

PENDING DECISIONS LIST

WEEK 24 2018

8 June 2018 to 15 June 2018

BEDFONT, FELTHAM & HANWORTH AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	5 Newgate Close, TW13 5LG	Hanworth	00796/5/P3	leo.hall@hounslow.gov.uk
Proposal	Erection of a single storey rear infill extension and 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 character and appearance of the house and surrounding area and the living conditions of the neighbouring occupiers <p>Note: If amended plans remove the ground floor front extension, the application would likely be recommended for approval under delegated powers.</p>			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	8 Seymour Gardens, TW13 7PQ	Hanworth Park	01004/8/P1	walter.hawkins@hounslow.gov.uk
Proposal	Erection of three side roof extensions with six roof windows, a two storey rear extension, a detached single storey outbuilding, and the conversion of garage into habitable room including a front bay window extension.			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Outbuilding fails to comply with the Local Plan. <u>Summary of reasons for approval</u> <ul style="list-style-type: none"> - No unacceptable effect on neighbouring properties or the character and appearance of the area. 			
Outcome				

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	1 Meadow Road, TW13 5JB	Hanworth Park	CUCO/2017/00211	jack.savage@hounslow.gov.uk
Breach	Change of use to property as a mixed use - single house (C3) and storage for a window glazing business (B8)			
Proposed remedy	<p>Action:</p> <ul style="list-style-type: none"> • Cessation of the unauthorised storage of windows non-incidental to the residential use. • Remove all window materials and components and tools associated with the window glazing business. • Remove all resultant debris from the land. <p>Reason:</p> <ul style="list-style-type: none"> • The unauthorised change of use from the site from a single house to a mixed-use of a single house, storage of a window glazing business detracts from the residential character and appearance of the residential unit and the street scene, This is therefore contrary to Local Plan policies CC1, CC2, EQ5, ED1, 1IMP2 			
Outcome				

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	205 Heath Road, TW3 2NU	Hounslow South	00586/205/P4	gareth.david@hounslow.gov.uk
Proposal	Erection of a part first floor rear and 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 neighbours' living conditions - Harm to the appearance of the area, contrary to the Residential Extension Guidelines 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	131 Kingsley Road, TW3 4AJ	Hounslow Central	00667/131/P1	george.clarke@hounslow.gov.uk
Proposal	Conversion of single storey outbuilding into a self-contained guest suite to be used as ancillary to main house			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - The proposal would allow residential use contrary to the REGs <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The proposed use would not be incidental to the main house and is likely to cause disturbance to neighbours as well as harm to the character of the area. 			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	21 Lampton Park Road, TW3 4HS	Hounslow Central	00675/21/P1	adam.ali@hounslow.gov.uk
Proposal	Erection of a single storey detached outbuilding at the rear of the house			
No. of submissions:	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Proposal has been designed in a way that facilitates use of the premises as an independent residential unit. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Proposal complies with the Residential Extension Guidelines (2017) - Proposed use as a gym is considered incidental. - While the proposal would include a sauna and wet room, a condition will be attached to ensure no primary living accommodation/associated facilities are later installed such as a bedroom or kitchen. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	168 Heath Road, TW3 2NS	Hounslow South	00586/168/P2	kosma.nykiel@hounslow.gov.uk
Proposal	Erection of a single storey outbuilding to the rear of the house.			
No. of submissions:	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The outbuilding could be used as beds in sheds facility - Would not be incidental to the main building <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The amended plans has removed the shower - No harm to neighbours' living condition - No harm to appearance of the area 			
Outcome				

