

PENDING DECISIONS LIST

WEEK 4 2018

19 January 2018 to 26 January 2018

BEDFONT, FELTHAM & HANWORTH AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	14 Imperial Road, TW14 8AG	Bedfont	00636/14/P1	walter.hawkins@hounslow.gov.uk
Proposal	Erection of part single part two storey side and 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 appearance of the property and the surrounding area. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	8 Sheringham Avenue, TW13 7JW	Feltham	01014/8/P2	nesha.burnham@hounslow.gov.uk
Proposal	Erection of a part single/ part two storey side extension 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 the appearance of the property and the surrounding area <p>Note: if amended plans reduce the footprint and increase the garden area approval under delegated powers may be recommended.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	16 Gould Road, TW14 8AB	Bedfont	00494/16/P1	leon.machisa@hounslow.gov.uk
Proposal	Erection of a part single- part two-storey side and rear extension incorporating front porch to the house			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of light - Potential HMO use - Pollution - Party wall risk <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to neighbours' light and outlook, the character of the house and appearance of the area. 			
Outcome	Delegated decision			

PENDING DECISIONS LIST

WEEK 4 2018

19 January 2018 to 26 January 2018

CENTRAL HOUNSLOW AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	55 Montague Road, TW3 1LG	Hounslow Central	00771/55/P1	kosma.nykiel@hounslow.gov.uk
Proposal	Retrospective application for the erection of a single storey rear infill extension and a temporary rear timber framed veranda to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the appearance of the area - Harm to neighbours' living conditions 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	9 Riverside Walk, TW7 6HW	Hounslow South	00948/9/P4	kosma.nykiel@hounslow.gov.uk
Proposal	Retrospective application for change of use of a house into House of Multiple Occupation (HMO) of up to seven individual people			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Restrictive covenant on the building - Disturbance to the neighbours - Increased parking pressure - Problems with waste disposal <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Inappropriate location for house in multiple occupation, contrary to supplementary planning guidance and Local Plan policy - Loss of small family house - Harm to character of the area and neighbours' living conditions 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	40 Beresford Gardens, Hounslow, TW4 5HW	Hounslow Heath	00113/40/P6	leo.hall@hounslow.gov.uk
Proposal	Erection of a first floor front extension and conversion of garage to habitable room.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of light/privacy - Boundary/structural issues - Visual impact <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to appearance of area 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	8B Central Avenue, TW3 2QH	Hounslow South	00227/8B/P1	george.clarke@hounslow.gov.uk
Proposal	Change the use of the ground floor from A1 (retail) to A3 (restaurant).			
No. of submissions:	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The use has already begun without planning permission <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The site was not in A3 use at the time of the officer site visit - The loss of A1 is acceptable in this location as a high proportion of surrounding properties remain in this use class 			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	283 Staines Road Hounslow TW4 5AL	Hounslow West	BWR/2017/00473	baldeep.chana@hounslow.gov.uk
Breach	The unauthorised installation of two windows in the flank elevation of the building facing the site at 279 Staines Road and amenity space not provided as approved under planning permission 01054/283/P11.			
Proposed remedy	<p>Remedial action:</p> <ul style="list-style-type: none"> Remove the two unauthorised windows in the flank elevation of the building facing the site at 279 Staines Road Provide the amenity space as shown on the approved plans of planning permission 01054/283/P11 Remove all resultant debris from the Land <p>Reasoning:</p> <p>The installation of the two unauthorised windows in this position is likely to have an increase in overlooking to neighbours and the windows on this boundary could compromise future developments on adjacent sites which is unacceptable – contrary to CC1. No provision of amenity space is in breach of the planning permission which effects the living conditions of the current and future occupiers.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	55 Montague Road, TW3 1LG	Hounslow Central	BWR/2017/00549	jack.savage@hounslow.gov.uk
Breach	Erection of a single storey rear infill extension and a temporary rear timber veranda to the house			
Proposed remedy	<p>Remedial action: Demolish the rear infill extension and remove the timber veranda.</p> <p>Reason: The rear infill and timber veranda result in the extensions being of an excessive size and scale contrary to the advice of the Residential Extension Guidelines, causing harm to the character and appearance of the area. As well as harming the neighbours' living conditions through a sense of enclosure and loss of outlook. This development is therefore contrary to Local Plan Policies CC1, CC2 and SC7.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	9 Riverside Walk, TW7 6HW	Hounslow South	TBC	Matt.robinson@hounslow.gov.uk
Breach	Unauthorised use of a house into House of Multiple Occupation (HMO) for seven individual people			
Proposed remedy	<p>Remedial action:</p> <ul style="list-style-type: none"> • Restore dwelling for use as a single family dwellinghouse • Remove all resultant debris from the Land <p>Reasoning:</p> <ul style="list-style-type: none"> - Inappropriate location for house in multiple occupation, contrary to supplementary planning guidance and Local Plan policy - Loss of small family house - Harm to character of the area and neighbours' living conditions 			
Outcome	Delegated decision			

