

PENDING DECISIONS LIST**WEEK 3 2018****12 January 2018 to 19 January 2018****BEDFONT, FELTHAM & HANWORTH AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	37 Winchester Road, TW13 5JX	Hanworth	01214/37/P1	walter.hawkins@hounslow.gov.uk
Proposal	Erection of a two storey side extension, and a part two storey, part single storey rear extension.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to the character and appearance of the area. Note: If amendments are received that set the ground floor of the two storey side extension back from the main front elevation by a metre approval under delegated powers may be recommended.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	685 Staines Road, TW14 8PA	Bedfont	01054/685/P28	walter.hawkins@hounslow.gov.uk
Proposal	Change of use from A1 (retail) to A5 (pizza shop) and installation of extractor flue			
No. of submissions: 8	<u>Summary of objections</u> - Parking issues - Smell, litter, noise - Out of character with conservation area <u>Summary of likely reasons for refusal</u> - Harm to the appearance of the conservation area. - Adverse impact on traffic and parking. - Harm to neighbours living conditions, additional noise and disturbance			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	51 Grove Crescent, TW13 6NB	Hanworth	00524/51/P2	walter.hawkins@hounslow.gov.uk
Proposal	Erection of a two storey side extension to the house			
No. of submissions: 4	<u>Summary of objections</u> - Parking. - Loss of light. - Works over boundary line. - Inconsistent plans. <u>Summary of likely reasons for refusal</u> - Harm to the character and appearance of the area. Note: If amended plans are received which comply with the Residential Extension Guidelines in so far as they relate to the eaves design, set back from front elevation and window position the application may be approved under delegated authority.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	Lindon House, Peninsular Close, TW14 9ST	Bedfont	01296/B/P1	walter.hawkins@hounslow.gov.uk
Proposal	Erection of a single storey side and rear infill extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Overdevelopment of the site causing harm to the appearance of the area, and to the living conditions of residents through insufficient usable amenity space.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	254 Hounslow Road TW13 5JP	Hanworth	00631/254/P2	nesha.burnham@hounslow.gov.uk
Proposal	Erection of a front porch and two storey side extension to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to the character of the property and surrounding area			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
6	20 Elm Road TW14 8EW	Bedfont	00396/20/P1	nesha.burnham@hounslow.gov.uk
Proposal	Erection of an outbuilding and alterations to the boundary treatment following demolition of garage			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to the character of the property and surrounding area			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
7	23 Brainton Avenue, TW14 0AZ	Feltham North	00145/23/P2	leo.hall@hounslow.gov.uk
Proposal	Erection of a part first floor rear extension to the house			
No. of submissions: 1	<u>Summary of objections</u> - Loss of light and privacy - Noise - Parking <u>Summary of likely reasons for refusal</u> - Harm to appearance of the area - Harm to neighbours' living conditions			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	r/o 16 York Way & side of 5 Sunrise Close TW13 6BL	Hanworth	01246/R/O16/P4	kiri.shuttleworth@hounslow.gov.uk
Proposal	Erection of a two storey block of consisting of eight apartments with associated access via York Way, car & cycle parking and bin stores			
No. of submissions: 4	<u>Summary of objections</u> - Out of character - Loss of privacy, overlooking - Increased congestion - Increase in pollution - Lack of parking - Concern with access - utility points in close proximity, harm to pedestrian safety - Noise <u>Summary of reasons for approval</u> - The application is similar to an application submitted 2017 which was appealed; that appeal decision found the impact on the area and neighbouring living conditions acceptable. There would be no demonstrable harm to the character and appearance of the area or to the living conditions of neighbours. - The parking and access arrangements are considered acceptable, in light of the recent appeal decisions made on the site.			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	45 Imperial Road, TW14 8AF	Bedfont	GEN/2017/00099	jack.savage@hounslow.gov.uk
Breach	Unauthorised creation of hardstanding			
Proposed remedy	• Install surface water drainage system to hardstanding. Reason: The hardstanding does not provide the ability for storm water to be retained on site and is therefore contrary to Local Plan Policy EQ3.			
Outcome	Delegated decision			

