

PENDING DECISIONS LIST**WEEK 15 2018****6 April 2018 to 13 April 2018****BEDFONT, FELTHAM & HANWORTH AREA****Breaches of Planning Control where Enforcement is to be undertaken**

Item	Address	Ward	Ref. No.	Case officer details
1	150 Staines Road Feltham TW14 9ED	Feltham North	BWR/2013/00584	baldeep.chana@hounslow.gov.uk
Breach	The unauthorised use of the rear of the property for a commercial business (B1 Use)			
Proposed remedy	<p>Remedial action:</p> <ul style="list-style-type: none"> • Cease the use of the rear of the site as a B1 Use • Remove all resultant debris from the Land <p>Reasoning:</p> <ul style="list-style-type: none"> • The site is not located within a designated industrial site and is close to dwellings and is therefore considered that the development is in an inappropriate location contrary to Local Plan policies CC1 and ED1. • The use results in unacceptable harm to neighbouring residents through noise and disturbance considered to harm neighbours living conditions contrary to Local Plan policies CC1 and EQ5. 			
Outcome	Delegated decision			

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CENTRAL HOUNSLOW AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	21 Holly Road, TW3 1UN	Hounslow Central	00621/21/P1	gareth.david@hounslow.gov.uk
Proposal	Erection of a rear infill extension to the house			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Obstruction to daylight - Breach of a right of way <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to neighbours' living conditions, contrary to the Residential Extension Guidelines <p>Note: If amended plans reduce the height of the infill extension to two metres on the boundary the application may be approved under delegated authority.</p>			
Outcome	Delegated decision			

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CHISWICK AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	20 Hartington Road, W4 3UA	Chiswick Riverside	00567/20/P5	john.cooney@hounslow.gov.uk
Proposal	Erection of a new single-storey rear extension with new roof lights and alterations to the existing. Insertion of a new window at ground floor level. Construction of a new basement under the existing house extending 3.65 metres under the garden and incorporating a front light well. Two new side dormer windows to replace existing side dormer window and additional windows to house.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the character of the property and Conservation Area. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	20 Hartington Road, W4 3UA	Chiswick Riverside	00567/20/P6	john.cooney@hounslow.gov.uk
Proposal	Construction of a new Basement under the existing house/extension extending 3.65 metres under the garden with rear raised platform and glazed balustrade above, and incorporating a front basement light well. Insertion of new windows at ground and first floor level. Two new side dormer windows to replace existing side dormer window.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the character of the property and Conservation Area. - Overlooking of neighbouring properties. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	20 Hartington Road, W4 3UA	Chiswick Riverside	00567/20/P7	john.cooney@hounslow.gov.uk
Proposal	Erection of a single storey rear extension with roof windows and insertion of ground floor window. Creation of a basement with a front light well and rear escape staircase to sunken terrace area. Erection of two side dormers to replace existing side dormer to the house and additional windows to house.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the character of the property and Conservation Area. - Sense of enclosure resulting from scale and projection of rear extension. 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	2-2A Cranbrook Road, W4 2LH	Chiswick Homefields	00312/2-2A/P5	mark.knighting@hounslow.gov.uk
Proposal	Variation of condition 2 to allow internal staircase following planning permission 00312/2-2A/P2 dated 27/3/2017 for: Alterations to front and side elevations including new windows and doors. Revised boundary treatment and roof alterations (retrospective).			
No. of submissions: 2	<u>Summary of objections</u> <ul style="list-style-type: none"> - Concern with overlooking and noise generation - The second internal staircase would allow for the sub-division of the commercial premises - Multiple uses would be extremely detrimental to neighbouring residents - Concern with lack of waste storage at the premises <u>Summary of reasons for approval</u> <ul style="list-style-type: none"> - There would be no overall change in the proposed use of the premises and the potential for future sub-division can be controlled by condition. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	23 Abinger Road, W4 1EU	Chiswick Homefields	00002/23/P2	john.cooney@hounslow.gov.uk
Proposal	Replacement of two front elevation bay windows and balcony door to match original design and symmetry in timber painted white.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Replacement windows do not have same reflective qualities and stuck on glazing bars are known to become unstuck. <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - Would not harm the character of the property or wider Conservation Area. 			
Outcome	Delegated decision			

