

PENDING DECISIONS LIST**WEEK 38 2017****22 September 2017 to 29 September 2017****BEDFONT, FELTHAM & HANWORTH AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	76 Kingston Avenue Feltham TW14 9SN	Bedfont	00668/76/P1	nesha.burnham@hounslow.gov.uk
Proposal	Erection of a two storey side extension, a single storey rear extension, a hip to gable and rear roof extension with two front roof windows and juilette balconies to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to neighbours' living conditions - Harm to the character and appearance of the property and the surrounding area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	76 Kingston Avenue TW14 9SN	Bedfont	00668/76/P2	nesha.burnham@hounslow.gov.uk
Proposal	Erection of a two storey side extension and a single storey rear extension to the house			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Concerns about potential damage to property and hours of construction <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to neighbours' living conditions 			
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	22 Manor Avenue, TW4 7JR	Hounslow West	00729/22/P10	kiri.shuttleworth@hounslow.gov.uk
Proposal	Change of use from House in Multiple Occupation (HMO) for six occupiers (Use Class C4) to House in Multiple Occupation (HMO) for nine occupiers with front garden parking and associated alterations			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - It does not comply with the requirements of Local Plan Policy SC10 or the Council's Standards for Houses in Multiple Occupation - The original floor area of the property is significantly less than the required 130sqm. - Previous application for change of use to a 9 person HMO was refused. - Cumulative impact on the character and residential amenity of the area - Lack of detail on parking and cycle parking - The HMO does not include appropriate facilities for residents - Loss of front garden for hard standing for parking and refuse areas which would detract from the existing street scene. - Noise and disturbance - Site history of noise and refuse waste pollution <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Due to the limited original internal floor area - sub-standard accommodation that would harm the character of the area - The applicant has failed to demonstrate the proposal would either provide adequate and safe off-street parking or not harm on street parking conditions. - Increased noise and disturbance. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	48 Manor Avenue, TW4 8AN	Hounslow West	00729/48/P1	leon.machisa@hounslow.gov.uk
Proposal	Retrospective application for erection of a single storey rear extension to the house.			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of light. - Loss of outlook. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The excessive depth of the extension would harm neighbours' light and outlook contrary to the Residential Extension Guidelines. - Extent and scale would harm the appearance of the area 			
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	19 Grantham Road, W4 2RT	Chiswick Homefields	00499/19/P1	jessie.rotrand@hounslow.gov.uk
Proposal	Formation of a vehicular access to the front of the property			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to pedestrian safety. - Failure to preserve or enhance the character and appearance of the Chiswick House Conservation Area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	149 Park Road, W4 3EX	Chiswick Riverside	01255/149/P7	jessie.rotrand@hounslow.gov.uk
Proposal	Erection of a single storey rear extension			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Overlooking and will block light <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to neighbours' light and outlook contrary to the Residential Extension Guidelines with an incongruous design. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	4 Whitehall Gardens, W4 3LT	Chiswick Riverside	01198/4/P4	sam.smith@hounslow.gov.uk
Proposal	Erection of a single storey rear extension, a first floor rear extension and new rooflights to the rear and front elevations			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to neighbours' light and outlook contrary to the Residential Extension Guidelines. <p>Note: If amended plans reduce the depth of the proposed ground floor extension to 3.65 metres along the boundary with No. 2, and the proposed first floor window is amended to reflect the existing fenestration, approval under delegated powers may be recommended.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	18 Swanscombe Road, W4 2HQ	Chiswick Homefields	01102/18/P2	sam.smith@hounslow.gov.uk
Proposal	Erection of a single storey side infill extension and a single storey rear extension			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to neighbours' light and outlook contrary to the Residential Extension Guidelines - Significant reduction in amenity space harming living conditions 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	2 Verona Court W4 2JD	Chiswick Homefields	00249/J2/P1	ollie.jones@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the ground floor flat			
No. of submissions: 5	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Overlooking and loss of privacy - Loss of daylight - Not in keeping with Verona Court - Concerns over impact upon landscaping features of the communal garden <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Uncharacteristic and bulky addition to Verona Court - Loss of private amenity space 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
6	2 Verona Court W4 2JD	Chiswick Homefields	00249/J2/P2	ollie.jones@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the ground floor flat (alternative scheme)			
No. of submissions: 4	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Overlooking and loss of privacy - Loss of daylight - Not in keeping with Verona Court - Concerns over impact upon landscaping features of the communal garden <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Uncharacteristic and bulky addition to Verona Court - Loss of private amenity space 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
7	9A Beverley Road, W4 2LL	Chiswick Homefileds	00118/9A/P4	sam.smith@hounslow.gov.uk
Proposal	Erection of a single storey side infill extension to the ground floor flat			
No. of submissions:	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Harm to neighbours' living conditions - Harm to character and appearance of the area - Contrary to local plan - Inaccurate plans (<i>Officer Note: Plans accurate</i>) <p><u>Summary of reasons for refusal</u></p> <ul style="list-style-type: none"> - The proposed development would harm neighbours' living conditions. <p>NOTES: If the height of the extension on the boundary is reduced to match that of the neighbouring extension, this application may be approved under delegated powers.</p>			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	232-240 Chiswick High Road, W4 1PD	Turnham Green	00248/AN/P1	jessie.rotrand@hounslow.gov.uk
Proposal	Installation of a temporary refrigerated container to the rear of the building annually			
No. of submissions:	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Noise will result in nuisance to peripheral residential area <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The proposed noise level has been assessed and would not cause a nuisance to neighbours. - The acceptability of the temporary refrigerated unit in principle has already been assessed and approved, in previous planning applications for temporary refrigerated units over the same period and of the same scale. <p>Note: A condition limiting the temporary permission to three years would allow for a more suitable permanent arrangement</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	15 Crofton Avenue, W4 3EW	Chiswick Riverside	01615/15/P9	john.cooney@hounslow.gov.uk
Proposal	Erection of an outbuilding following removal of existing outbuilding, new rear garden boundary treatment, and installation of a plunge pool into rear garden			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Harm to character of application property, neighbouring properties and the surrounding Conservation Area. - Harm to neighbours' outlook. - Reduction in rear garden space. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Would not harm neighbours' living conditions. - Would preserve the character of the property and the Conservation Area. 			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	23 Homefield Road W4 2LW	Chiswick Homefields	BWR/2017/00364	baldeep.chana@hounslow.gov.uk
Breach	The installation of a side boundary wall treatment at the rear of the property more than 2m in height			
Proposed remedy	<p>Remedial action:</p> <ul style="list-style-type: none"> • Reduce the height of the side boundary wall treatment so that it does not exceed 2 metres in height at the rear of the property • Remove all resultant debris from the Land <p>Reasoning:</p> <p>The height of the side boundary wall treatment is excessive and results in a loss of outlook to neighbouring properties. Therefore it is contrary to policies CC1 CC2 and SC7.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	1 Addison Grove, W4 1EP	Chiswick Homefields	LIST/2016/00755	laura.fisk@hounslow.gov.uk
Breach	Unauthorised erection of a trellis to the front and side boundary wall fronting Addison Grove and Fairfax Road			
Proposed remedy	<p>Remedial action:</p> <ul style="list-style-type: none"> Remove the trellis from the boundary wall fronting Addison Grove and Fairfax Road Remove all resultant debris from the Land <p>Reasoning:</p> <p>The trellis fails to preserve or enhance the special architecture and historic character of the listed building and surrounding Conservation Area. The trellis is therefore contrary to policies CC1, CC2 and CC4</p>			
Outcome	Delegated decision			