PENDING DECISIONS LIST

WEEK 4 2018

19 January 2018 to 26 January 2018

CHISWICK AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	29 Quick Road, W4 2BU	Turnham Green	00917/29/P2	jessie.rotrand@hounslow.gov.uk
Proposal	Erection of a rear roof extension to main roof and outrigger with two roof windows to front elevation and a single storey 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 conservation area and harm to the living conditions of neighbouring property no.27 Quick Road. <p>Note: if amended plans reduce the wrap-around element to match the depth at No 27 and remove the roof extension, approval under delegated powers may be recommended.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	54 Princes Avenue, W3 8LT	Turnham Green	00899/54/P1	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a rear roof extension with two front roof windows and a single storey 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 character and appearance of the Conservation Area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	108 Princes Avenue, W3 8LT	Turnham Green	00897/108/P1	tom.bradfield@hounslow.gov.uk
Proposal	Formation of a vehicular access to the front and the erection of a single storey 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"> - Crossover would prejudice pedestrian safety <p>Note: if amended plans remove the vehicle access, approval under delegated powers may be recommended.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	59 Airedale Avenue, W4 2NN	Chiswick Homefields	00012/59/P4	jessie.rotrand@hounslow.gov.uk
Proposal	Extension of an existing basement, incorporating a front and rear lightwell with an external stairwell leading to the rear garden, erection of a single storey rear extension, an open covered porch to the side entrance facing Beverley road and enlargement of the existing pedestrian gate facing Beverley Road.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Proposal represents excessive development of the site and would appear overbearing - Extension would obscure light and vision to neighbouring property <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The canopy over the side door fronting Beverley Road would be incongruous and highly visible and would cause harm to the character and appearance of the conservation area. <p>Note: was previously on the list week 51 however, further research indicates that the basement is smaller than that previously approved under reference 00012/59/P2, therefore no amendments to the basement are now being sought. However, other amendments as previously identified are still required.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	58 Oxford Road South, W4 3DB	Chiswick Riverside	00847/58/P2	john.cooney@hounslow.gov.uk
Proposal	Erection of a part two storey, part single storey rear extension, incorporating three additional side-facing windows and replacement side addition and windows to the house			
No. of submissions: 1	<p><u>Summary of Objections</u></p> <ul style="list-style-type: none"> - Similar previous application 00847/58/P2 was withdrawn before it could be refused by the Council. - Harm to symmetry of semi-detached pair and character of Conservation Area - Loss of light and outlook to neighbours - Increased sense of enclosure and overlooking to neighbours <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Loss of privacy to neighbours - Harm to character of the property and Conservation Area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
6	29 Wolseley Gardens, W4 3LZ	Chiswick Riverside	01223/29/P5	john.cooney@hounslow.gov.uk
Proposal	Formation of basement extension with front lightwell and steps, rear lightwell and erection of 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 character of property, street scene and surrounding area. <p>Note: If amended plans remove the proposed external staircase to the front basement light well, the application may be recommended for approval.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
7	17 Crofton Avenue, W4 3EW	Chiswick Riverside	01615/17/P1	ollie.jones@hounslow.gov.uk
Proposal	Erection of a single storey rear and side infill extension to the house and infilling of space to front of garage.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Does not comply with the Residential Extension Guidelines - Extends the complete width of the property - Overshadowing - Concerns surrounding fumes if extractor fan is fitted to side of extension in future. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Bulky and uncharacteristic addition to dwelling - Contrary to the intent of the Residential Extension Guidelines - Harm to neighbours' living conditions through loss of light. <p>Note: If amended plans reduce the depth adjacent to No 18 to three metres and change to a flat roof, the proposal may be recommended for approval under delegated powers.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
8	17 Crofton Avenue, W4 3EW	Chiswick Riverside	01615/17/P2	ollie.jones@hounslow.gov.uk
Proposal	Erection of a rear roof extension with side roof windows to the house			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Would unbalance the row of terraces. - Harm to the character and appearance of the dwelling and conservation area. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
9	Ground Floor Flat, 34 Addison Grove, W4 1ER	Chiswick Homefields	00006/34/P3	ollie.jones@hounslow.gov.uk
Proposal	Restrospective application for the erection of a canopy to the rear of flat			
No. of submissions: 6	<p><u>Summary of Objections</u></p> <ul style="list-style-type: none"> - Harm to outlook - Increased sense of enclosure - Not subordinate to host dwelling - Contrary to Local Plan Policies - Inaccuracies in drawings and false information with Design and Access Statement - Not sympathetic to the character of Bedford Park - Structure is too modern <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the character and appearance of the dwelling and the Bedford Park Conservation Area. 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	8 Park Drive, W3 8NA	Turnham Green	00854/8/P1	john.cooney@hounslow.gov.uk
Proposal	Erection of a single storey rear infill extension and rear roof extension with one front roof window to the house			
No. of submissions: 1	<p><u>Summary of Objections</u></p> <ul style="list-style-type: none"> - Excessive size and unacceptable design of proposal. - Failure to provide accurate drawings. - Impact to neighbours through loss of light, overlooking and increased sense of enclosure. <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - The proposal would preserve the character of the Conservation Area and would not harm neighbours' living conditions. 			
Outcome	Delegated decision			

