

PENDING DECISIONS LIST

WEEK 21 2017

26 May 2017 to 2 June 2017

BEDFONT, FELTHAM & HANWORTH AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	4 Newgate Close TW13 5LG	Hanworth	00796/4/P1	nesha.burnham@hounslow.gov.uk
Proposal	Erection of a two storey side extension and part 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"> - Harm to the character of the property and the surrounding area contrary to the Residential Extension Guidelines 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	292 Hounslow Road, TW13 5JW	Hanworth	00632/292/P2	tom.bradfield@hounslow.gov.uk
Proposal	Creation of vehicular access to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Loss of two parking bays to provide one off street parking space, no information submitted to demonstrate that the loss would not result in excessive parking stress. - Lack of pedestrian visibility splays - Access over a designated cycle track - Incorrect plans - Harm to road and pedestrian safety and detrimental to the free flow of traffic. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	33 Winchester Road, TW13 5JX	Hanworth	01214/33/P8	kiri.shuttleworth@hounslow.gov.uk
Proposal	Change of use from a single dwellinghouse to use as two dwellinghouses and new porch			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Impact on character of cul-de-sac - Previous applications for subdivision have been refused, and appeals have also been dismissed - Lack of parking - Loss of privacy - Existing development breaches the planning conditions - The application does not give accurate measurements - Lack of cycle storage and waste and recycling storage - The original property is currently being rented out - Creation of a terrace, devaluing other properties <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Loss of a small single family house - Creation of an additional dwelling, with separate front porch, would harm the character of the area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	Land rear of Cressingham, 16 York Way and side of 5 Sunrise Close, TW13 6BL	Hanworth	01246/R/O16/P3	kiri.shuttleworth@hounslow.gov.uk
Proposal	Erection of a two-storey block of six apartments with associated parking and access via York Way			
No. of submissions: 4	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of privacy and overlooking - Lack of parking - Out of character with area - Loss of value of surrounding houses - Concern with width and safety of access - Lack of space for the proposed development <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Size, scale, design and appearance would fail to respect the proportions of the site, 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 - Poor quality living conditions for future occupiers - Increased noise and disturbance and loss of amenity space to Neighbouring properties (Cressingham and Ernestville) 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	146 Northumberland Crescent, Feltham, TW14 9SW	Bedfont	00338/146/P1	leon.machisa@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"> - Excessive depth, harm to neighbours' living conditions and appearance of the area contrary to Residential Extension Guidelines. <p>Note: If amended plans reduce the depth of the rear extension to 3.65m and set it in line with the side of the house, the application may be approved under delegated authority.</p>			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	15 Whitebridge Close, TW14 9HQ	Bedfont	CURE/2016/00791	kit.law@hounslow.gov.uk
Breach	Conversion of a dwelling into six self-contained flats			
Proposed remedy	<p>Remedy:</p> <ul style="list-style-type: none"> • Cease the use of the property as six self-contained flats; • The removal of all but one kitchen and cooking facilities; • The removal of all but two bathroom facilities; and • To remove all resultant waste material from the site <p>Reason:</p> <ul style="list-style-type: none"> • The proposal causes harm to the amenity of the existing occupiers and on the neighbouring amenity. 			
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	80-82 Kingsley Road, TW3 1QA	Hounslow Central	00667/80-82/P17	eamon.cassidy@hounslow.gov.uk
Proposal	Erection of two replacement rear roof extensions with two front roof windows to the flat.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the character and appearance of the site and surrounding area. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	49 High Street, Hounslow, TW3 1RH	Hounslow Central	00610/49/P4	kieran.mccallum@hounslow.gov.uk
Proposal	Change of use of ground and first floor No.49 recruitment agency (A2) and first floors of No's 47 and part of 51 to a restaurant (A3)			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Too many restaurants and food ventures nearby, making it difficult for businesses to survive competition. - Restaurant use causes added waste, and existing service road behind parade is already too busy. <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Lack of appropriate waste storage facilities. <p>Note: If amended plans are received, showing adequate internal bin storage, then the application may be recommended for approval 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	Spring Grove Court, Spring Grove Rd, TW7 4AL	Hounslow Central	01048/H/P4	melek.ergen@hounslow.gov.uk
Proposal	Erection of a single storey one-bedroom house with associated car parking and amenity space.			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Unacceptable vehicle access, car parking and pedestrian safety issues on this restricted area. - Overdevelopment and does not fit in with the surrounding buildings. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Access and parking were considered acceptable previously on appeal. - The proposed bungalow as amended is now of appropriate scale and would not harm neighbours. - Provides satisfactory accommodation. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	1 Avondale Gardens TW4 5HX	Hounslow Heath	00065/1/P1	nesha.burnham@hounslow.gov.uk
Proposal	Erection of single storey side and rear extension to the bungalow			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The proposal would be bulky and out of scale with the original property - Harm to the appearance of the property and surrounding area - Noise and disturbance - Loss of light - Overbearing <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The single storey side extension would appear proportionate - The wrap-around element would not be highly visible from the street scene. - Would not harm neighbours' living conditions 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	46 Corporation Avenue, , TW4 6AZ	Hounslow West	00308/46/P4	matthew.rees@hounslow.gov.uk
Proposal	Erection of a single storey detached outbuilding in rear garden for use as physical fitness studio and store.			
No. of submissions: 1	<p>Summary of objections</p> <ul style="list-style-type: none"> - The outbuilding has side and rear windows and a rear door - The outbuilding is not subordinate to the host dwelling - The outbuilding has been configured to be used as a separate dwelling - For the above reasons the outbuilding is contrary to the Residential Extension Guidelines <p>Summary of reasons for approval</p> <ul style="list-style-type: none"> - The outbuilding is suitably located, at the end of the garden, set in from the boundaries, and sufficiently modest in scale. It complies with the Residential Extension Guidelines. - A planning condition could control the use of the structure. 			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	23 Parkside Road TW3 2BD	Hounslow Heath	BWR/2017/00010	baldeep.chana@hounslow.gov.uk
Breach	The unauthorised construction of an additional extension (side extension) at the rear of the property			
