

PENDING DECISIONS LIST

WEEK 22 2017

2 June 2017 to 9 June 2017

BEDFONT, FELTHAM & HANWORTH AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	108A Hanover Avenue, TW13 4JP	Feltham West	00551/108A/P7	matthew.rees@hounslow.gov.uk
Proposal	Erection of a part first floor side extension with a juliet balcony to the house.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Scale, proximity to the boundary and relationship with the neighbouring property would harm neighbours' living conditions contrary to policy. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	7 Southcote Avenue, TW13 4EQ	Feltham West	01033/7/P6	leon.machisa@hounslow.gov.uk
Proposal	Erection of a rear roof extension with hip to gable conversion and two roof windows to front elevation			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Dormer would be disproportionately large, not secondary to the dwelling's roof, contrary to the Residential Extension Guidelines harmful to the appearance of the area. - Hip to gable conversion would unbalance the appearance of the house, contrary to the Residential Extension Guidelines harmful to the appearance of the area. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	84 Rochester Avenue, TW13 4EJ	Feltham West	00885/84/P1	leon.machisa@hounslow.gov.uk
Proposal	Erection of a part two storey, part single storey side and rear extension.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The proposed extension is substantial in both height and depth. - The cumulative scale and form of the rear extensions would result in an overbearing and visually intrusive form of development which would reduce our outlook and result in a loss of light. - The extension is not set –in from the boundaries - Visual intrusion and loss of privacy <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Excessive scale, depth and relationship to neighbouring properties would harm their living conditions and be to the detriment of the character and appearance of the host property and wider area contrary to Residential Extension Guidelines. 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	49 Northumberland Crescent, TW14 9SY	Bedfont	00820/49/P1	walter.hawkins@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the house.			
No. of submissions: 0	<ul style="list-style-type: none"> - The application was placed on the Pending List for refusal (week 20). - The applicant has since submitted amended plans removing the loft conversion from the application. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Both neighbouring properties have rear extensions of a similar depth. 			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	95 The Alders TW13 6NX	Hanworth	HMO/2016/00487	baldeep.chana@hounslow.gov.uk
Breach	The construction of a roof extension – materials not matching the exterior of the main house			
Proposed remedy	<p>Reasoning:</p> <ul style="list-style-type: none"> • Doesn't comply with permitted development as the materials of the roof extension do not match the exterior of the main house • The use of the white cladding is not in keeping with the street scene and harms the character and appearance of the area • Appears as an incongruous addition to the host property –contrary to policies CC1 CC2 and SC7. <p>Remedy:</p> <ul style="list-style-type: none"> • Remove the roof extension • Remove all resultant debris from the land 			
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	6 Denbigh Road, TW3 4DU	Hounslow Central	00344/6/P7	emil.ancewicz@hounslow.gov.uk
Proposal	Erection of a two storey side and first floor rear extensions to the house.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Excessive size of the first floor rear extensions would harm the character of the host property and surrounding area, contrary to the Guidelines. 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	4 Honnor Gardens, Isleworth, TW7 4SY	Hounslow Central	01770/4/P3	emil.ancewicz@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the house			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Impact on neighbours' parking spaces <u>Summary of likely reasons for approval</u> <ul style="list-style-type: none"> - The size and scale would respect the main building, and further would not harm neighbours' living conditions; - No impact on transport issues. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	Ground Floor Flat 26 Bulstrode Ave TW3 3AB	Hounslow West	00180/26(GFF)/P2	nesha.burnham@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to ground floor flat and erection of a detached single storey outbuilding in the rear garden			
No. of submissions: 3	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The outbuilding would be used as a nursery for the child minding business - Noise and disturbance - Our tree will be endangered - Parking concerns <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - The extension would not harm neighbours' living conditions or the character of the area. - The outbuilding would not be overbearing and would remain subordinate to the main dwelling. - A condition could control use of the outbuilding. 			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	115-119 High Street, Hounslow TW3 1QT	Hounslow Central	00610/115-119/P14	melek.ergen@hounslow.gov.uk
Summary	Redevelopment of the site to create one A1/A2/A3 retail unit with 20 serviced apartments above.			
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	15 Hadley Gardens, W4 4NU	Turnham Green	00539/15/P5	violet.dixon@hounslow.gov.uk
Proposal	Creation of a basement extension incorporating a front lightwell and erection of 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"> - Rear extension would harm neighbour's amenities and character and appearance of dwelling - Basement with front light well is not in keeping with character and appearance of street scene <p>Note: If amendments reduce the depth to 3.65 m from original rear wall, approval may be recommended under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	1 Elliot Road, W4 1PF	Turnham Green	00395/1/P2	violet.dixon@hounslow.gov.uk