Major applications

Item	Address	Ward	Ref. No.	Case officer details
1	Dukes Meadow, Dan Mason Drive, W42SH	Chiswick Homefields	00503/B/S1	Sarah.scannell@hounslow.gov.uk
Proposal	<p>Planning permission for the partial redevelopment of the Dukes Meadows playing fields and site of the Thames Tradesmen's Clubhouse within the wider Dukes Meadows involving: demolition of various structures within the curtilage of the rugby clubhouse together with the demolition of the existing rowing clubhouse and the demolition of the redundant public toilets on The Promenade; retention and accessibility improvements to the existing bandstand; erection of a new single storey football clubhouse on the playing fields comprising team changing rooms and social /coaching spaces, extension to the existing rugby club comprising additional team changing rooms for both rugby and hockey together with an attendant first floor rugby groundsman's dwelling, erection of a replacement two storey rowing clubhouse comprising new boat storage, changing and social spaces together with a ground floor cafe. New replacement public toilets on The Promenade. Associated external works comprising reconfigured natural grass pitches for football and rugby, floodlit and fenced artificial grass pitches for football and floodlit, partially enclosed, rugby artificial grass pitch and ancillary car parking and access improvements, wider public realm works within Dukes Meadows along Dan Mason Drive, The Promenade, Riverside Drive & Promenade Approach Road; highways and access improvements, cycle and car parking, signage, lighting, hard and soft landscape works.</p>			
No. of submissions: 2	<p><u>Summary of Objections</u></p> <ul style="list-style-type: none"> - Increased traffic - Noise and disturbance to Staveley Gardens - Threat of night time events - Increased light and air pollution - Destruction of habitat - <p>This application will be reported to planning committee.</p>			
Outcome	Planning Committee			

Wards: Turnham Green – Chiswick Homefields – Chiswick Riverside

Item	Address	Ward	Ref. No.	Case officer details
2	Barnes Bridge, The Promenade, Chiswick	Chiswick Homefields	00946/E/P1	Sarah.scannell@hounslow.gov.uk
Proposal	Installation of a bespoke pedestrian footbridge spanning along the bank of the Thames below Barnes Bridge to link two section of the Thames Path..			
No. of submissions: 0	This application will be reported to planning committee.			
Outcome	Planning committee			

PENDING DECISIONS LIST

WEEK 4 2018

19 January 2018 to 26 January 2018

HESTON & CRANFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	25 Walnut Tree Road, TW5 0LP	Heston East	01163/25/P8	kieran.mccallum@hounslow.gov.uk
Proposal	Erection of a front entrance porch to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Contrary to the advice of the Residential Extension Guidelines, harming the character and appearance of the area. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	303 Bath Road, TW3 3DB	Heston Central	00083/303/P7	kosma.nykiel@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and side and rear roof extensions			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the appearance of the area - Harm to neighbours' living conditions 			
Outcome	Delegated decision			

