

PENDING DECISIONS LIST

WEEK 24 2017

16 June 2017 to 23 June 2017

BEDFONT, FELTHAM & HANWORTH AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	73 Viola Avenue TW14 0EN	Feltham North	01159/73/P1	nesha.burnham@hounslow.gov.uk
Proposal	Erection of single 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"> - The rear extension's scale would harm neighbours' living conditions contrary to the Residential Extension Guidelines - The rear extension would harm the appearance of the property and the area, contrary to the Residential Extension Guidelines 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	33 Forge Lane TW13 6UN	Hanworth	00458/33/P5	nesha.burnham@hounslow.gov.uk
Proposal	Erection of a two storey side extension to the house			
No. of submissions: 0	<p>(This application had previously been added to pending decisions list (Week 18) with a recommendation for refusal on design grounds and for the resultant amount of amenity space).</p> <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Inappropriate design of the extension - inclusion of a chamfered corner <p>Note – if amended plans are received to overcome the design concerns (i.e. the removal of the chamfered corner) the application would be likely to be recommend for approval under delegated powers.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	36 Parkfield Crescent TW13 7LA	Feltham	00862/36/P3	nesha.burnham@hounslow.gov.uk
Proposal	Erection of a rear roof extension incorporating hip to gable conversion and three front roof windows and a single storey rear extension to the bungalow			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The proposal would substantially increase overlooking - The building would look unsightly and negatively impact the street scene - The proposed single storey rear extension would result in a loss of light - The proposed single storey rear extension should not abut our boundary line <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the character of the property and the surrounding area resulting from the roof extensions <p>Note: Site boundaries disputes are a civil matter and not a planning a consideration.</p>			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	52 Orchard Avenue TW14 9RE	Bedfont	CURE/2017/00197	baldeep.chana@hounslow.gov.uk
Breach	The unauthorised conversion and use of the property as two self-contained flats			
Proposed remedy	<p>Remedy:</p> <ul style="list-style-type: none"> • Cease the use of the property as two self-contained flats • Remove all but one of the kitchens and associated kitchen facilities • Remove all but one of the bathrooms and associated bathroom facilities • Remove all resultant debris from the Land <p>Reasoning:</p> <ul style="list-style-type: none"> • The property is unsuitable for conversion as it is less than 130sqm • Internal floor area for first floor flat is below minimum standards • Living conditions for occupiers of the second bedroom at ground floor flat unacceptable by reason of privacy and outlook • The conversion doesn't provide suitable accommodation • It hasn't been demonstrated to the LPA that two off street car parking spaces can be accessed without causing harm to highway and pedestrian safety • Contrary to local plan policies – CC1 CC2 SC5 SC6 EC2 			
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	Land west of 29 Barrack Road, TW4 6AF	Hounslow West	00077/29/P3	kiri.shuttleworth@hounslow.gov.uk
Proposal	Change of use of vacant land to be used as storage facility for car retail business and formation of vehicle crossover to Barrack Road			
No. of submissions: 9, plus 1 petition with 32 signatures	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Cars are already parked on the land - Concerns with pollution affecting health of residents - Concern with security of nearby properties - Exacerbation of traffic issues; congestion and parking problems on surrounding roads - Increase in noise and air pollution, noise and disturbance - Loss of privacy - Overcrowding of area; health and safety - Out of character with the residential area - Lack of information provided with application - Current hoardings are an eyesore - Concern over future access to underground water pipes <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Inappropriate use, harm to character of the area - Failure to demonstrate adequate and safe access and parking arrangements, harm to pedestrian and highway safety in the area 			
Outcome	Delegated decision			

Wards: Hounslow Central – Hounslow Heath – Hounslow South – Hounslow West

Item	Address	Ward	Ref. No.	Case officer details
2	115-119 High Street, TW3 1QT	Hounslow Central	00610/115-119/P14	melek.ergen@hounslow.gov.uk
Proposal	Redevelopment of the site to create one A1/A2/A3 retail unit with 20 serviced apartments above.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Would result in poor standard of accommodation for future occupiers.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	96 The Drive, TW7 4AD	Hounslow Central	00367/96/P2	kieran.mccallum@hounslow.gov.uk
Proposal	Erection of a front porch and a hip to gable and rear roof extension to the main roof with two front roof windows to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Excessive size and scale, contrary to the Residential Extension Guidelines, harming the appearance of the area and the dwelling.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	187 Spring Grove Road, TW7 4AL	Hounslow Central	01048/187/P2	kieran.mccallum@hounslow.gov.uk
Proposal	Erection of a single storey side and rear extensions to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to neighbours' living conditions, and the appearance of the area, contrary to the Residential Extension Guidelines.			
Outcome	Delegated decision			