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HESTON & CRANFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	72 The Crossways, TW5 0JP	Heston Central	00329/72/P2	kosma.nykiel@hounslow.gov.uk
Proposal	Erection of part first floor rear 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"> - Would harm the appearance of the area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	104 Westbrook Road, TW5 0NQ	Heston Central	01187/104/P6	melek.ergen@hounslow.gov.uk
Proposal	Erection of a first floor side and part first floor rear extension to the house.			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - The proposed rear window will directly look into my side bedroom window only three metres away, invading my privacy. - Poor design and unsympathetic to existing terrace in terms of its overall scale and proportions. - Loss of outlook, sense of enclosure. - Creation of more rooms would result for more need in parking spaces which are insufficient. - Overdevelopment. <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Intrusive addition, out of scale and character with the area and inappropriate design - Loss of privacy and outlook. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	The Old George, 129 Heston Road, TW5 0RD	Heston East	00600/E/P15	melek.ergen@hounslow.gov.uk
Proposal	Demolition of the existing buildings and erection of a five storey building (including a basement) for a replacement public house (Class A4)/community facility (Class D1) at the basement and ground floor levels with 11 flats (Class C3), parking spaces and amenity space.			
No. of submissions: 3	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of light and impact to the adjoining office. - This building should be listed and preserved. - No provision of affordable housing. - Insufficient parking. - Building should respect the requirements of Conservation area and complement local setting and features. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Loss of building in this Conservation Area is not justified. - Quality of proposed dwellings is unsatisfactory. - Insufficient parking and servicing provision. - Unacceptable affordable housing provision. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	558 Bath Road, TW5 9UX	Cranford	00083/558/P1	walter.hawkins@hounslow.gov.uk
Proposal	Erection of a single storey rear and part side extension.			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Cramped form of development with a lack of usable amenity space, unacceptable living conditions. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	226 Great West Road, TW5 9AW	Heston Central	00505/226/P7	george.clarke@hounslow.gov.uk
Proposal	Change of use from (A5 takeaway use) to mixed use of (A3 Cafe/Restaurant use) and (A5 takeaway use). Erection of a glass and metal framed front extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to the street scene			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	The Old George, 129 Heston Road, TW5 0RD	Heston East	00600/E/P15	melek.ergen@hounslow.gov.uk
Summary	Demolition of the existing buildings and erection of a five storey building (including a basement) for a replacement public house (Class A4)/community facility (Class D1) at the basement and ground floor levels with 11 flats (Class C3), parking spaces and amenity space.			
Outcome	Delegated decision			