PENDING DECISIONS LIST**WEEK 3 2018****12 January 2018 to 19 January 2018****CENTRAL HOUNSLOW AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	Cavendish Parade, 8 Bath Road TW4 7DJ	Hounslow West	00083/Q8/P14	kiri.shuttleworth@hounslow.gov.uk
Proposal	Extension of existing banqueting hall at first and second floor. Creation of new third and fourth floors to provide nine residential units with amenity space, new circulation core, cycle parking and other associated works.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Poor quality of accommodation; single aspect units, poor access arrangement - Failure to demonstrate adequate and safe delivery and servicing arrangements, harmful to highway safety - Harm to the character and appearance of the street and surrounding area			
Outcome	Called into Area Forum by Councillor Chopra			
Item	Address	Ward	Ref. No.	Case officer details
2	152 Bath Road, TW3 3ET	Hounslow West	00083/152/P13	mark.knighting@hounslow.gov.uk
Proposal	Retrospective application for use of land for valet car parking in association with Heathrow Airport for a temporary 12 month period.			
No. of submissions: 12	<u>Summary of objections</u> - Various concerns with operating practices of applicant. - The site has no provision for stopping or for car parking. Vehicles are therefore left parked on the footpath adjacent to the site which causes congestion and significant build-up of vehicles. <u>Summary of likely reasons for refusal</u> - Associated vehicular trips would increase congestion in the locality and harm highway safety, contrary to the aims of Local Plan policy EC2.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	177 Lampton Road, TW3 4EZ	Hounslow Central	00676/177/P12	kosma.nykiel@hounslow.gov.uk
Proposal	Erection of a single storey side extension to provide a function hall with amenities and off-street parking including removal of existing detached outbuilding, along with alterations to front entrance to provide enclosure to the existing restaurant			
No. of submissions: 2	<u>Summary of objections</u> - Nuisance from the premises - inadequate number of parking spaces <u>Summary of likely reasons for refusal</u> - Would further exacerbate existing local parking problems and unacceptable parking layout, harmful to highway safety. Note – If the submitted transport statement indicates that travel to the site can be adequately managed to avoid local parking problems and avoid unacceptable disturbance and if an acceptable and safe on-site parking layout can be provided, approval may be recommended under delegated authority/			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	17 Woodlands Grove, Isleworth, TW7 6NS	Hounslow South	01229/17/P6	george.clarke@hounslow.gov.uk
Proposal	Erection of a single storey part rear infill extension to the house			
No. of submissions: 1	<u>Summary of objections</u> - The pair of properties will not maintain their matching appearance <u>Summary of reasons for approval</u> - The rear extension has matching materials to the main house and appears subordinate to it. There is no harm to neighbours or the appearance of the Conservation Area.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	175 Martindale Road, TW4 7EZ	Hounslow West	00745/175/P9	tom.bradfield@hounslow.gov.uk
Proposal	Demolition of existing pub building and erection of three two-bedroom terrace houses, with rear garden areas			
No. of submissions: 3	<u>Summary of objections</u> - Historic pub should not be lost - Increased parking issues <u>Summary of reasons for approval</u> - Viability report submitted shows pub use would not be viable - The building is not of significant heritage value and its loss would not be unacceptable - The proposed houses would be of a design that would be acceptable and would provide appropriate accommodation - The proposals would not result in an unacceptable increase in car parking in the surrounding streets			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	55 Montague Road, TW3 1LG	Hounslow Central	BWR/2017/00549	jack.savage@hounslow.gov.uk
Breach	Unauthorised infill extension and unauthorised single storey rear canopy extension.			
Proposed remedy	• Demolish the infill extension • Demolish the rear canopy extension Reason: The size and scale of the extensions result in a overall site coverage as being excessive, the extensions harm the character and appearance of the dwelling and the surrounding site. The extensions are overbearing and create a loss of outlook, a sense of enclosure to neighbouring properties. This is therefore contrary to Local Plan Policies CC1, CC2 and SC7.			
Outcome	Delegated decision			

PENDING DECISIONS LIST**WEEK 3 2018****12 January 2018 to 19 January 2018****CHISWICK AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	Suffolk House, Chiswick Mall, W4 2PR	Chiswick Homefields	00250/AL/P3	jessie.rotrand@hounslow.gov.uk
Proposal	Erection of a single storey side return and rear extensions to the house.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to the character and appearance of the Old Chiswick Conservation Area Note: If amendments are received that reduce the height of the roof extension so as to be no higher than the front parapet wall, approval under delegated powers may be recommended.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	99 Prebend Gardens W6 0XT	Chiswick Homefields	00899/99/P2	john.cooney@hounslow.gov.uk
Proposal	Erection of part first floor / part two-storey side extension, single storey rear extensions, roof extension over existing two storey rear addition with two rear roof dormers and additional chimney stack, proposed front boundary treatment, and creation of basement with four light wells to the house			
No. of submissions: 3	<u>Summary of Objections</u> - Failure to address reasons for a recently dismissed appeal at this property (planning ref: 00899/99/P1) - Overdevelopment of site and harm to character of property and Conservation Area - Structural impact to neighbours as a result of basement excavation - Overbearing appearance would harm neighbours' living conditions <u>Summary of likely reasons for refusal</u> - Harm to character of property and Conservation Area.			
Outcome	Delegated decision			