Proposal	Erection of a first floor rear infill and single storey rear infill extension with three roof windows on a pitched roof to the house.			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Loss of light - Loss of privacy - Increased levels of overlooking <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to neighbour's living conditions and character and appearance of dwelling 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	29 Burlington Road, W4 4BQ	Turnham Green	00177/29/P7	john.cooney@hounslow.gov.uk
Proposal	Erection of a part single part two storey replacement rear extension with roof lanterns, enlargement of existing basement with two front, one side and two rear lightwells, and side access stairwell, erection of three rear roof extensions with four rooflights, additional rear and side windows and side doors to the house			
No. of submissions: 2	<p><u>Summary of Objections</u></p> <ul style="list-style-type: none"> - Loss of outlook to neighbours - Loss of light to neighbours - Light pollution to neighbours - Overlooking and loss of privacy to neighbours - Disturbance to neighbours during construction - Risk of subsidence and structural damage to neighbouring properties - Overdevelopment of property - Basement stairwell too close to neighbour boundary - Out of character with existing property <p><u>Summary of reasons for refusal</u></p> <ul style="list-style-type: none"> - The cumulative bulk of the proposed dormers would not be in keeping with the character and appearance of the area. <p>Note: Where amended plans would reduce the scale of the central dormer and remove the dormer above the rear extension, approval may be recommended under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	15 Crofton Avenue, W4 3EW	Chiswick Riverside	01615/15/P5	john.cooney@hounslow.gov.uk
Proposal	Conversion of garage into a habitable room, and changes to ground floor front elevation incorporating partial infill of front porch to create storage area, removal of existing garage door and introduction of two front windows and two side-facing doorways			
No. of submissions: 0	<p><u>Summary of reasons for refusal</u></p> <ul style="list-style-type: none"> - The proposed changes to the front elevation would harm the character of the conservation area <p>Note: If amended plans remove the front elevation changes but retain a side door, approval may be recommended under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	4 Eastbourne Road, W4 3EB	Chiswick Riverside	00381/4/P5	john.cooney@hounslow.gov.uk
Proposal	Demolition of existing single storey rear extension and erection of single storey side and rear extensions to the house			
No. of submissions: 0	<p><u>Summary of reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to character of property and the conservation area <p>Note: Where amended plans would separate the rear and side extensions, approval may be recommended under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
6	Bell & Crown, 11-13 Thames Road, W4 3PF	Chiswick Riverside	01116/11-13/P1	mark.knighting@hounslow.gov.uk
Proposal	Erection of a first floor rear extension to the public house with the creation of a roof terrace for the second floor flat			
No. of submissions: 10	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Traffic and local parking conditions would worsen - Concern with public access to the balcony - This proposal would destroy the special architectural character of the building. - Loss of light <p><u>Summary of reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to character and appearance of property and the conservation area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
7	74 Grove Park Road, W4 3QA	Chiswick Riverside	00527/74/P9	qian.jin@hounslow.gov.uk
Proposal	Reduction in the height of the front garden wall and installation of two front gates to the house			
No. of submissions: 1	<p>Summary of objections</p> <ul style="list-style-type: none"> - Two points of entrance, area already cluttered with driveways in limited space - Application description not accurate and does not mention a new driveway <p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - Would harm the character and appearance of the area <p>Note: Where the plans would amend the proposals in line with that recently approved at No. 72, approval may be recommended under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
8	83 Eastbury Grove, W4 2JT	Chiswick Homefields	00383/83/P3	john.cooney@hounslow.gov.uk
Proposal	Erection of a single storey side infill extension			
No. of submissions: 0	<p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - Harm to neighbour's living conditions <p>Note: If amended plans incorporate a side roof with a shallower pitch, approval may be recommended under delegated authority.</p>			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	19 Flanders Road, W4 1NQ	Chiswick Homefields	00455/19/P6	james.hansel@hounslow.gov.uk
Proposal	Creation of a basement with a front lightwell and walk-on rooflights to the rear of the house.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Will set a precedent - Disruption to traffic - Detrimental to foundations of houses <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Principle approved in 00455/19/P5; acceptable in terms of design, scale and position - Walk-on roof windows to rear would not harm neighbours' living conditions 			
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	37 Avenue Crescent, TW5 9RD	Cranford	00060/37/P4	matthew.rees@hounslow.gov.uk
Proposal	Retrospective application for change of use from single dwelling house (Use Class C3), to a house in multiple occupation for a maximum of eight persons			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <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. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	92 Upper Sutton Lane, TW5 0QB	Heston Central	01143/92/P18	george.clarke@hounslow.gov.uk
Proposal	Erection of a two storey side extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The extension would harm the appearance of the building and wider area. 			
Outcome	Delegated decision			

