

**PENDING DECISIONS LIST****WEEK 41 2017****13 October 2017 to 20 October 2017****BEDFONT, FELTHAM & HANWORTH AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	272 Hounslow Road, TW13 5JW	Hanworth	00631/272/P5	kiri.shuttleworth@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey outbuilding in the rear garden of the house			
<b>No. of submissions:</b> 1	<p><b>Summary of objections</b></p> <ul style="list-style-type: none"> <li>- The outbuilding is not set off from all boundaries by at least a metre as required by the Council's Guidelines</li> <li>- The outbuilding includes a window in a side elevation and a window in the rear elevation.</li> <li>- The outbuilding includes a bathroom for which there is no reasonable need.</li> </ul> <p><b>Summary of likely reasons for refusal</b></p> <ul style="list-style-type: none"> <li>- Harm to neighbours' living conditions</li> <li>- Harm to the character of the surrounding area</li> </ul>			
<b>Outcome</b>				

Item	Address	Ward	Ref. No.	Case officer details
2	24 Baber Drive, TW14 0EX	Feltham North	00068/24/P2	nesha.burnham@hounslow.gov.uk
<b>Proposal</b>	Erection of part single, part two storey side and rear extensions, erection of a front porch and a rear roof extension to the house			
<b>No. of submissions:</b> 0	<p><b>Summary of likely reasons for refusal</b></p> <ul style="list-style-type: none"> <li>- Harm to the character of the property and the surrounding area</li> <li>- Harm to neighbours' living conditions</li> </ul>			
<b>Outcome</b>				

Item	Address	Ward	Ref. No.	Case officer details
3	14 Warfield Road, TW14 8AD	Bedfont	01168/14/P2	leon.machisa@hounslow.gov.uk
<b>Proposal</b>	Retention of existing car port.			
<b>No. of submissions:</b> 5 (one with two signatories)	<p><b>Summary of objections</b></p> <ul style="list-style-type: none"> <li>- Replacement is not like for like.</li> <li>- Drawings do not clearly specify the height of the car port.</li> <li>- The drawings do not accurately reflect the dimensions of the roof.</li> <li>- The increased height now allows for servicing larger commercial vehicles on this site which is not suitable in terms of traffic and parking in a small residential road.</li> <li>- Loss of visual amenity.</li> </ul> <p><b>Summary of likely reasons for refusal</b></p> <ul style="list-style-type: none"> <li>- Size, positioning and design result in a dominant and incongruous development contrary to the Residential Extension Guidelines.</li> </ul> <p>Note: If amended plans set the structure a metre from the southern boundary, approval under delegated authority may be recommended.</p>			
<b>Outcome</b>				

### Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	19 Lansbury Avenue, TW14 0JN	Feltham North	BWR/2017/00327	jack.savage@hounslow.gov.uk
<b>Breach</b>	Unauthorised erection of canopy extension between rear extension and outbuilding			
<b>Proposed remedy</b>	<p><b>Remedy:</b></p> <ul style="list-style-type: none"> <li>- Demolish the canopy extension and remove all resultant debris from the site.</li> </ul> <p><b>Reason:</b></p> <ul style="list-style-type: none"> <li>- The added canopy extension results in the rear extension adjoining to the outbuilding which harms the character and appearance of the area as well as the neighbours' outlook. This is therefore contrary to the Residential Extension Guidelines and Local Plan Policies CC1, CC2 and SC7</li> </ul>			
<b>Outcome</b>				

## PENDING DECISIONS LIST

WEEK 41 2017

13 October 2017 to 20 October 2017

## CENTRAL HOUNSLOW AREA

## Minor &amp; Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	12A Vine Place, TW3 3UE	Central Hounslow	01157/12A/P3	nesha.burnham@hounslow.gov.uk
<b>Proposal</b>	Erection of a front roof extension with Juliet balcony			
<b>No. of submissions:</b> <b>0</b>	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> <li>- Harm to the character of the property and the surrounding area</li> </ul>			
Outcome				

## Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Nantly House, 33 Lampton Road, TW3 1JG	Hounslow Central	00676/33/S7	kiri.shuttleworth@hounslow.gov.uk
<b>Summary</b>	Variation of permission 00676/33/S6 dated 21.7.2017 to allow a phased development comprising of phase 1 demolition and phase 2 above ground works further to: Demolition of existing vacant / redundant single storey building and erection of a building up to eight storeys in height containing 74 flats and commercial / community space with uses A2/D1 on ground floor.			
<b>It is proposed to determine this application under delegated authority.</b>				
Outcome				

