p>Demolish the two storey side extension</p> <p>Or</p> <p>Build it accordance to an approved plans</p>			
Outcome				

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	84 Octavia Road, Isleworth, TW7 6JP	Isleworth	00829/84/P1	Adam.ali@hounslow.gov.uk
Proposal	Erection of single storey outbuilding			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none">- A condition needs to be attached to ensure proposed development is not used as a separate residence <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none">- Harm to character and appearance of subject property and street scene with the outbuilding projecting out beyond the building line of the neighbouring property. <p>Note: If amended plans set the outbuilding back from the western boundary so that it does not project forward of the building line of the neighbouring no 82 then the application may be recommended for approval.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	720 Great West Road, Isleworth, TW7 5LT	Osterley & Spring Grove	00505/720/P1	Adam.ali@hounslow.gov.uk
Proposal	Erection of a single storey side and part rear 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 area and subject property contrary to extension guidelines (2017) and Local Plan Policies CC1 (Context and Character), CC2 (Urban Design and Architecture) and SC7 (Residential Extensions and Alterations). <p>Note: if amended plans set the proposal in from the boundary, set it back from the front and rear wall by a metre and change the scale and design of the windows in the front elevation to match those of the original house then the application may be recommended for approval.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	46 Chestnut Avenue, TW8 9PY	Brentford	00245/46/P2	Jessie.rotrand@hounslow.gov.uk
Proposal	Erection of 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 the living conditions of adjoining property no. 48, contrary to the Residential Extension Guidelines <p>Note: If amended plans reduce the extension to 3.05m, approval under delegated powers may be authorised.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	Lakeside Mental Health Unit, West Middlesex Hospital, Twickenham Road, TW7 6AG	Syon	01137/E/P73	George.clarke@hounslow.gov.uk
Proposal	Erection of a new fence and hard standing to form a new refuse holding compound			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Would block light to the ground floor of the building - Nuisance through creation of smell, rodents, noise and also a fire hazard <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The proposed location is inappropriate and would cause harm to street scene. 			
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

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