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

Item	Address	Ward	Ref. No.	Case officer details
3	5 Broad Walk, TW5 9AA	Heston Central	00162/5/P2	george.clarke@hounslow.gov.uk
Proposal	Erection of a two storey side extension to the house			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Loss of light and outlook <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The scale would appear excessive and harm the appearance of the area at a prominent corner site - Harm to neighbours' living conditions 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	64 Meadow Waye, TW5 9EZ	Heston West	00753/64/P3	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a first floor rear extension and erection of an outbuilding in rear garden for use as a summerhouse			
No. of submissions: 2	<u>Summary of objections:</u> <ul style="list-style-type: none"> - Outbuilding not set off boundaries and height exceeds three metres contrary to Residential Extension Guidelines - Large and overbearing, visually intrusive, loss of light, outlook, sense of enclosure, out of scale, overdevelopment. <u>Summary of likely reasons for refusal</u> <p><i>First floor rear extension</i></p> <ul style="list-style-type: none"> - Overbearing and visually obtrusive causing harm to character of existing house and surrounding area - Loss of outlook and visually intrusive. <p><i>Outbuilding</i></p> <ul style="list-style-type: none"> - Excessive and overbearing, lack of set-ins harmful to neighbours' living conditions. - Out of keeping with character of surrounding area. 			
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	581-583 London Road, TW7 4EJ	Osterley & Spring Grove	00707/581-583/P1	george.clarke@hounslow.gov.uk
Proposal	Erection of a four storey mixed use block containing two retail units and seven flats consisting of two studio, two one-bedroom and three two-bedroom flats with associated amenity space and cycle parking following demolition of the existing building.			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The communal amenity space to the rear of the building is unsuitable and would not offer future residents acceptable living conditions. <p>Note: If amended plans remove the communal rear garden and increase the size of the private rear balconies to compensate, the application may be approved under delegated powers.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	3 Lulworth Avenue, TW5 0TY	Osterley & Spring Grove	00717/3/P3	emil.ancewicz@hounslow.gov.uk
Proposal	Erection of a rear roof extension incorporating one roof window to the front roof slope of the house			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Excessive size of the rear dormer would harm the character of the host property and site, contrary to the Guidelines; <p>Note: If amended plans increase the set-in from the boundary with No. 1 to a metre and introduce a 0.3 metre set-down from the ridge of the existing two storey side extension, the proposal may be recommended for approval under delegated powers.</p>			
Outcome	Delegated decision			

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

Item	Address	Ward	Ref. No.	Case officer details
3	6 Sidmouth Avenue, TW7 4DW	Osterley & Spring Grove	01020/6/P6	emil.ancewicz@hounslow.gov.uk
Proposal	Erection of a part single part two storey rear and a first floor side extension to the house.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Excessive size of the two storey side and first floor rear extensions would not respect the corner character of the property, which would harm the appearance of the area; - The first floor rear extension would harm neighbours' living conditions through loss of daylight and sunlight; 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	5 Windmill Road, TW8 0QD	Brentford	01217/5/P1	john.cooney@hounslow.gov.uk
Proposal	Erection of 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"> - The proposal would fail to preserve the character of 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	67 Windmill Road, TW8 0QQ	Brentford	CURE/2017/00255	kit.law@hounslow.gov.uk
Breach	Unauthorised use of basement as a self-contained flat.			
Proposed remedy	<p>Remedy:</p> <ul style="list-style-type: none"> • Cease the use of the basement as a self-contained residential flat; • Reinstate the basement back into a storage area to be used ancillary to the ground floor flat; • The removal of all internal and external works that enable the self-contained residential use (i.e. all kitchen and bathroom facilities to include the following items: - kitchen wall and base units, kitchen sink, kitchen worktop surfaces, cooking facilities and cooker hood, kitchen wall tiles, bathroom cupboards, shower/bathing facilities, w/c, wash basin and pedestal, bathroom tiles and all water and gas supply piping and all waste connections; and • Remove all resultant waste materials associated with the self-contained residential use from the site. <p>Reason:</p> <p>Unacceptable living conditions.</p>			
Outcome	Delegated decision			

Development on Council Land

None