Wards: Turnham Green – Chiswick Homefields – Chiswick Riverside

Item	Address	Ward	Ref. No.	Case officer details
3	13 Grove Park Terrace, W4 3QG	Chiswick Riverside	00528/13/P7	john.cooney@hounslow.gov.uk
Proposal	Erection of a single storey rear extension with enlargement of the balcony area above, new rear fenestration at lower ground and ground level, and stairwell to side of house.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to neighbours' living conditions through increased overlooking. Note: If the proposed roof terrace is reduced in terms of its width and depth to match the existing balcony, the application may be recommended for approval.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	32 Burlington Road, W4 4BG	Turnham Green	00177/32/P5	john.cooney@hounslow.gov.uk
Proposal	Variation of Condition 2 (approved plans) to allow changes to the side extension roof following planning permission 00177/32/P4 dated 30/08/2017 for Creation of a basement incorporating three side lightwells and erection of a single storey side extension with balustrade to lightwell below and roof extension between existing gable roofs incorporating two front circular windows and several side roof windows to the house.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to character of property and Conservation Area.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	68 Wavendon Avenue, W4 4NS	Turnham Green	01176/68/P1	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a single storey rear and side infill extension with roof terrace over rear element to replace existing balcony, and erection of rear roof extensions to main roof and outrigger			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to character and appearance of the area and host property - Harm to neighbours' living conditions			
Outcome	Delegated decision			

Wards: Turnham Green – Chiswick Homefields – Chiswick Riverside

Item	Address	Ward	Ref. No.	Case officer details
6	11 Oxford Gardens, W4 3BN	Chiswick Riverside	00846/11/P1	tom.bradfield@hounslow.gov.uk
Proposal	Conversion of a two storey terrace house into two self-contained flats			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Unacceptable loss of a single family house - No information regarding amenity space provision for the units - No family sized unit at ground floor			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
7	32 Hartington Road, W4 3UB	Chiswick Riverside	00567/32/P3	tom.bradfield@hounslow.gov.uk
Proposal	Retrospective application for erection of a rear roof extension			
No. of submissions: 8 in support	<u>Summary of support reasons:</u> - The development as built fits in with the surrounding street scene and character of the house. - Doesn't harm neighbours amenity <u>Summary of likely reasons for refusal</u> - Harm to character and appearance of the area and host property			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
8	32 Hartington Road, W4 3UB	Chiswick Riverside	00567/32/P4	tom.bradfield@hounslow.gov.uk
Proposal	Retrospective application for erection of a side roof extension			
No. of submissions: 12 in support	<u>Summary of support reasons:</u> - The development as built fits in with the surrounding street scene and character of the house. - Doesn't harm neighbours amenity <u>Summary of likely reasons for refusal</u> - Harm to character and appearance of the area and host property			
Outcome	Delegated decision			