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ISLEWORTH & BRENTFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	15 Harewood Road, TW7 5PH	Osterley & Spring Grove	00556/15/P5	kosma.nykiel@hounslow.gov.uk
Proposal	Erection of a single storey rear extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Would harm neighbours' living conditions - Would harm the appearance of the area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	20 Stucley Road, TW5 0TN	Osterley & Spring Grove	01078/20/P8	george.clarke@hounslow.gov.uk
Proposal	Conversion of a garage into habitable room, erection of first floor side and rear extensions and part single storey rear extension			
No. of submissions: 2	<u>Summary of objections</u> <ul style="list-style-type: none"> - No gap shown to the boundary - Proposal is excessive and would appear out of character - Harm to neighbouring living conditions <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the appearance of the area, contrary to the Residential Extension Guidelines 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	28 College Road, Isleworth, TW7 5DW	Osterley & Spring Grove	00294/28/P1	kosma.nykiel@hounslow.gov.uk
Proposal	Erection of a rear roof extension over existing outrigger with two roof windows to front elevation			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Fails to preserve or enhance the character and appearance of the Conservation Area 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	209 High Street, Brentford TW8 8AH	Syon	00607/209/P5	melek.ergen@hounslow.gov.uk
Proposal	Variation of condition 3 to alter the hours of opening following planning permission 00607/209/P3 dated 2/8/2017 for change of use from retail to betting shop.			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - There are already two betting shops on Brentford High Street and there should be diverse type of retail outlets not dedicated to betting. <u>Summary of reasons for approval</u> <ul style="list-style-type: none"> - The proposal is not for further betting shop but a variation to the opening hours of an approved. The proposal involves an hour earlier opening hours for the approved betting shop the week which is not considered to be harmful to neighbours. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	Vine Lodge, Church Road, TW7 4PH	Osterley & Spring Grove	00260/A/P2	kosma.nykiel@hounslow.gov.uk
Proposal	Erection of a single storey front extension incorporating two front and two rear roof lights and conversion of a garage into habitable room to the house			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - There would be loss of privacy to the residents of Osterley Lodge. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Would preserve the character and appearance of the Conservation Area. - Would not harm neighbours' living conditions. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	109A Windmill Road, TW8 9LZ	Brentford	01217/109A/P2	mark.knighting@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to convert an existing retail unit from shop to a self-contained one-bedroom flat, creation of an external staircase to provide access to two upper floor flats (currently one flat) incorporating the erection of a rear roof extension with two front roof windows			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Planning permission should not be granted. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Would provide two flats that would contribute to local housing need, with an acceptable standard of accommodation. <p>Note: This application was previously recommended for refusal in an entry on Week 33 but the Council have subsequently received amended plans which overcome the previous concerns.</p>			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	3-5 St johns Road, Isleworth TW7 6NA	Osterley & Spring Grove	00981/AH/P3	melek.ergen@hounslow.gov.uk
Summary	Demolition of existing buildings and redevelopment of the land to provide part three-, part five-storey building to accommodate thirty one flats units and two shops with associated car parking, cycle parking and landscaping. If approval is proposed, this application would be decided by Planning Committee.			
Outcome	Delegated decision if refusal recommended.			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	Royal Guardsmen, 23 Ealing Road TW8 0JU	Syon	GEN/2017/00124	baldeep.chana@hounslow.gov.uk
Breach	The installation of telecommunications apparatus			
Proposed remedy	<p>Remedy:</p> <ul style="list-style-type: none"> • To dismantle the telecommunications apparatus • Remove all resultant debris from the Land <p>Reasoning:</p> <ul style="list-style-type: none"> • The telecommunications apparatus fails to meet permitted development under Part 16 section A.3 of the GDPO (as amended) as no prior approval application was submitted before the development commenced. • The positioning of the telecommunications apparatus harms the appearance of the host property due to its bulk and dominance contrary to policies CC1 CC2 and EC4. • Due to the positioning, bulk and dominance of the telecommunications apparatus harms the appearance of the street scene and harms the outlook from neighbouring properties when viewed from Ealing Road and nearby Albany Road, contrary to policies CC1 CC2 and EC4. 			
Outcome	Delegated decision			

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Development on Council Land

Item	Address	Ward	Ref. No.	Case officer details
1	103a Pears Road TW3 1SS	Hounslow Central	00870/103A/S1	eamon.cassidy@hounslow.gov.uk
Proposal	Change of use from caretaker's dwelling into office space.			
No. of submissions: 0	<u>Summary of likely recommendation</u> - Grant with conditions			
Outcome	Delegated decision			