Proposed remedy	<p>Reason: The construction of the additional extension at the rear of the property 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 street scene. Therefore the development is contrary to adopted Local plan policies CC1 CC2 SC7.</p> <p>Remedy:</p> <ul style="list-style-type: none"> • Demolish the additional extension (side extension) • Remove all resultant debris from the Land 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	89 Maswell Park Road Crescent, TW3 2DS	Hounslow South	BWR/2013/000402	Laura.fisk@hounslow.gov.uk
Breach	The unauthorised construction of an extension (side extension) at the rear of the property			
Proposed remedy	<p>Reason: The construction of the extension at the rear of the property is of unsympathetic design which unbalances the dwellings at 87 & 89 Maswell Park Crescent. Therefore the development is contrary to adopted Local plan policies CC1 CC2 SC7.</p> <p>Remedy:</p> <ul style="list-style-type: none"> • Demolish the extension • Remove all resultant debris from the Land 			
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	22 Eastbourne Road, W4 3EB	Chiswick Riverside	00381/22/P3	violet.dixon@hounslow.gov.uk
Proposal	Erection of brick walls, pillars, metal railings and metal gates to the front and side boundaries of the property			
No. of submissions: 1	<p>Summary of objections</p> <ul style="list-style-type: none"> - Loss of light - No precedent of brick walls/railings to such a height in surrounding area <p>Summary of reasons for refusal</p> <ul style="list-style-type: none"> - Would harm neighbour's light and outlook and the character and appearance of the dwelling and conservation area <p>Note: If amended plans show railings and brick pillars along the boundary with No. 20, the application may be approved under delegated authority</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	79 Princes Avenue, W3 8LX	Turnham Green	00897/79/P7	violet.dixon@hounslow.gov.uk
Proposal	Retrospective application for erection of a side and rear roof extensions to the house			
No. of submissions: 1	<p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - Harm to the character and appearance of the dwelling, the pair and the Conservation Area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	16 The Ridgeway, W3 8LL	Turnham Green	00940/16/P1	james.hansel@hounslow.gov.uk
Proposal	Erection of a side and a rear roof extension with a front roof window to the house			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Rear dormer inadequate set-in from boundary - Side dormer out of keeping <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The rear roof dormer would result in a bulky addition failing to preserve the character and appearance of the Conservation Area <p>Note: If amended plans set the rear dormer in from the boundary and reduce its scale, the application may be approved under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	26 Eastbury Grove, W4 2JZ	Chiswick Homefields	00383/26/P4	james.hansel@hounslow.gov.uk
Proposal	Erection of a single storey rear and infill extension to the house			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to appearance of the area and neighbours' living conditions <p>Note: If amended plans remove the wraparound element, reduce the infill boundary height to two metres and the height of the rear element, the application may be approved 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	Parkhouse, Ernest Gardens, W4 3QU	Chiswick Riverside	00415/F/P2	violet.dixon@hounslow.gov.uk
Proposal	Erection of a single storey rear extension with roof window and replacement of first floor rear window with french doors and juliet balcony to the house			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of light - Obscure view and spoil surroundings <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Would not harm neighbours' living conditions or the character and appearance of the conservation area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	Rear Of 274 Chiswick High Road W4 1PD	Turnham Green	00248/R/O274/P1	qian.jin@hounslow.gov.uk
Proposal	Erection of a two-storey rear extension to create two separate offices incorporating two roof windows on south facing roof, creation of four entrances to serve new office and rear of shops and flats and creation of new west facing window and terraced area for flat 1 bedroom.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Impact on 272A's daylight due to sole window being rear facing. <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - There would be no unacceptable effect on neighbours' daylight 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	26 Lattimer Place W4 2UB	Chiswick Homefields	01703/26/P3	qian.jin@hounslow.gov.uk
Proposal	Installation of three roof windows to allow the conversion of the loft into habitable room of the house			
No. of submissions: 2	<p>Summary of objections</p> <ul style="list-style-type: none"> - Size, position, scale of roof lights vague in application - Additional overlooking and loss of privacy - Loss of amenity - Lack of precedent for this design - Non-conformity to UDP, incorrect spacing, too close together - Balcony windows/roof windows, application description needs to be addressed and resent <p>Summary of reasons for approval</p> <ul style="list-style-type: none"> - The balcony windows are rear facing and would not result in additional loss of privacy 			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	57A Eastbury Grove, , W4	Chiswick Homefields	CURE/2016/00813	bhupinder.manz@hounslow.gov.uk
Breach	Unauthorised erection of railings on the roof of the rear ground floor extension creating a balcony for the 1st floor flat			
	<p>Remedial action proposed: Removal of the unauthorised railings on the roof of the rear ground floor extension within 3 month of notice taking effect.</p> <p>Reason: The railings by reason of their location represents an un desirable form of development, resulting in a detrimental negative impact on the character of the local area and living conditions of neighbouring residents.</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	65 Clifford Road, TW4 7LR	Cranford	00280/65/P15	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a first floor rear extension to the surgery			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to neighbour's light and outlook, creation of a sense of enclosure and overbearing presence - Excessive size, scale and poor design results in harm to character and appearance of area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	70 Crosslands Avenue, UB2 5RA	Heston East	00328/70/P3	walter.hawkins@hounslow.gov.uk
Proposal	Erection of a single storey rear and side extension to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the character and appearance of the site and surrounding area. <p>Note – If amended plans set the side extension back to conform to the intent of the Residential Extension Guidelines, approval would be recommended 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	13 Armytage Road TW5 9JH	Heston West	00044/13/P2	nesha.burnham@hounslow.gov.uk
Proposal	Retrospective application for the use of the existing outbuilding as a summerhouse ancillary to the host dwelling			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The outbuilding is not set off from all boundaries by at least a metre as required by the Residential Extension Guidelines. <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - The outbuilding has been in place for more than four years and is immune from enforcement action. - The use as accommodation secondary to the main house would not harm neighbours' living conditions or the character of the area. It does not propose independent accommodation 			
Outcome	Delegated decision			

