

PENDING DECISIONS LIST**WEEK 23 2017****9 June 2017 to 16 June 2017****BEDFONT, FELTHAM & HANWORTH AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	79 Raleigh Road TW13 4LW	Feltham West	00920/79/P2	nesha.burnham@hounslow.gov.uk
Proposal	Internal alterations to existing outbuilding to contain shower room, living room and bedroom accommodation with one roof light in the rear elevation			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The access to the annexe would be via the shared drive which would cause problems - The main property is intended to be used for multiple occupancy which may cause parking problems <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Unacceptable living conditions for future occupants - Disturbance to neighbours <p>Note: The description has been amended hence this case has been added to the pending decisions list again (previously Week 18).</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	The Swan Inn, 201 Swan Road, TW13 6RQ	Hanworth	01100/201/P5	kiri.shuttleworth@hounslow.gov.uk
Proposal	Partially demolishing the existing building, change the use of the existing building from a drinking establishment (class A4) to an office use (class A2) on the ground floor and basement level, retain residential use on first floor and erection of two-storey building to the north to provide two semi-detached houses associated bin stores and landscaping			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Unjustified loss of community facility (contrary to policy CI1) - Lack of amenity space - unacceptable living conditions for future occupants - Failure to demonstrate adequate and safe access and parking arrangements, harm to pedestrian and highway safety in the area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	64 Hamilton Road, TW13 4PX	Feltham West	00547/64/P2	tom.bradfield@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"> - Harm to neighbours' light and outlook, unacceptable sense of enclosure and an overbearing presence and harm to the character of the area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	88a Harlington Road West, TW14 0JJ	Feltham North	00561/88A/P3	tom.bradfield@hounslow.gov.uk
Proposal	Erection of part single / part two storey side extension to the first floor flat			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Land ownership disputes - Harm to living conditions at the other flat <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the character and appearance of the area due to the excessive scale and position of the extensions - Harm to light and outlook at 88b, creation of an unacceptable sense of enclosure and an overbearing presence 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	18 Sparrow Farm Drive, Feltham, TW14 0EA	Feltham North	01041/18/P1	leon.machisa@hounslow.gov.uk
Proposal	Formation of a vehicular access to the front of the house including the creation of hardstanding over grass verge to the front of the site			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The crossover would run over a grassed area (more than 9 metres wide), contrary to the Council's Residential Crossovers and Off-Street Parking Policy. - Loss of amenity space (grassed area), harmful to the appearance of the area. - Would exacerbate the negative impact of existing crossovers on the street scene. 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	97 Harlington Road West, TW14 0JG	Feltham North	00561/97/P3	walter.hawkins@hounslow.gov.uk
Proposal	Erection of a single storey side extension.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Issues relating to previous permission – blocking of light. - Existing issues with drainage, rubbish, smell and pests. - Further blocking of light resulting from this proposal <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Would be alongside the existing side extension at No. 99 and is not expected to result in undue loss of light. - The proposal follows the Residential Extension Guidelines for single storey side extensions 			
Outcome	Delegated decision			

PENDING DECISIONS LIST**WEEK 23 2017****9 June 2017 to 16 June 2017****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/P9	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			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Due to the limited original internal floor area of the property a sub-standard form of accommodation is proposed that would harm the character of the surrounding area - The applicant has failed to demonstrate the proposal would not harm on street parking conditions. - Increased noise and disturbance. <p>Note: If sufficient information is received in relation to parking and is considered satisfactory by the Local Planning Authority, the second reason for refusal may be removed.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	90a Martindale Road, TW4 7ET	Hounslow West	00745/90A/P1	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a first floor rear extension.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of light - Concerns over waste storage, state of the property and drainage <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the character and appearance of the area and street scene due to scale and roof design 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	341 Hanworth Road, TW3 3SE	Hounslow Heath	01254/341/P1	tom.bradfield@hounslow.gov.uk
Proposal	Alterations to existing roof consisting erection of front and rear roof extensions and increasing the ridge height to provide three self-contained flats			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Drainage - Current anti-social behaviour - Currently poor waste and recycling storage - Historic damage to boundary walls <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the street scene and appearance of the area due to excessive front dormer windows and bulky rear addition 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	18 Heathdale Avenue, TW4 7HB	Hounslow West	00587/18/P3	tom.bradfield@hounslow.gov.uk
Proposal	Erection of an outbuilding in rear garden for use as a residential unit			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Does not comply with the Guidelines or Local Plan as it is a self-contained unit - Lack of set offs from boundaries - Harm to character and appearance of area - Unacceptable living conditions for future occupants - Harm to road and pedestrian safety and free flow of traffic due to lack of car parking - overshadowing of neighbours - Loss of privacy <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Unacceptable impact on neighbours, including loss of outlook, enclosure, loss of privacy, and increase in noise and disturbance - Unacceptable future living conditions due to sub-standard internal floor space provision, lack of amenity space, lack of privacy - Lack of information to justify the lack of car parking provision 			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	34 Maswell Park Crescent, TW3 2DT	Hounslow South	BWR/2017/00097	kit.law@hounslow.gov.uk
Breach	Erection of dwelling not built in accordance with the approved drawings of planning permission 00746/32/P5.			
Proposed remedy	<p>Remedy:</p> <ul style="list-style-type: none"> To reduce the height of the side boundary treatments in the front garden not exceeding 1m in height in accordance with the approved drawings of planning permission 00746/32/P5. <p>Reason:</p> <ul style="list-style-type: none"> The high-level boundary treatment harms the open character and appearance of the street scene and highway safety. 			
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	67 Park Road, W4 3EY	Chiswick Riverside	01255/67/P4	james.hansel@hounslow.gov.uk
Proposal	Enlargement of side and rear roof extension to the house			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> The rear roof dormer would harm the appearance of the Conservation Area, contrary to the Residential Extension Guidelines <p>Note: If amended plans reduce the rear dormer to comply with the Residential Extension Guidelines, the application may be recommended for approval under delegated powers.</p>			
Outcome	Delegated decision			