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HESTON & CRANFORD AREA

None

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ISLEWORTH & BRENTFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	72 Lateward Road, Brentford	Brentford	00681/72/P1	ollie.jones@hounslow.gov.uk
Proposal	Erection of a rear roof extension with two front roof windows and a single storey side and rear extension to the house.			
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 St. Paul's Conservation Area. <p>Note: The application was previously placed on pending list 13 for refusal; however if amendments remove the wraparound element of the single storey rear extension and set the dormer in by 0.5 m from No.71 and 1.5m from the outside boundary, and set up from the eaves by 0.5 m, the application may be approved under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	24 Lateward Road, TW8 0PL	Brentford	00681/24/P2	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a single storey side infill and rear extension to the house			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of light and harm to living conditions <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The extension would result in a loss of light and outlook to the neighbouring windows - Although there are other examples of similar extensions, none is recent and the proposal would harm the Conservation Area <p>Note: - If amended plans remove the wraparound section, approval would be recommended under delegated authority</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	146A St John's Road, Isleworth, TW7 6PL	Syon	00981/146A/P9	george.clarke@hounslow.gov.uk
Proposal	Construction of hard standing to the front of the existing house to provide an off-street car parking space			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Danger to pedestrians - Lack of space for parking - Different layout to the approved plans for the house - Loss of landscaping <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Inappropriate position of car parking space would create danger for pedestrians and harm the appearance of the site 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	40 Newton Road, Isleworth, TW7 6QD	Syon	00801/40/P2	george.clarke@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the boundary of the property incorporating an enclosed courtyard and rear rooflight.			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Excessive scale harmful to the appearance of the area - Would result in a lack of usable garden space - Unacceptable enclosure of neighbouring gardens 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	1 Herm Close, Isleworth, TW7 4RH	Osterley & Spring Grove	01661/1/P3	melek.ergen@hounslow.gov.uk
Proposal	Erection of two storey house with basement.			
No. of submissions: 2 Petitions with total 10 signatures, 3 objections	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Reduction of amenity space in a crammed site which is a Conservation Area, overdevelopment. - Building a three-bedroom detached house intrusive, dominant and incongruous. - Would set precedent building in front and rear gardens. - Impact on trees not considered. - Inappropriate design and basement construction. - Harm to neighbouring properties. - Overlook and overshadow our property, will lead to a loss of privacy, light and sunlight, causing loss of light and outlook, sense of enclosure and overbearing appearance. - Parking would cause noise, pollution and exhaust fumes. - Adverse effect on the character and appearance of the Conservation Area. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - There would be sufficient amenity space for existing and proposed houses. - No harm to the neighbouring residential houses, trees or to the Conservation Area. - The scale, size, design and height of the proposal considered compatible with the context. 			
Outcome	Called into Planning Committee by Cllr O'Reilly			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	146 St Johns Road Isleworth TW7 6PL	Syon	COND/2017/00520	baldeep.chana@hounslow.gov.uk
Breach	The construction of hard standing to the front of the existing house to provide an off-street car parking space and failure to implement approved plans under application 00981/146A/P8			
Proposed remedy	<p>Remedial action:</p> <ul style="list-style-type: none"> Remove hardstanding to the front of the property and replace with the block paving approved under planning permission 00981/146A/P8 Reinstate the footpath as required by Condition 6 of planning permission 00981/146A/P8 Implement the landscaping in accordance with the approved plans under Condition 2 of planning permission 00981/146A/P8 <p>Reasoning: Inappropriate position of car parking space would create danger for pedestrians and harm the appearance of the site contrary to EC2 CC1 CC2.</p>			
Outcome	Delegated decision			

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Development on Council Land

None

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Tree Preservation Orders with objections

None