Wards: Hounslow Central – Hounslow Heath – Hounslow South – Hounslow West

Item	Address	Ward	Ref. No.	Case officer details
5	16 Strafford Road, TW3 3EN	Hounslow West	01075/16/P1	walter.hawkins@hounslow.gov.uk
Proposal	Erection of single storey side and rear extensions			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to neighbour's living conditions, contrary to the Residential Extension Guidelines. Note: If amended plans reduce the depth of the extension to 3.05m or reduce the height on the boundary with No 14 to two metres, the application may be approved under delegated authority.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
6	37 Rosebery Road, TW3 2RD	Hounslow South	00957/37/P3	emil.ancewicz@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the house.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Would harm neighbours' living conditions; Note: If amended plans reduce the depth of the extension to 3.9 metres on the boundary with No. 39, the proposal may be recommended for approval under delegated authority.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
7	25 Thatchers Way, TW7 7PL	Hounslow South	01470/25/P2	emil.ancewicz@hounslow.gov.uk
Proposal	Erection of a two-storey side extension, a single storey rear extension and a single storey front extension with conversion of garage into a habitable room.			
No. of submissions: 1	<u>Summary of objections</u> - Loss of light; - Loss of privacy; <u>Summary of likely reasons for refusal</u> - Would harm the appearance character of the property and the area, contrary to the Residential Extension Guidelines;			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
8	191A Wellington Road South TW4 5HA	Hounslow Heath	01181/191A/P8	nesha.burnha@hounslow.gov.uk
Proposal	Erection of nine flats in two blocks with associated works following demolition of a MOT garage and garages			
No. of submissions: 8	<u>Summary of objections</u> <ul style="list-style-type: none"> - Loss of light/ Overshadowing - Harm to visual amenity - Overlooking - Loss of privacy - Over-development - Noise and disturbance - Inadequate parking, loading and turning - No consideration to the impact on the residents on Midsummer Avenue - The proposal includes land that does not belong to the MOT garage - Vehicular access to the site is too narrow - The proposal would increase the parking and congestion problems <u>Summary of reasons for refusal</u> <ul style="list-style-type: none"> - Poor living conditions for future occupants - Substandard amenity space - Loss of privacy - Inadequate access and servicing 			
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	99 Prebend Gardens, W4 0XT	Chiswick Homefields	00899/99/P1	james.hansel@hounslow.gov.uk
Proposal	Creation of basement incorporating a front and rear lightwell with stairway, erection of part single / part two storey side and rear extensions, rear roof extension incorporating three front roof windows, erection of front boundary wall and increase of height of side boundary wall to the house			
No. of submissions: 3	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Impact on water table, structural problems - No Construction Method Statement - Overdevelopment - Increased sense of enclosure, overshadowing - Boundary wall would create tunnelling affect - Front windows not in keeping <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The basement would fall outside the original footprint of the house and so harm the character of the area - The single storey rear extension would not be subservient to the original house, contrary to the Residential Extension Guidelines - First and second floor rear extension would harm the character and appearance of the Conservation Area - The number of front roof lights would fail to comply with the Residential Extension Guidelines and would harm the street scene - The boundary wall would be overly dominant and incongruous in the street scene and so harm the character and appearance of the Conservation Area 			
Outcome	Delegated decision			