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	160 Pears Road, TW3 1SJ	Hounslow Central	OUTR/2018/00058	jack.savage@hounslow.gov.uk
Breach	Use of an outbuilding as a separate self-contained residential unit			
Proposed remedy	<p>Action:</p> <ul style="list-style-type: none"> • Cease the use of the outbuilding as a separate residential dwelling • Remove the bathroom and associated bathroom facilities • Remove the kitchen and associated kitchen facilities. • Remove all the resultant debris from the land. <p>Reason:</p> <ul style="list-style-type: none"> • The unauthorised use of the outbuilding as a separated residential unit has a detrimental impact on the living conditions of the neighbouring properties in terms of privacy, general noise and disturbance. • The use of the outbuilding has a detrimental impact on current and future occupiers in terms of substandard provision internal and external space. • The use of the outbuilding does not include provision within the layout of new development for sorting, recycling and processing waste materials likely to arise from the use of the outbuilding for both refuse and recovery. • There are no adequate means of separated vehicular and pedestrian access to the non- incidental and self-contained residential outbuilding. • The use of the outbuilding is contrary to Local Plan policies CC1, CC2, SC5, SC7, EQ5, EQ7 and EC2. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	236 Whitton Dene , TW7 7LU	Hounslow South	CUCO/2018/00101	jack.savage@hounslow.gov.uk
Breach	Change of use to the property as a mixed use - single house (C3) and motor vehicle repairs and scrapyard (sui generis use)			
Proposed remedy	<p>Action:</p> <ul style="list-style-type: none"> • Cessation of the unauthorised storage of vehicles non-incidental to the residential use and the use of the premises as a scrapyard. • Remove all motor vehicles and motor vehicle components and tools not associated with the parking of vehicles for the residential use of the single house. • Remove all resultant debris from the land. <p>Reason:</p> <ul style="list-style-type: none"> • The unauthorised change of use of the site from a single house (use class C3) to a mixed use of a single house (C3), motor vehicle repairs and scrapyard (sui generis use) results in an over-intensive use of the site and adversely affects the existing and neighbouring occupiers of the residential properties. This is contrary to Local Plan policies CC1, CC2, EQ5 and EQ8. 			
Outcome				

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CHISWICK AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	62 Park Road, W4 3HH	Chiswick Riverside	01255/62/P9	sam.smith@hounslow.gov.uk
Proposal	Erection of a two storey side extension with associated roof alterations including enlargement of existing rear roof extension and additional roof windows, installation of a front canopy, installation of replacement windows and increase in length of the front boundary wall to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Fails to preserve or enhance the Chiswick House Conservation Area. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	32 Burlington Road, W4 4BG	Turnham Green	00177/32/P8	john.cooney@hounslow.gov.uk
Proposal	Variation of condition 2 (approved plans) to allow the addition of a sliding vehicular gate and a small pedestrian gate of planning permission 00177/32/P7 approved 10/04/2018 for the creation of a basement incorporating three side light wells and two front light wells, erection of a single storey side extension with two roof windows and balustrade to light well below, replacement side conservatory and roof extension between existing gable roofs incorporating two front circular windows, several roof windows, and flat roof solar panels to the house.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Would harm the open character of the street scene. 			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	25 Cedars Road, W4 3JP	Chiswick Riverside	00226/25/P5	tom.bradfield@hounslow.gov.uk
Proposal	Erection of two single storey rear extensions to either side of existing two-storey rear extension with lightwell courtyards to rear facade			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Overbearing - Harm to character and appearance of the area <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Size and scale that would not result in any harm to neighbours or the character and appearance of the area 			
Outcome				
Item	Address	Ward	Ref. No.	Case officer details
2	8 Bailey Mews, W4 3PZ	Chiswick Riverside	01737/8/P1	jessie.rotrand@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the house			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Object to the removal of the garden fence - The extension would be overbearing and unsightly - Loss of light to neighbouring properties <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Complies with the Residential Extension Guidelines and would not harm neighbours' living conditions or harm to the character and appearance of the host property 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	18 Abinger Road, W4 1EL	Chiswick Homefields	00002/18/P3	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a part single storey rear extension and associated alterations to the existing extension of the house			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Concerns over the internal arrangements - Loss of the existing rhythm of the rear elevation - Design of rear elevation is too fussy with the proposed lantern <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Size, scale and design is considered appropriate, and would not result harm to the host property Conservation Area 			
Outcome				