## PENDING DECISIONS LIST

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13 October 2017 to 20 October 2017

## CHISWICK AREA

## Minor &amp; Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	Rear of 374 Chiswick High Road, W4 5TA	Turnham Green	00248/R/O374/P4	sam.smith@hounslow.gov.uk
<b>Proposal</b>	Increase of roof height to accommodate mezzanine level and alterations to rear fenestration.			
<b>No. of submissions:</b> 2	<p><b>Summary of objections</b></p> <ul style="list-style-type: none"> <li>- Change of use would create additional noise (<i>Officer Note: Change of use already approved under earlier application</i>)</li> <li>- Over-intensification of the site</li> <li>- Loss of light, outlook and privacy, and increased light pollution to neighbouring properties</li> <li>- Harm to character and appearance of Turnham Green Conservation Area and setting of Grade II listed Crown and Anchor Pub.</li> <li>- Inaccurate plans</li> </ul> <p><b>Summary of likely reasons for refusal</b></p> <ul style="list-style-type: none"> <li>- Harm to the character and appearance of the area, and to neighbours' living conditions.</li> </ul>			
<b>Outcome</b>				

Item	Address	Ward	Ref. No.	Case officer details
2	31 Spencer Road, W4 3SS	Chiswick Riverside	01043/31/P3	john.cooney@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey side and rear extension			
<b>No. of submissions:</b> 1	<p><b>Summary of Objections</b></p> <ul style="list-style-type: none"> <li>- Loss of light to neighbours</li> </ul> <p><b>Summary of likely reasons for refusal.</b></p> <ul style="list-style-type: none"> <li>- Harm character of property and Conservation Area.</li> </ul> <p>Note: If amended plans set back the side extension a metre from the front elevation of the house, the application may be recommended for approval.</p>			
<b>Outcome</b>				

Item	Address	Ward	Ref. No.	Case officer details
3	First Floor Flat, 15 Grosvenor Road, W4 4EQ	Turnham Green	00522/15/P9	ollie.jones@hounslow.gov.uk
<b>Proposal</b>	Formation of vehicle access to the front of the property			
<b>No. of submissions:</b> 0	<p><b>Summary of likely reasons for refusal</b></p> <ul style="list-style-type: none"> <li>- Harmful to pedestrian and vehicle safety</li> <li>- Loss of one on-street parking space</li> </ul>			
<b>Outcome</b>				

Item	Address	Ward	Ref. No.	Case officer details
4	13 Manor Gardens, W3 8JU	Turnham Green	00731/13/P2	jessie.rotrand@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey infill extension to an existing garage to the rear garden of the house			
<b>No. of submissions:</b> 1	<p><b>Summary of objections</b></p> <ul style="list-style-type: none"> <li>- Loss of light</li> <li>- Unsightly</li> <li>- Adversely affect privacy</li> <li>- Enclose the rear garden of neighbouring property</li> </ul> <p><b>Summary of likely reasons for refusal</b></p> <ul style="list-style-type: none"> <li>- Harm to neighbours' light and outlook and an increased sense of enclosure</li> </ul> <p>Note: If amended plans reduce the height existing eaves level and contain guttering within the property, approval under delegated powers may be recommended.</p> <p>Was previously on the list week 39 indicating it must be set in from the boundary by a metre, however on review of similar extensions in the street an altered amendment would be acceptable.</p>			
<b>Outcome</b>				

Item	Address	Ward	Ref. No.	Case officer details
4	12 Clarence Road, W4 3AS	Chiswick Riverside	00268/12/P1	jessie.rotrand@hounslow.gov.uk
<b>Proposal</b>	Erection of single storey rear extensions and creation of a basement extension with front and rear lightwells to the house			
<b>No. of submissions:</b> 3	<p><b>Summary of objections</b></p> <ul style="list-style-type: none"> <li>- Not consistent with the terrace block</li> <li>- Concern that the basement would become additional bedsits as it is rented to students</li> <li>- Construction of the basement could significantly affect parking and cause disruption to local residents</li> </ul> <p><b>Summary of reasons for approval</b></p> <ul style="list-style-type: none"> <li>- Harm to neighbours' living conditions</li> <li>- Harm to harm the appearance or character of the area</li> </ul> <p>Note: If amended plans reduce the infill height to two metres on the boundary, would be recommended for approval under delegated authority given extensions of similar scale on the terrace</p>			
Outcome				

## Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	The Hollies, Netheravon Road South, W4 2PY	Chiswick Homefields	01286/F/P8	sam.smith@hounslow.gov.uk
<b>Proposal</b>	Variation of condition 2 (approved plans) to allow for the roof of the side extension to be increased to be in line with the main roof, alterations to the position of the side boundary wall and first floor balcony, relocation of roof light and insertion of sliding doors to garage of planning permission 01286/F/P7 approved 21/06/2011 for the erection of a first floor extension and conversion of garage to storage room			
<b>No. of submissions:</b> 1	<p><b>Summary of objections</b></p> <ul style="list-style-type: none"> <li>- Development more extensive than previously approved and not in keeping with Old Chiswick Conservation Area.</li> </ul> <p><b>Summary of reasons for approval</b></p> <ul style="list-style-type: none"> <li>- Would conserve the appearance of the house and not harm neighbours living conditions nor the character of the Old Chiswick Conservation Area.</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details	
2	Pissarros on the River, Corney Reach Way, W4 2TR	Chiswick Homefield Ward	01689/D/P6	Sarah.scannell@hounslow.gov.uk	
<b>Proposal</b>	Redevelopment to provide a part two, part three storey block of eight residential units, associated access, amenity space, car and cycle parking and refuse storage.				
<b>No. of submissions:</b> 147	<p><b>Summary of objections</b></p> <ul style="list-style-type: none"> <li>- The public/commercial facility should be retained, for the community and as original planed as part of the estate.</li> <li>- It was the only place to eat on the riverfront in Chiswick</li> <li>- No need for new houses/residents</li> <li>- No justification for change of use.</li> <li>- Out of character with the design and scale of the existing site; too high, not in keeping with architecture and overly dense</li> <li>- Landscaping / amenity will be removed</li> <li>- Block views of river</li> <li>- Increase noise pollution</li> <li>- Loss of light and privacy and increased disturbance for neighbours</li> <li>- Loss of general amenity space that won't be replaced</li> <li>- Parking and access will be comprised for existing residents and visitors</li> <li>- Increase congestion on site</li> <li>- Refuse collection and delivery will harm neighbours living conditions</li> <li>- The proposal is similar to a recent one which was refused</li> <li>- The developers have no interest in the local community and just try and skirt around planning law</li> <li>- Other people would make a success of a restaurant here</li> </ul> <p><b>Summary of reasons for approval</b></p> <ul style="list-style-type: none"> <li>- Proposal would secure a good quality of residential accommodation.</li> <li>- Neighbours living conditions would be preserved</li> <li>- Acceptable design and appearance</li> <li>- Appropriate provision of parking and servicing.</li> </ul>				
Outcome					

## Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	592 Chiswick High Road, W4 5RP	Turnham Green	BWR/2017/00224	jack.savage@hounslow.gov.uk
<b>Breach</b>	Trellis fencing installed at the front of the property			
<b>Proposed remedy</b>	<p><b>Remedy:</b></p> <ul style="list-style-type: none"> <li>- Remove the trellis fencing</li> </ul> <p><b>Reason:</b></p> <ul style="list-style-type: none"> <li>- Not in keeping the character or appearance of the area, contrary to Local Plan Policies CC1 and CC2.</li> </ul>			
Outcome				

## PENDING DECISIONS LIST

WEEK 41 2017

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## HESTON &amp; CRANFORD AREA

## Minor &amp; Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	12 Kingswood Avenue, TW3 4LL	Heston Central	00669/12/P3	adam.ali@hounslow.gov.uk
<b>Proposal</b>	Erection of a front porch to the house.			
<b>No. of submissions:</b> 0	<u><b>Summary of likely reasons for refusal</b></u> <ul style="list-style-type: none"> <li>- The proposal fails to comply with the Residential Extension Guidelines (2003): the porch is not set in from the part of the house nearest the road, it is attached on to an existing ground floor window (which would result in the living room losing a window), while the proposed door does not lead directly to the original front door.</li> </ul> <p>Note: If amended plans match the 'as built' porch at No 6, approval would be recommended under delegated powers</p>			
<b>Outcome</b>				