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

Item	Address	Ward	Ref. No.	Case officer details
3	159 Fern Lane, TW5 0HH	Heston East	00440/159/P4	kosma.nykiel@hounslow.gov.uk
Proposal	Erection of a first floor 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 appearance of the area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	161 Fern Lane, TW5 0HH	Heston East	00440/161/P4	kosma.nykiel@hounslow.gov.uk
Proposal	Erection of a first floor rear extension to the house			
No. of submissions: 1	<ul style="list-style-type: none"> - Intrusive and overbearing overdevelopment, harming outlook and privacy - No provision for on-site parking <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the appearance of the area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	33 Jersey Road, TW3 4BQ	Heston East	00647/33/P3	kosma.nykiel@hounslow.gov.uk
Proposal	Erection of a first floor 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 appearance of the area - Harm to neighbours' living conditions 			
Outcome	Delegated decision			

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

Item	Address	Ward	Ref. No.	Case officer details
6	35 Jersey Road, TW3 4BQ	Heston East	00647/35/P8	kosma.nykiel@hounslow.gov.uk
Proposal	Erection of a part first floor 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 appearance of the area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
7	66 Great South West Road, TW4 7NF	Cranford	00504/66/P6	walter.hawkins@hounslow.gov.uk
Proposal	Erection of first floor side and single storey rear infill extensions to the house to allow the conversion into three flats.			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Parking issues - Loss of light - Noise concerns <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Loss of small family dwelling, contrary to Local Plan Policy SC6. - Lack of internal space for Flat C and insufficient information regarding amenity space and privacy for residents at Flat A. - Harm to the appearance of the area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
8	153 Brabazon Road, TW5 9LN	Heston West	00139/153/P4	walter.hawkins@hounslow.gov.uk
Proposal	Erection of a one-bedroom, two-storey attached house with associated amenity space.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Harm to neighbour's access and parking. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the living conditions of residents at the existing property. <p>Note: If the depth of the house on the boundary with No 153 does not exceed that of No 153 approval may be recommended. There is no harm to parking access.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
9	Land rear of 48-56 Spring Grove Road, TW3 4BN	Heston East	01048/48-56/P3	melek.ergen@hounslow.gov.uk
Proposal	Variation of Condition 6 to amend the permitted development rights restrictions of planning application 01048/48-56/P2 dated 14/11/2017 for Erection of six two storey houses, formation of a vehicular access, provision of bin stores, cycle sheds and car parking area following demolition of 54, the bungalow to rear of 56 and rear extension of 56.			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Pressure to parking, increase in building traffic, access problems to alleyway. - Increase of noise. - Shortage of greenery. - Social cohesion. - Impact on our privacy. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The approved layout represents the acceptable maximum development in this case due to the size of the garden 			
Outcome	Delegated decision			