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	500 Chiswick High Road, W4 5RG	Turnham Green	00248/CY/P6	John.cooney@hounslow.gov.uk
Proposal	Variation of conditions 41 (opening hours) and 43 (noise insulation) to allow the gym to open between the hours of 0600 to 2300 Monday to Sunday and to approve details of noise insulation of planning permission 00248/CY/P5 approved 04/12/2017 for the variation conditions 4 (approved plans) and 35 (Energy Statement) of planning permission 00248/CY/P3 dated 27/01/2017 to amend the approved plans to incorporate flexible use of commercial floor space as B1 or D2 (Gym use only) at ground floor level and the change of use of the basement level commercial floor space from B1 to D2 (Gym use only) a ground floor level and the change of use of the basement level commercial floor space from B1 to D2 (Gym use only), and to allow the change of BREEAM level from "excellent" to "very good (minimum score 63%)".			
No. of submissions: 3	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Increased noise and disturbance to neighbours - Would exacerbate parking pressures in the area 			
Outcome				

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HESTON & CRANFORD AREA

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	16 Cranford Lane, TW5 9ET	Heston Central	00315/16/P2	kosma.nykiel@hounslow.gov.uk
Proposal	Erection of a part single part two storey side extension to the house			
No. of submissions: 1	<p>Summary of objections</p> <ul style="list-style-type: none"> - Loss of light - The extension will be used as an HMO - Pest and rubbish problems <p>Summary of likely reasons for approval</p> <ul style="list-style-type: none"> - No harm to neighbours - No harm to the appearance of the area 			
Outcome				

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	8 Kingswood Avenue, TW3 4LL	Heston Central	HMO/2016/00637	rupinder.dhoot@hounslow.gov.uk
Breach	Front porch and canopy			
Proposed remedy	<p>Remedial Action:</p> <ul style="list-style-type: none"> • Demolish the front porch and attached canopy • Remove all resultant debris from the land <p>Reasoning:</p> <p>Causes harm to the character of the property and the street scene contrary to Local Plan policies CC1, SC7 and the Residential Extension Guidelines.</p>			
Outcome				