Wards: Turnham Green – Chiswick Homefields – Chiswick Riverside

Item	Address	Ward	Ref. No.	Case officer details
2	126 Park Road, W4 3HP	Chiswick Riverside	01255/126/P1	james.hansel@hounslow.gov.uk
Proposal	Erection of side and rear roof extensions with roof window to front elevation and a single storey rear extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The side roof dormer would appear overly bulky, failing to preserve the character and appearance of the Conservation Area <p>Note: If amended plans reduce the scale of the side dormer, may be recommended for approval under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	7 Verona Court, W4 2JD	Chiswick Homefields	00249/J7/P3	james.hansel@hounslow.gov.uk
Proposal	Erection of two front roof extensions and insertion of two rear roof windows to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The dormers would appear as incongruous additions harmful to the area, contrary to the Residential Extension Guidelines 			
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	327 and 329 Vicarage Farm Road, TW5 0DR	Heston Central	01151/327-329/P1	leon.machisa@hounslow.gov.uk
Proposal	Erection of a first floor rear extension to both flats above 327 and 329			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Would extend the full width of the rear elevation of both properties and would harm the appearance of the area. - Would create four-bedroom family accommodation at no. 327, in an inappropriate location and with inadequate outdoor space. - Unacceptable outlook from the bedroom windows at the rear. <p>Note: If amended plans reduce the rear depth to three metres, may be recommended for approval under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
1	95 Ringway, UB2 5SR	Heston West	00943/95/P4	tom.bradfield@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 neighbours' living conditions - Harm to character and appearance of the host property, street scene and wider area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	74 Westbrook Road, TW5 0NG	Heston Central	01187/74/P2	george.clarke@hounslow.gov.uk
Proposal	Conversion of an outbuilding from home office to two bedrooms with shower facility ancillary to the main house			
No. of submissions: 1	<p>Summary of objections</p> <ul style="list-style-type: none"> - Unacceptable backland position - Unacceptable living conditions - Lack of car parking <p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - The residential use would create unacceptable disturbance to neighbours and sub-standard living conditions for future occupants. 			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	17 Camborne Way, TW5 0PW	Heston East	MULT/2017/00234	kit.law@hounslow.gov.uk
Breach	Unauthorised erection of a porch			
Proposed remedy	<p>Remedy:</p> <ul style="list-style-type: none"> • Demolish the porch and remove all resultant waste material associated with the porch from the site. <p>Reason:</p> <ul style="list-style-type: none"> • The porch is overly dominant in appearance and not visually sympathetic to the character and appearance of the dwelling and causes harm to the character and appearance of the streetscene. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	10 Bleriot Road, TW5 9LG	Heston West	OUTR/2015/00343	nadeem.razak@hounslow.gov.uk
Breach	Construction of a non- incidental outbuilding			
Proposed remedy	<p>Remedy</p> <ul style="list-style-type: none"> • Cessation of use incorporating the removal of bathroom facilities within 3 months of the notice taking effect <p>Summary of reasons for enforcement</p> <ul style="list-style-type: none"> • Detimental impact on the living conditions of the neighbouring properties (overlooking, perceived loss of privacy and general noise and disturbance) • Detimental impact on the living conditions of the current and future occupiers (substandard provision of internal and amenity space) • Inadequate means of separate vehicular and pedestrian access • Lack of provision for sorting, recycling and processing waste materials 			
Outcome	Delegated decision			