Wards: Turnham Green – Chiswick Homefields – Chiswick Riverside

Item	Address	Ward	Ref. No.	Case officer details
2	12 Geraldine Road, W4 3PA	Chiswick Riverside	00478/12/P1	john.cooney@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and a rear roof extension with two front roof windows to the house			
No. of submissions: 0	<u>Summary of reasons for refusal</u> <ul style="list-style-type: none"> - Scale, design and excessive plot coverage would harm the character of the property and Conservation Area. - Harm to neighbours' living conditions. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	13 Alwyn Avenue, W4 4PA	Turnham Green	00034/13/P3	john.cooney@hounslow.gov.uk
Proposal	Enlargement of the existing rear roof extension, creation of a basement and erection of a single storey rear extension to the house			
No. of submissions: 0	<u>Summary of reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the character of the property and surrounding area. - Flood risk <p>Note: If amended plans remove the enlargement of the roof extension, reduce the single storey rear extension to 3.65m deep, and remove the bedroom from the basement, may be recommended for approval under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	21 Church Street, W4 2PH	Chiswick Homefields	00261/21/P5	john.cooney@hounslow.gov.uk
Proposal	Erection of front and rear roof extensions incorporating two front roof windows, reconfiguration of existing fenestration, and a single storey outbuilding at the rear garden of the house.			
No. of submissions: 3	<u>Summary of objections</u> <ul style="list-style-type: none"> - Outbuilding not set off the boundary by 1m as required by Residential Extension Guidelines - Design and materials are unsympathetic to the existing property, street scene and Conservation Area. - Overlooking of neighbours <u>Summary of reasons for refusal</u> <ul style="list-style-type: none"> - The proposal would fail to preserve the character of the property and 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	Chiswick Tower, 389 Chiswick High Rd, W4 4AJ	Turnham Green	00248/389/P3	violet.dixon@hounslow.gov.uk
Proposal	Change of use of 470 sq m of floor space from a former canteen and other ancillary office uses (Class B1) to flexible retail (Class A1) and/or restaurant/cafe (Class A3) use and associated external alterations to the front (north), side (east) and rear (south) facades.			
No. of submissions: 3	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Harm to local businesses - Increased terrorist threat - Increased overcrowding around tube station - Too many licensed premises in surrounding area - Improvements should be made to surrounding public realm also through s106 funding <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Would provide complementary local facilities and would not significantly affect the local level of office supply. 			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	The Maltings, Spring Grove Road, W4 3NH	Chiswick Riverside	01046/1-15/S3	melek.ergen@hounslow.gov.uk
Proposal	Conversion of the existing 22 sheltered accommodation flats into 13 general housing flats.			
Summary	<p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Complies with Council policy and would not harm the locality. 			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	37 Chiswick Quay, W4 3UR	Chiswick Riverside	BWR/2016/00718	kit.law@hounslow.gov.uk
Breach	Unauthorised erection of a detached pergola			
Proposed remedy	Remedy: <ul style="list-style-type: none"> Dismantle the pergola and remove from the site. Reason: <ul style="list-style-type: none"> To protect the character and appearance of the Grove Park Conservation Area. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	41 Chiswick Quay, W4 3UR	Chiswick Riverside	BWR/2016/00719	kit.law@hounslow.gov.uk
Breach	Unauthorised erection of a detached pergola			
Proposed remedy	Remedy: <ul style="list-style-type: none"> Dismantle the pergola and remove from the site. Reason: <ul style="list-style-type: none"> To protect the character and appearance of the Grove Park Conservation Area. 			
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	316 Heston Road, Hounslow, TW5 0HQ	Heston East	00600/316/P2	emil.ancewicz@hounslow.gov.uk
Proposal	Retrospective application for conversion of single dwelling into two, two-bedroom flats.			
No. of submissions: 3 (1 objection and 2 support)	<u>Summary of objections</u> - Loss of a family house; <u>Summary of likely reasons for refusal</u> - Loss of a small family house; - No external private or communal amenity space for the upper floor flat - unacceptable living conditions; - No details of cycle or bin storage.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	6- 8 Spring Grove Road, Hounslow, TW3 4BJ	Heston East	01048/6-8/P5	gareth.david@hounslow.gov.uk
Proposal	Change of use from retail (A1) to restaurant (A3) and takeaway (A5).			
No. of submissions: 1	<u>Summary of objections</u> - Traffic congestion and insufficient parking <u>Summary of likely reasons for refusal</u> - Adverse impact on traffic and parking - Inappropriate concentration of restaurant uses - Inadequate information about kitchen ventilation			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	17 Avenue Crescent TW5 9RD	Cranford	00060/17/P2	nesha.burnham@hounslow.gov.uk
Proposal	Demolition of the garage and erection of a two storey side extension			
No. of submissions: 0	<u>Summary of likely reasons for approval</u> <ul style="list-style-type: none"> - This case was added to the pending decision list dated 7th October to 14th October 2016 (Week 40) with a recommendation for refusal. Since then, revised drawings show the proposed two storey side extension set-back by one metre at first floor level and the removal of the single storey rear extension. These changes would overcome the previous concerns. 			
Outcome	Delegated decision			