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8 June 2018 to 15 June 2018

ISLEWORTH & BRENTFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	109 Windmill Road, TW8 9LZ	Brentford	01217/109/P6	sam.smith@hounslow.gov.uk
Proposal	Erection of a single storey office building with courtyard and cycle store in yard at rear of 109 Windmill Road			
No. of submissions: 1	<p>Summary of objections</p> <ul style="list-style-type: none"> - Harm to character and appearance of the area - Prejudice access to rear alleyway - Loss of light to neighbouring properties - No need for fourth home (<i>Officer Note: No housing proposed</i>) <p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - Harm to character and appearance of the area 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	74 New Road, TW8 0NU	Brentford	00792/74/P3	sam.smith@hounslow.gov.uk
Proposal	Creation of one flat and a four bedroom house in multiple occupation			
No. of submissions: 1	<p>Summary of objections</p> <ul style="list-style-type: none"> - Does not comply with Local Plan <p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - Fails to comply with requirements of Local Plan Policy SC6 for original floor space of house and no family unit at ground floor - Internal space fail to comply with National Standards resulting in poor standard of accommodation - Cramped and excessive development, substandard living conditions - Intensified use of the site harmful to neighbours' living conditions and the character of the area 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	164B Lionel Road North, TW8 9QT	Brentford	00703/164B/P2	ollie.jones@hounslow.gov.uk
Proposal	Erection of a rear and side roof extension with three front roof windows to the flat.			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to character and appearance of area and row of terraces <p>Note: If amended plans remove the side dormer and set the rear dormer un by 0.5m from the boundary with No.166, the application may be recommended for approval under delegated powers.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	5 Windmill Road, TW8 0QD	Brentford	01217/5/P2	john.cooney@hounslow.gov.uk
Proposal	Erection of a rear roof extension with roof window to front elevation			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Would harm the appearance and character of the property and Conservation Area. <p>Note: If the roof extension is set back 0.30 metre from the northern boundary, the application may be recommended for approval.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
5	113 Worple Road, TW7 7HT	Isleworth	01236/113/P1	gareth.david@hounslow.gov.uk
Proposal	Retrospective change of use of the single storey outbuilding to be used as an arts and crafts workshop			
No. of submissions: 5	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Inappropriate use of shared easement - Security risk - Intrusive on privacy - Health and safety/ Insurance risk - Advertisement placed on land not owned by the applicant - Decrease in property values - Setting of precedent - Not permitted by the Residential Extension Guidelines <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to neighbour's living conditions - Harm to character of the area, contrary to the advice of the Residential Extension Guidelines. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
6	174 Twickenham Road, TW7 7DJ	Isleworth	01137/174/P11	kosma.nykiel@hounslow.gov.uk
Proposal	Replacement of existing northern boundary wall with railings, posts and hedge, along with new pedestrian gate to north east corner to provide access onto Byfield Road.			
No. of submissions: 8	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The proposed railings, posts and hedge will not be adequately maintained - Poor visual impact of the proposal - The pedestrian access into Byfield Road would lead to introducing parking restrictions - A brick wall of at least two metres in height should be replaced - Decreased sense of security - Parts of the wall predates the Middlesex Enclosure Act 1797-1820, is shown on Roques Map of 1741, its demolition is a 'demonstration of sheer vandalism and greed by the developer' - Loss of privacy <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the appearance of the area as well as harm to the appearance and character of Isleworth Riverside Conservation Area. - Harm to neighbours' living condition 			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	26 Avenue Road, TW7 4JN	Osterley & Spring Grove	00064/26/P1	gareth.david@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the house.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Impact on privacy - Potential damage to party wall <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Would not harm the living conditions of neighbours - Would not harm the character of the house or Conservation Area 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	Land rear of 121 Jersey Road, TW7 4QR	Osterley & Spring Grove	00647/R/O121/P6	george.clarke@hounslow.gov.uk
Proposal	Erection of a pair of semi-detached two bedroom houses			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Setting precedent for high density redevelopment in gardens - The basement works would have impact on neighbours - Inappropriate development for geology of area - Excessive scale - Parking issues - Harm to neighbours - Inadequate outdoor space <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The scale has been reduced from the previously refused applications at the site and it is not considered there would be harm to neighbouring living conditions - The proposal meets the Nationally Described Space Standards for the internal areas and Hounslow's Local Plan standards for outdoor space. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	295 Jersey Road, TW7 5PH	Osterley & Spring Grove	00647/295/P4	george.clarke@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and the conversion of the garage into a habitable room.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The extension is too large - Loss of amenity - Overlooking <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - It is not considered the scale and position of the proposed extension would harm neighbours. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	550 Great West Road, TW5 0TQ	Osterley & Spring Grove	00505/550/P4	george.clarke@hounslow.gov.uk
Proposal	Retrospective application for erection of an outbuilding in rear garden			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Lack of outdoor space <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The outbuilding is not of an excessive scale and adequate rear garden space would remain. Meets the intent of the Residential Extension Guidelines 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
5	Woodbridge Park Education Service, 24 Wood Lane, TW7 5ED	Osterley & Spring Grove	01225/24/S11	adam.ali@hounslow.gov.uk
Proposal	Installation of heating and roof top ventilation plant with some screening to the school			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of light - Noise concerns - Negative impact on visual amenity <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Would not harm neighbours' living conditions subject to suitable safeguarding conditions 			
Outcome				

PENDING DECISIONS LIST

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Development on Council Land

None

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Tree Preservation Orders with objections

None