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

Item	Address	Ward	Ref. No.	Case officer details
10	14 St Dunstans Road, Hounslow, TW4 7QN	Cranford	00976/14/P1	leo.hall@hounslow.gov.uk
Proposal	Erection of a single storey side extension.			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the appearance of the area <p>Note: Revisions to comply with the residential extension guidelines may be acceptable and recommended for approval under delegated authority</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
11	Vista Business Centre, 50 Salisbury Rd TW4 6JQ	Cranford	00996/50/P35	kiri.shuttleworth@hounslow.gov.uk
Proposal	Construction of three multi-storey staircase, lift and access cores on existing building and creation of nine flats and office space			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Lack of amenity space, harm to the living conditions of future residents <p>Note: If sufficient information is submitted to demonstrate that the proposal can provide a suitable level of amenity space on site then the application may be approved under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
12	21 Oxford Avenue, TW5 0HF	Heston East	00845/21/P2	george.clarke@hounslow.gov.uk
Proposal	Demolition of existing house and erection of a new semi-detached house			
No. of submissions: 4	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The design is too bulky and would harm the appearance of the area - The side element does not comply with Council Guidelines - The number of bedrooms is excessive - Parking concerns <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The proposed design would appear excessively bulky and would harm the appearance of the area - Substandard living accommodation 			
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@hounslow.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: 3	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - 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) - The proposed design would deny both the applicant and the neighbour the ability to access the end walls of their properties for maintenance and repair and this equates to a poor design conflicting with Policy CC2 - Previous refusal reasons not overcome <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - 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. - The proposed separation to the boundary is sufficient so to protect the appearance of the street scene 			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Western International Market, Hayes Rd, UB2 5XU	Heston West	01032/E/S11	matthew.rees@hounslow.gov.uk
Summary	<p>Proposal: Change of use of the new trading unit from B8 Storage or distribution to B2 General industrial</p> <p>No objections have been received to date.</p> <p>This application is to be recommended for approval under delegated powers.</p>			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	103 Berkeley Avenue Hounslow TW4 6LF	Cranford	HMO/2017/00317	baldeep.chana@hounslow.gov.uk
Breach	The unauthorised use of the property as Sui Generis HMO (House in Multiple Occupation) and the construction of an unauthorised outbuilding			
Proposed remedy	<p>Remedial Action:</p> <ul style="list-style-type: none"> • Cease the use of the property as a Sui Generis HMO (House in Multiple Occupation) • Revert property to a single dwelling house • Demolish the outbuilding • Remove all resultant debris from the Land <p>Reasoning:</p> <ul style="list-style-type: none"> • Net original floor area is less than 130sqm unsuitable for conversion contrary to SC10 • Property is not in walking distance of a town centre unsuitable for a HMO conversion contrary to SC10 • Property has a poor PTAL rating – PTAL Rating 2 • Poor quality of accommodation and lack of amenity space • Increase in noise and disturbance to neighbouring residents • Inappropriate parking layout – no details to demonstrate that use as Sui generis HMO wont impact parking contrary to EC2 • The outbuilding has an overbearing and visually intrusive feature harming neighbouring amenity and character of the area contrary to SC7 and Section 7 of the REGS. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	141 Heston Road, TW5 0RD	Heston East	CURE/2017/00536	rupinder.dhoot@hounslow.gov.uk
Breach	Erection of a single storey side extension in use as a separate self-contained residential unit.			
Proposed remedy	<p>Remedial Action:</p> <ul style="list-style-type: none"> • Cease the use of the side extension as a separate self-contained residential unit • Remove the kitchen and all kitchen related facilities from the side extension • Remove the bathroom and all bathroom related facilities from the side extension • Demolish the side extension • Remove all resultant debris from the Land <p>Reasoning:</p> <ul style="list-style-type: none"> • The side extension provides cramped and substandard living conditions for current and future occupant contrary to Local Plan Policy SC5 and the London Plan • The side extension causes harm to the character of Heston Village Conservation Area contrary to Local Plan Policies CC1 and CC4 			
Outcome	Delegated decision			

PENDING DECISIONS LIST

WEEK 4 2018

19 January 2018 to 26 January 2018

ISLEWORTH & BRENTFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	8-10 Wood Lane, TW7 5ER	Syon	01225/8-10/P3	kosma.nykiel@hounslow.gov.uk
Proposal	Retrospective application for erection of a lean to side extension and a single storey front extension with associated internal alterations			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - On-site parking has been removed, what is leading to increased parking pressure in surrounding streets - Operates past 10 pm - Air pollution <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to local traffic flow, highway safety and parking in the area - Harm to the street scene 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	38 Worple Road, Isleworth, TW7 7AR	Isleworth	01236/38/P2	george.clarke@hounslow.gov.uk
Proposal	Erection of a rear roof extension with outrigger and three front roof windows to the house			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The scale and design of the rear dormer extensions would harm the appearance of the area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	Land rear of 121 Jersey Road, TW7 4QR	Osterley & Spring Grove	00647/R/O121/P5	george.clarke@hounslow.gov.uk
Proposal	Erection of a pair of semi-detached two bedroom houses in the rear end of the garden to the existing house			
No. of submissions: 6	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The plot is unsuitable for two homes - The setback is not the same as other homes on the street and this would harm my privacy - Parking issues - Lack of outdoor space - Overlooking <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The application has failed to overcome the previous reasons for refusal which were a harmful appearance and an overbearing influence upon neighbours 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	3-4 Brentford Lock, Brentford High St, TW8 8AQ	Syon	00607/D3-4/P2	kieran.mccallum@hounslow.gov.uk
Proposal	Variation of condition 3 (opening hours), to allow for additional hours of opening, of planning permission 00607/D3-4/P1 approved 09/11/2017 for the conversion into two separate units with part change of use from hair and beauty salon (A1) to Cafe (A3)			
No. of submissions:	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Will increase noise pollution - Increase in littering - Would create unpleasant smells and fumes from food preparation - Inadequate parking available <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - The principle of the development has been approved within application reference 00607/D3-4/P1 for the subdivision of the existing hair and beauty salon into two units, one matching the existing use and one unit in use as a café (Class A3). - As with the original permission (reference number 00607/D3-4/P1), a condition could regulate the erection of any flues, ducts or extraction systems so that there would be no additional pollution facing neighbouring sites. - The proposed opening times are in keeping with those of the sites nearby, and are therefore acceptable. <p>Note: Proposed opening times are 08:00 to 21:00 for beauty salon Monday to Sunday and bank holidays, and 08:00 to 18:00 for the café Monday to Sunday and bank holidays</p>			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	4 and 8 Harlequin Avenue, TW8 9EW	Osterley & Spring Grove	00558/4&8/P1	melek.ergen@hounslow.gov.uk
Proposal	Demolition of existing building and construction of a six storey building for Class B1b / B1c office use with associated car parking.			
No. of submissions:	If recommended to be granted would be taken to Planning Committee for determination.			
0				
Outcome	Planning Committee			