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

Item	Address	Ward	Ref. No.	Case officer details
3	276a Bath Road, Hounslow, TW4 7DF	Hounslow West	COND/2013/00010	Bhupinder.Manz@hounslow.gov.uk
Breach	Unauthorised conversion of property into 4 self-contained units.			
	<p><u>Remedial action proposed:</u> Removal of the 4 self-contained units from main building within 3 month of notice taking effect.</p> <p><u>Reason:</u> The self-contained units represent an cramped and un desirable form of development, resulting in a detrimental negative impact on the character of the local area and living conditions of adjoining properties and residents.</p>			
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 Cherry Crescent, Brentford, TW8 8NN	Syon	00239/15/P1	gareth.david@hounslow.gov.uk
Proposal	Erection of a two storey side extension to form a house with parking and refuse / recycling storage at the side of 15 Cherry Crescent.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Contrary to the Residential Crossovers and Off-Street Parking Policy - Harm to character and appearance of property <p>Note: If amendments reduce the width of the house, amend the fenestration to match the existing building and move the crossover northwards to provide pedestrian visibility splays the application may be recommended for approval under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	41 Hall Road, TW7 7PA	Hounslow South	00542/41/P3	gareth.david@hounslow.gov.uk
Proposal	Erection of a part single part two storey rear extension to the house.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Decrease size of shared driveway - Amenity - Visual impact - Sense of enclosure - Loss of sunlight - Overdevelopment/ out of character - Loss of views <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. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	The Little School, Boston Park Road, TW8 9JF	Brentford	00134/42-43/P11	melek.ergen@hounslow.gov.uk
Proposal	Demolition of existing building and erection of a part two, part three-storey Nursery (D1 use) with associated parking, play area and drop off/pick up zones; erection of part two, part three-storey building at northern end of site comprising eight flats (two one-bedroom, four two-bedroom and two three-bedroom with cycle parking and refuse area.			
No. of submissions: 4	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Parking situation is bad as it is and will worsen with the proposal. - Children and pedestrian safety compromised. - We have a garden gate and right of way over proposal. - Privacy, noise pollution and anti-social behaviour from the flats. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The proposal would be harmful to the neighbours' living conditions and the appearance of the area. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	Sarah Trimmer Hall, 367 High Street, TW8 0DB	Brentford	00607/367/P16 & L5	mark.knighting@hounslow.gov.uk
Proposal	Alterations, including partial demolition of existing hall to create three dwellings			
No. of submissions: 4	<p>Summary of objections</p> <ul style="list-style-type: none"> - Would be over-development - Cramped form of development <p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - The proposals would fail to preserve the special interest and setting of the Hall - The proposed layout does not provide for an acceptable standard of external amenity space 			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Northumberland House, 11 The Pavement, Popes Lane, W5 4NG	Brentford	00886/11/P21	mark.knighting@hounslow.gov.uk
Summary	Variation of conditions 2, 5 and 13 to allow changes to the finished floor levels, internal layout and minor elevational alterations of the building permitted under 00886/11/P18 (allowed under APP/F5540/A/13/2197176 dated 26/09/2013) for the demolition of an existing office building and underground parking and the erection of a new part three-storey and part four storey building for student accommodation			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
1	37-71 Wynne Court, Hartland Road, TW7 6RH	Isleworth	00568/A/S1	melek.ergen@hounslow.gov.uk
Proposal	Conversion of existing 38 sheltered flats into 18 units of general housing, comprising 15 social rental flats and three shared ownership flats.			
No. of submissions: 3	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Overdevelopment of the site. - Lack of amenity space. - Loss of sheltered housing. - Insufficient parking, traffic generation. - Inadequate refuse storage facilities. - Increase noise and disturbance. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Would meet a local need for family housing. - Would provide adequate parking and refuse storage and would not increase noise and disturbance. 			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	20 Osterley Avenue, TW7 4QF	Osterley & Spring Grove	OUTR/2015/00269	stephen.obrien@hounslow.gov.uk
Breach	Use of an outbuilding as a non- incidental and separate self-contained residential unit			
Proposed remedy	<p>Remedy</p> <ul style="list-style-type: none"> • Cessation of use incorporating the removal of kitchen and bathroom facilities within 3 months of the notice taking effect <p>Summary of reasons for enforcement</p> <ul style="list-style-type: none"> • Harm to living conditions at neighbouring properties (overlooking, perceived loss of privacy and general noise and disturbance) • Unacceptable living conditions for current and future occupiers (substandard provision of internal and amenity space) • Inadequate means of separate vehicular and pedestrian access • Lack of provision for sorting, recycling and processing waste materials 			
Outcome	Delegated decision			

Development on Council Land

None