Item	Address	Ward	Ref. No.	Case officer details
2	17 Avenue Crescent, Hounslow TW5 9RD	Cranford	00060/17/P3	Nesha.burnham@hounslow.gov.uk
<b>Proposal</b>	Erection of a front porch to the house.			
<b>No. of submissions:</b> 0	<u><b>Summary of likely reasons for refusal</b></u> <ul style="list-style-type: none"> <li>- Undermines the provision of amenity space for existing residents</li> </ul>			
<b>Outcome</b>				

## Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	49 Clevedon Gardens, TW5 9TT	Cranford	OUTR/2017/00488	narinder.bhatia@Hounslow.gov.uk
<b>Breach</b>	Use of an outbuilding as a non- incidental and separate self-contained residential unit			
<b>Proposed remedy</b>	<p><b>Remedy</b></p> <ul style="list-style-type: none"> <li>- Cessation of use incorporating the removal of kitchen and bathroom facilities within 3 months of the notice taking effect</li> </ul> <p><b>Summary of reasons for enforcement</b></p> <ul style="list-style-type: none"> <li>- Harm to neighbours' living conditions (overlooking, perceived loss of privacy and general noise and disturbance)</li> <li>- Harm to the living conditions of the current and future occupiers (substandard provision of internal and amenity space)</li> <li>- Inadequate means of separate vehicular and pedestrian access</li> <li>- Lack of provision for sorting, recycling and processing waste materials</li> </ul>			
Outcome				

## PENDING DECISIONS LIST

WEEK 41 2017

13 October 2017 to 20 October 2017

## ISLEWORTH &amp; BRENTFORD AREA

## Minor &amp; Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	67 Windmill Road, TW8 0QQ	Brentford	01217/67/P15	mark.knighting@hounslow.gov.uk
<b>Proposal</b>	Retrospective use of a basement as a self-contained flat			
<b>No. of submissions:</b> 1	<p><b>Summary of objections</b></p> <ul style="list-style-type: none"> <li>- Surprised that the application is being allowed.</li> <li>- There cannot be much natural daylight or ventilation.</li> </ul> <p><b>Summary of likely reasons for refusal</b></p> <ul style="list-style-type: none"> <li>- Substandard provision of living accommodation.</li> </ul> <p>Note: This proposal has previously been included in the 'Breaches of Planning Control where Enforcement is to be undertaken' section of the Pending List 2 June 2017 to 9 June 2017 (Week 22).</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	Sarah Trimmer Hall, 367 High Street, TW8 0DB	Brentford	00607/367/L6 & P17	mark.knighting@hounslow.gov.uk
<b>Proposal</b>	Alterations, including partial demolition of existing hall to create two dwellings			
<b>No. of submissions:</b> 0	<p><b>Summary of likely reasons for refusal</b></p> <ul style="list-style-type: none"> <li>- Harm to the character and significance of the Grade II Listed Building</li> <li>- Inadequate provision of amenity space</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	1 Spur Road and 156 London Road, TW7 5BD	Syon	01052/A/P3	eamon.cassidy@hounslow.gov.uk
<b>Proposal</b>	Erection of a second storey to form three flats above existing commercial premises.			
<b>No. of submissions:</b> 2	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Concerns over access, parking and refuse collection.</li> <li>- Harm to the appearance of the area.</li> </ul> <p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- Harm to the character and appearance of the site and surrounding area.</li> <li>- Poor standard of accommodation for future occupiers.</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	403-405 Twickenham Road, TW7 7ES	Isleworth	01137/403-405/P31	eamon.cassidy@hounslow.gov.uk
<b>Proposal</b>	Demolition of existing shop, jet wash, single pump island; reduction in area of canopy and raising of canopy from 4 metres to 5.1 metres; and erection of new shop, air/water and parking facility.			
<b>No. of submissions:</b> 1	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Loss of light.</li> </ul> <p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- Harm to neighbours' living conditions.</li> <li>- Unacceptable car parking and access arrangements.</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
5	24 Unwin Road, TW7 6HX	Isleworth	01139/24/P7	george.clarke@hounslow.gov.uk
<b>Proposal</b>	Change of use to house in multiple occupation accommodating more than six people			
<b>No. of submissions:</b> 0	<p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- Loss of single family house</li> <li>- Harm to neighbours through increased noise and disturbance</li> </ul>			
Outcome				

## Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	Kew Eye Tower, TW8 0FL	Brentford	00505/P/P105	jessie.rotrand@hounslow.gov.uk
<b>Proposal</b>	Installation of two 1800 mm and two 900 mm diameter dishes on roof of Kew Eye Tower on steelwork and pole mounts along with on cabinet of 600 x 800 x 1350 mm and associated ancillary apparatus and cabling.			
<b>No. of submissions:</b> 8	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Would further clutter the already complicated roofline</li> <li>- Health concerns due to radiation</li> <li>- Dishes may be blown loose over time</li> <li>- Harm to visual amenity</li> </ul> <p><b><u>Summary of reasons for approval</u></b></p> <ul style="list-style-type: none"> <li>- The scale and siting of the dishes will not significantly affect the appearance of the building or the street scene.</li> <li>- Has been designed to integrate with the existing building through matching colour.</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	127 Thornbury Road, TW7 4ND	Osterley & Spring Grove	01119/127/P1	george.clarke@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey rear extension to replace existing conservatory and installation of new windows to side elevation at ground and first floor levels			
<b>No. of submissions:</b> 1	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- The height of the rear extension should be reduced</li> </ul> <p><b><u>Summary of reasons for approval</u></b></p> <ul style="list-style-type: none"> <li>- Was on List 38 for refusal. Amended plans have been received which omit the porch and reduce the eaves height of the rear extension. There would therefore be no harm to the street scene or neighbours.</li> </ul>			
Outcome				

## Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	34 The Butts, TW8 8BL	Syon	BWR/2017/00263	laura.fisk@hounslow.gov.uk
<b>Breach</b>	Erection of a first floor rear extension to the house			
<b>Proposed remedy</b>	<p><b>Remedy:</b></p> <ul style="list-style-type: none"> <li>- Demolish the first floor rear extension and remove all resultant debris from the land</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>- Alter the first floor rear extension in accordance with the approved plans under reference 00185/34/P6 and remove all resultant debris from the land</li> </ul> <p><b>Reason:</b></p> <ul style="list-style-type: none"> <li>- Harmful to neighbours' privacy and outlook; inappropriate scale harmful to the character of the Conservation Area</li> </ul>			
<b>Outcome</b>				

Item	Address	Ward	Ref. No.	Case officer details
2	550 Great West Road, TW5 0TQ	Osterley & Spring Grove	OUTR/2015/00264	laura.fisk@hounslow.gov.uk
<b>Breach</b>	Unauthorised change of use of the property from a C3 dwelling to a Sui Generis House in Multiple Occupation and the unauthorised erection of a single storey outbuilding with a veranda/canopy attached to the front			
<b>Proposed remedy</b>	<p><b>Remedy:</b></p> <ol style="list-style-type: none"> <li>i. Demolish the outbuilding (including the veranda to the front of the structure)</li> <li>ii. Cease the use of the property as a Sui Generis House in Multiple Occupation</li> <li>iii. Revert the use of the property to a C3 dwellinghouse</li> <li>iv. Remove all resultant debris from the Land</li> </ol> <p><b>Reason:</b></p> <ul style="list-style-type: none"> <li>- The original floor area of the property is less than 130sqm and not within walking distance of a town centre contrary to the Policy SC10. The intensive usage would harm the character of the area and cause undue disturbance to neighbours contrary to Local Plan policies SC6 (managing Building Conversions and Sub-Division of The existing Housing), SC10 (Housing in Multiple Occupation, Hostels and Bed &amp; Breakfast Accommodation), CC1 (Context and Character).</li> <li>- The position, design, size and scale of the outbuilding results in an intrusive development, out of scale and character with the existing property and the prevailing pattern of development in the locality contrary to Local Plan policies CC1 (Context and Character), SC7 (Residential Extensions and Alterations) and the intent of the Residential Extension Guidelines.</li> </ul>			
<b>Outcome</b>				

## **PENDING DECISIONS LIST**

**WEEK 41 2017**

**13 October 2017 to 20 October 2017**

### **Development on Council Land**

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**None**

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