Wards: Brentford – Isleworth – Osterley and Spring Grove - Syon

Item	Address	Ward	Ref. No.	Case officer details
1	8-10 Wood Lane, TW7 5ER	Syon	BWC/2017/00533	Matt.robinson@hounslow.gov.uk
Breach	Retrospective erection of a lean to side extension and a single storey front extension with associated internal alterations			
Proposed remedy	<p>Remedial Action:</p> <ul style="list-style-type: none"> • Demolish the lean to side extension and single storey front extension with associated internal alterations • Remove all resultant debris from the Land <p>Reasoning:</p> <ul style="list-style-type: none"> • Harm to local traffic flow, highway safety and parking in the area • Harm to the street scene 			
Outcome	Delegated decision			

PENDING DECISIONS LIST

WEEK 4 2018

19 January 2018 to 26 January 2018

Development on Council Land

Item	Address	Ward	Ref. No.	Case officer details
1	Montague Hall, 30 Montague Road, TW3 1LD	Hounslow Central	00771/30/S1	melek.ergen@hounslow.gov.uk
Proposal	Change of use from public hall (D1) to mixed use of drug and alcohol treatment centre and public hall (Sui Generis)			
No. of submissions: 0	<u>Summary of likely recommendation: APPROVAL</u> - There would be still provision of community use within the hall.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	Western International Market, Hayes Rd, UB2 5XU	Heston West	01032/E/S11	matthew.rees@hounslow.gov.uk
Proposal	Change of use of the new trading unit from B8 Storage or distribution to B2 General industrial			
No. of submissions: 0	<u>Summary of likely recommendation</u> - The application will be recommended for approval on the basis of the modest alterations proposed, acknowledging the change would not result in the loss of industrial floorspace.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	Dukes Meadow, Dan Mason Drive, W42SH	Chiswick Homefields	00503/B/S1	john.cooney@hounslow.gov.uk
Proposal	Planning permission for the partial redevelopment of the Dukes Meadows playing fields and site of the Thames Tradesmen's Clubhouse within the wider Dukes Meadows involving: demolition of various structures within the curtilage of the rugby clubhouse together with the demolition of the existing rowing clubhouse and the demolition of the redundant public toilets on The Promenade; retention and accessibility improvements to the existing bandstand; erection of a new single storey football clubhouse on the playing fields comprising team changing rooms and social /coaching spaces, extension to the existing rugby club comprising additional team changing rooms for both rugby and hockey together with an attendant first floor rugby groundsman's dwelling, erection of a replacement two storey rowing clubhouse comprising new boat storage, changing and social spaces together with a ground floor cafe. New replacement public toilets on The Promenade. Associated external works comprising reconfigured natural grass pitches for football and rugby, floodlit and fenced artificial grass pitches for football and floodlit, partially enclosed, rugby artificial grass pitch and ancillary car parking and access improvements, wider public realm works within Dukes Meadows along Dan Mason Drive, The Promenade, Riverside Drive & Promenade Approach Road; highways and access improvements, cycle and car parking, signage, lighting, hard and soft landscape works.			
No. of submissions: 2	<p><u>Summary of Objections</u></p> <ul style="list-style-type: none"> - Increased traffic - Noise and disturbance to Staveley Gardens - Threat of night time events - Increased light and air pollution - Destruction of habitat - <p>This application will be reported to planning committee.</p>			
Outcome	Planning Committee			

PENDING DECISIONS LIST

WEEK 4 2018

19 January 2018 to 26 January 2018

Tree Preservation Orders with objections

None