Wards: Turnham Green – Chiswick Homefields – Chiswick Riverside

Item	Address	Ward	Ref. No.	Case officer details
9	5 Oxford Road North, W4 4DL	Turnham Green	00847/5/P2	ollie.jones@hounslow.gov.uk
Proposal	Formation of vehicular access and charging point to the house			
No. of submissions:	<u>Summary of likely reasons for refusal</u> - Loss of controlled parking zone street parking bays - Harm to pedestrian safety Note: If the applicant can demonstrate that there would be no unacceptable impact upon the CPZ the application may be recommended for approval under delegated powers.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
10	29 Fitzroy Crescent, W4 3EL	Chiswick Riverside	01613/29/P2	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the house			
No. of submissions: 1	<u>Summary of objections</u> - Loss of light and outlook - Loss of a tree - Harm to character and appearance of the area - Loss of garden space <u>Summary of reasons for approval</u> - Extension would be of a size, scale and design that would not cause any harm to character and appearance of the area - The extension would be of a size and scale that would not result in harm to neighbours - The tree would not be an unacceptable loss in the Conservation Area - Appropriate levels of garden space would be retained			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
11	36 Netheravon Road, W4 2NA	Chiswick Homefields	00787/36/P3	sam.smith@hounslow.gov.uk
Proposal	Erection of a rear roof extension to the house			
No. of submissions: 1	<u>Summary of objections</u> - Harm to privacy <u>Summary of reasons for approval</u> - Extension would be of a size, scale and design that would not cause any harm to character and appearance of the area and would not harm neighbours' living conditions or privacy.			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	9 Harvard Road, W4 4EA	Turnham Green	00571/9/P5	jessie.rotrand@hounslow.gov.uk
Proposal	Replacement of 1990s glazed extension with a new glazed extension of similar scale and form, internal decoration in connection with the above and replacement of French windows at ground floor level in rear catslide outrigger			
No. of submissions: 1	<u>Summary of objections</u> - Object to lessened glass on flank wall as it would cause a loss of light - Would like the replacement extension to be smaller in scale to lessen its visual impact <u>Summary of reasons for approval</u> - The replacement extension would be the same scale of the existing and a similar design and would not harm the neighbour's living conditions or the character or appearance of the listed building or wider conservation area.			
Outcome	Delegated decision			

Wards: Turnham Green – Chiswick Homefields – Chiswick Riverside

Item	Address	Ward	Ref. No.	Case officer details
2	11 South Side, W6 0XY	Chiswick Homefields	01030/11/P2	john.cooney@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and enlargement of existing rear roof extension to the house.			
No. of submissions: 1	<u>Summary of Objections</u> - Maintenance issues arising from enclosure of space between proposed structure and neighbouring extension. - Harm to character of property, and the wider Conservation Area. <u>Summary of likely reasons for approval</u> - The proposal would preserve the character of the Conservation Area and would not harm neighbours' amenities.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	110 Woodstock Road, W4 1EG	Chiswick Homefields	01234/110/P1	john.cooney@hounslow.gov.uk
Proposal	Conversion of the garage into a habitable room with bay window to the house			
No. of submissions: 1	<u>Summary of Objections</u> - Highway safety issues resulting from loss of off-street parking space. - Creation of bedroom is not accompanied by washroom facilities or adequate access arrangements at ground level. - Design fails to contribute positively to the character or amenity of the Conservation Area. <u>Summary of likely reasons for approval</u> - The proposal would preserve the character of the Conservation Area. - The proposal would not be harmful to highway safety and parking conditions in the area.			
Outcome	Delegated decision			

PENDING DECISIONS LIST**WEEK 3 2018****12 January 2018 to 19 January 2018****HESTON & CRANFORD AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	79 Fern Lane, TW5 0HH	Heston East	00440/79/P5	george.clarke@hounslow.gov.uk
Proposal	Erection of a first floor side and rear extension with an increase of the roof height and rear roof extension to the house.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - The excessive scale of the proposed extensions would harm the appearance of the house and wider area.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	161 Firs Drive TW5 9TB	Cranford	00452/161/P1	nesha.burnham@hounslow.gov.uk
Proposal	Erection of a two storey side extension and a single storey rear/side extension to the house			
No. of submissions: 1	<u>Summary of objections</u> - Out of character and will have adverse visual impact - Loss of light, loss of privacy and additional noise - Will make adjoining public footpath less safe <u>Summary of likely reasons for refusal</u> - Harm to the character of the property and the surrounding Conservation Area			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	287 Bath Road, TW3 3DB	Heston Central	00083/287/P3	kosma.nykiel@hounslow.gov.uk
Proposal	Change of use from single family house (Class C3 use) to House in Multiple Occupation for 12 people with associated car & cycle parking and waste storage			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Inappropriate location and excessive concentration of multiple occupancy and short stay accommodation, contrary to the Council's supplementary planning guidance on Houses in Multiple Occupation			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	446 Great West Road, TW5 0PD	Heston East	00505/446/P8	george.clarke@honslow.gov.uk
Proposal	Erection of a two storey side and a part single part two storey rear extension with a new front roof window to the house			
No. of submissions: 2	<u>Summary of objections</u> - There has been a huge over development of the site in the last few years totally out of character with the rest of the house and the area, a large porch, a large outbuilding with washing facilities at the rear of the garden and a large loft extension. - On the existing plans it shows an extra room/utility on the 448 side with a door similar to a front door. This was originally a garage and the extra front door was supposed to be removed. - Loss of light in our back garden. - No reasonable need for the accommodation - Measures should be taken to prevent future use as a House in Multiple Occupation (HMO) <u>Summary of reasons for approval</u> - Amended plans have been received which remove the rear canopy close to the boundary, include the already constructed front porch and change the roof of the proposed first floor rear addition to a flat design. - There would be no harm to neighbouring living conditions or the appearance of the area. - A condition can be included with any planning permission to prohibit the use of the house as a large HMO.			
Outcome	Delegated decision			