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26 May 2017 to 2 June 2017

ISLEWORTH & BRENTFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	1 Worple Avenue, TW7 7JJ	Isleworth	01235/1/P5	eamon.cassidy@hounslow.gov.uk
Proposal	Erection of a rear roof extension with hip to gable conversion and three roof windows to front elevation and a two storey part rear extension.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the character and appearance of the site and surrounding area. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	17 York Road, TW8 0QP	Brentford	01244/17/P3	violet.dixon@hounslow.gov.uk
Proposal	Erection of a single storey rear and rear infill extension to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to neighbour's light, outlook, and sense of enclosure <p>Note: If amended plans are reduce the infill height to two metres on the boundary, the application may be recommended for approval under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	421 London Road, TW7 5AQ	Syon	00707/421/P2	james.hansel@hounslow.gov.uk
Proposal	Erection of two storey side extension to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Excessive scale contrary to the Residential Extension Guidelines, harming the appearance of the house and the surrounding area Note: If amended plans reduce the width to half that of the house and hip the roof, the application may be recommended for approval under delegated authority.			
Outcome	Delegated decision			

Major Applications

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
Summary	Conversion of existing 38 sheltered flats into 18 units of general housing, comprising 15 social rental flats and three shared ownership flats.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	Park Road Allotments, Park Road TW8	Isleworth	00707/E/P110	eamon.cassidy@hounslow.gov.uk
Summary	Erection of eight blocks of three- and four-storey buildings to create 119 flats and eight houses with car parking at basement and street level and associated works.			
Outcome	June Committee			

Item	Address	Ward	Ref. No.	Case officer details
3	Syon Park, TW8 8JF	Syon	00707/E/P111	eamon.cassidy@hounslow.gov.uk
Summary	Formation of a new allotment area with associated infrastructure.			
Outcome	June Committee			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	14 Clydesdale Close, TW7 6ST	Isleworth	CUCO/2017/00168	bhupinder.manz@hounslow.gov.uk
Breach	Unauthorised change of use from residential (C3) to Beauty Treatment business (Sui Generis).			
	<p><u>Remedial action proposed:</u> Cessation of the use as a beauty treatment business and revert to a residential use within 3 month of notice taking effect.</p> <p><u>Reason:</u> The use as a Beauty Treatment business is considered to materially change the character of the dwelling resulting in harm to the surrounding area and neighbours' living conditions in terms of noise, activity and parking issues. Outcome: Delegated decision</p>			

Development on Council Land

Item	Address	Ward	Ref. No.	Case officer details
1	37-31 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: 0	<u>Summary of likely recommendation</u> APPROVAL.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	Norwood Green Junior School, UB2 5RN	Heston East	01120/D/P6	george.clarke@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the existing sports hall			
No. of submissions: 0	<u>Summary of likely recommendation</u> APPROVAL			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	Norwood Green Junior School, UB2 5RN	Heston East	01120/D/P7	george.clarke@hounslow.gov.uk
Proposal	Erection of a single storey detached classroom pod.			
No. of submissions: 0	<u>Summary of likely recommendation</u> APPROVAL			
Outcome	Delegated decision			