WEEK 24 2017
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ISLEWORTH & BRENTFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	40 Crane Avenue, TW7 7JL	Isleworth	00313/40/P2	gareth.david@hounslow.gov.uk
Proposal	Erection of a part first floor side and a part two storey side with rear roof extension and Juliet balcony to the house			
No. of submissions:	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Overlooking/privacy - Out of character - Loss of light <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the street scene, contrary to the Residential Extension Guidelines. 			
Outcome	Delegated decision			
Item	Address	Ward	Ref. No.	Case officer details
2	124 Linkfield Road, TW7 6QJ	Syon	00702/124/P1	kieran.mccallum@hounslow.gov.uk
Proposal	Erection of 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' living conditions, contrary to the Residential Extension Guidelines. <p>Note: If amended plans reduce the scale of the extension to two metres high or three metres deep on the boundary with No 122, the application may be recommended for approval under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	28 Steele Road, TW7 7HN	Isleworth	01071/28/P1	george.clarke@hounslow.gov.uk
Proposal	Erection of a single storey wrap around extension to the rear of the house			
No. of submissions:	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The height and depth of the extension would result in harm to our living conditions <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The infill depth, forming a wrap-around is excessive and would harm the character of the house contrary to the Residential Extension Guidelines. - Excessive scale and close proximity would harm neighbours' light and outlook <p>Note: If amended plans reduce the scale of the infill extension to two metres high or three metres deep on the boundary with No 30, the application may be recommended for approval under delegated authority.</p>			
Outcome	Delegated decision			
Item	Address	Ward	Ref. No.	Case officer details
4	Rear of 174-178 Twickenham Rd, TW7 7DJ	Isleworth	01137/174-178/P3	melek.ergen@hounslow.gov.uk
Proposal	Erection of 21 dwellings comprising a block of 15 flats and six town houses with associated parking and landscaping.			
No. of submissions: 1 Support and 4 Objections	<p><u>Summary of Comments</u></p> <ul style="list-style-type: none"> - Improvement to unsightly structure. - Loss of light, outlook, privacy and overshadowing. - Loss of listed wall and tree. - Increase in traffic, noise and dust. - Fails to conserve or enhance the character of the Conservation Area. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Insufficient affordable housing. 			
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/P3	melek.ergen@hounslow.gov.uk
Proposal	Change of use from A1 (Retail) to Sui Generis (Betting Shop)			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of retail; until the replacement for Morrison's is built all the retail shops should be retained. - Betting shops encourages spending, gambling, debt and criminal behaviour. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The proposal would be a relocation from across the road to open up redevelopment of that site and would not increase the number of betting shops in the area. - The centre would still be able to function as there are sufficient retail units. 			
Outcome	Called into Area Forum by Councillor Lambert			
Item	Address	Ward	Ref. No.	Case officer details
2	119 Ridgeway Road North, TW7 5LX	Osterley & Spring Grove	00942/119/P2	emil.ancewicz@hounslow.gov.uk
Proposal	Erection of two side roof extensions with roof windows to front and rear, single storey side and rear extensions and a new front porch with front extension to form a new bay window.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of privacy; <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - The proposal is consistent with the Residential Extension Guidelines and identical to the permission granted in 2013; - Acceptable impact on the appearance of the building and the character of the area; - Would not harm neighbours' living conditions; 			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	588 Great West Road, Hounslow, TW5 0TH	Osterley & Spring Grove	BWR/2017/00108	laura.fisk@hounslow.gov.uk
Breach	Unauthorised erection of a second single storey rear extension			
Proposed remedy	<p>Remedy:</p> <ul style="list-style-type: none"> • Demolish the second single storey rear extension • Remove all resultant debris from the property <p>Reason:</p> <p>The extension is not permitted development as it results in cumulative development extending approximately 8.5m from the original rear wall of the property.</p> <p>The construction of the second single storey rear extension is visible from the street scene, is of unsympathetic design and has been constructed using unsympathetic materials which results in an incongruous addition to the property. This harms the character and appearance of the host property and surrounding street scene, the development is therefore contrary to Local Plan policies CC1, CC2 and SC7 as well as the intent of the Residential Extension Guidelines.</p>			
Outcome	Delegated decision			

Development on Council Land

Item	Address	Ward	Ref. No.	Case officer details
1	The Maltings, Spring Grove, Chiswick W4 3NH	Chiswick Riverside	01046/1-15/S3	melek.ergen@hounslow.gov.uk
Proposal	Conversion of the existing 22 sheltered accommodation flats into 13 general housing flats.			
No. of submissions: 0	<u>Summary of reasons for approval</u> - Complies with Council policy and would not harm the locality.			
Outcome	Delegated decision			