Wards: Cranford – Heston Central – Heston East – Heston West

Item	Address	Ward	Ref. No.	Case officer details
2	9 Hardwicke Avenue, Hounslow, TW5 0PP	Heston East	00555/9/P5	adam.ali@hounslow.gov.uk
Proposal	Erection of a single storey front/side porch extension to the house			
No. of submissions: 1	<u>Summary of objections</u> - “this bungalow is already extended beyond normality and any addition to the front will not only spoil the surrounding street view but will have a major impact on my property” - “Any further build in front of this bungalow will be unsightly, overbearing and will create a tunnel view prone to weather impact”. <u>Summary of reasons for approval</u> - The proposal complies with the Residential Extension Guidelines (2017) and (subject to an amendment to be requested to reduce the size of the front window in the extension by insertion of a brick panel at the bottom) would cause no harm to the appearance of the area or the living conditions of neighbours.			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	28 Wilton Road, Hounslow, TW4 7LP	Cranford	BWR/2015/00460	faisal.queshi@hounslow.gov.uk
Breach	Unauthorised erection of a two storey side extension			
Proposed remedy	Demolish an unauthorised two storey side extension			
Outcome	Delegated decision			

PENDING DECISIONS LIST**WEEK 3 2018****12 January 2018 to 19 January 2018****ISLEWORTH & BRENTFORD AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	204 Lionel Road North, TW8 9QU	Brentford	00703/204/P1	jessie.rotrand@hounslow.gov.uk
Proposal	Formation of vehicular access			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to pedestrian safety and contrary to the intent of the Council's Residential Crossovers and Off-Street Parking Policy.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	7 Avenue Road, TW7 4JL	Osterley & Spring Grove	00064/7/P3	george.clarke@hounslow.gov.uk
Proposal	Erection of a single storey rear extension, front and rear roof extensions incorporating two side roof windows to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - The proposed front dormer would unbalance the appearance of the semi-detached pair and harm the appearance of the Conservation Area.			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Citroen site, Capital Interchange Way, TW8 0EX	Brentford	01508/A/P6	mark.knighting@hounslow.gov.uk
Proposal	Redevelopment of the site to provide a mixed use scheme of 427 residential units (Class C3) including 40% affordable housing with ancillary facilities, flexible uses (within Classes A1, A2, A3 and B1) and a nursery (Class D1). Comprising buildings of 12, 13, 15, 16 and 18 storeys in height, with associated cycle and car parking, playspace, landscaping and public realm improvements.			
No. of submissions: 10	<u>Summary of objections</u> - Why flats and not houses for families? - This development is one of a number in the locality, and the combination of these would place severe strain on infrastructure, especially transport. - There is an aesthetic impact on the skyline from Kew Bridge. - The buildings would be very close to each other and the amenity areas would not bring any value to their residents. - This would add further to congestion and parking in nearby streets. - The proposed height of the new towers would be significantly out of keeping. - The proposal is too high, too dense, out of character with the surrounding Conservation Areas and Character areas and would be a severe visual intrusion into many valued views. - The high level of pollution in the area makes it unsuitable for housing. - The development threatens the existence of Fountains Leisure Centre. - No development should be allowed prior to the adoption of the Great West Corridor Plan and Brentford East SPD / The application does not conform with the draft version of the Brentford East SPD. <u>Summary of reasons for refusal</u> - Owing to the excessive height, density and bulk of the proposed buildings, there would be substantial harm to the setting of numerous designated heritage assets and the townscape of the locality. - The proposal is a departure from the Development Plan and there are no material considerations that would justify approval. - In the absence of a viability assessment and completed legal agreement to secure planning obligations, the application has failed to demonstrate that the maximum viable amount of affordable housing has been provided within the development.			
Outcome	Delegated decision			

PENDING DECISIONS LIST

WEEK 3 2018

12 January 2018 to 19 January 2018

Development on Council Land

None

PENDING DECISIONS LIST

WEEK 3 2018

12 January 2018 to 19 January 2018

Tree Preservation Orders with objections

None
