

PENDING DECISIONS LIST

WEEK 13 2017

31 March 2017 to 7 April 2017

BEDFONT, FELTHAM & HANWORTH AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	111 Fruen Road, TW4 9NS	Feltham North	00467/111/P2	kiri.shuttleworth@hounslow.gov.uk
Proposal	Erection of two storey side and rear extensions and raising of roof level to convert a single dwelling into two, two-bedroom flats and one three-bedroom flat			
No. of submissions: 4	<p><u>Summary of objections</u></p> <ul style="list-style-type: none">- Lower quality of life for local residents- Lack of parking and traffic issues- The owners of the property will not be living in the property and have no care for the residents- Harm to neighbours; overlooking, loss of privacy, overbearing- Inappropriate development- Out of keeping with the neighbouring properties <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none">- Loss of a small single family house- Cramped and substandard accommodation- Harm to character and appearance of property and street scene- Inadequate car and cycle parking			
Outcome	Delegated Decision			

Item	Address	Ward	Ref. No.	Case officer details
2	108A Hanover Avenue, TW13 4JP	Feltham West	00551/108A/P6	matthew.rees@hounslow.gov.uk
Proposal	Erection of a bungalow with associated parking.			
No. of submissions: 4	<p>Summary of objections</p> <ul style="list-style-type: none"> - Overdevelopment – unsightly and congested - Poor/ dangerous access for vehicles - Loss of light - Too close to rail line <p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - Unacceptable parking/access/servicing arrangement - Size of the proposal would represent a cramped form of development to the detriment of the character of the area. 			
Outcome	Delegated Decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Land West of Dick Turpin Way, TW14 0PS	Feltham North	01380/C/P6	matthew.rees@hounslow.gov.uk
Summary	<p>Proposal: Variation of condition 3 (approved plans) to add an additional level of basement accommodation, revised ground floor arrangement and associated access, landscaping and additional elevation alterations following planning permission 01380/C/P5 dated 11 November 2014 for demolition of the existing building and the erection of a six storey hotel comprising of 583 bedrooms; including 131 car parking spaces, creation of a new vehicular access from Fagg's Road, alterations to existing vehicular access from Dick Turpin's Way; installation of water storage tanks, plant room structures, hard landscaping and associated works; also use of the associated small site for coach parking (as amended by the Section 73 application). Removal of condition 1 (Time Limit) and variation of conditions 2, (Materials), 5 (Landscaping), 6 (Boundary Treatment) 8 (Sustainable Urban Drainage Systems), 9 (Sustainable Construction), 10 (Land Contamination), 13 (Drainage Strategy), 14 (Bird Hazard Management Plan), 15 (Construction Management Plan), 19 (Soft/ Water Landscaping works), 21 (CHP Feasibility), 22 (Ground Source Heat Pump Feasibility) and 23 (Roof Design) to amend and update the information and discharge pre construction conditions.</p> <p>No representations have been received.</p> <p>This application is to be recommended for approval</p>			
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	14 Central Avenue, TW3 2QH	Hounslow South	00227/14/P11	george.clarke@hounslow.gov.uk
Proposal	Erection of a part single part two-storey rear extension to the shop and flat above and erection of a rear roof extension with three front roof windows to create an additional flat with cycle and refuse stores			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Concern over disruption during development <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Cramped and substandard accommodation contrary to the Technical Housing Standards for internal space. 			
Outcome	Delegated Decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	180 Great West Road, TW5 9AR	Heston Central	00505/180/P2	gareth.david@hounslow.gov.uk
Proposal	Erection of part first floor / part two storey side extension and a single storey rear extension to the house			
No. of submissions:	<u>Summary of reasons for approval</u> <ul style="list-style-type: none"> - No Harm to the character of the area or neighbours' living conditions. Note: previously on the 9 March list for refusal – further information indicates the need to revise the recommendation in this case			
Outcome	Delegated Decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	Land known as 'Kempton to Cricklewood Pipetrack B3', Fronting Staines Road, Barrack Road & Cardington Square, TW4 5DL	Hounslow West	CUCO/2017/00032	matt.robinson@hounslow.gov.uk
Breach	Unauthorised change of use of property for vehicle storage			
Proposed remedy	<p>Remedy:</p> <ul style="list-style-type: none"> • Cease the use as vehicle storage • Remove the hoardings • Remove the hard standing area • Remove all resultant debris from the Land <p>Reasoning: The use in a predominately urban area, creates harm to the transport network and create noise and disturbance for adjoining neighbours, therefore affecting the enjoyment of their residential properties. It is contrary to adopted Local Plan policies CC1 and EC2</p>			
Outcome	Delegated Decision			

PENDING DECISIONS LIST

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CHISWICK AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	19 Clarence Road, W4 3AS	Chiswick Riverside	00268/19/P1	james.hansel@hounslow.gov.uk
Proposal	Erection of a rear roof extension with juliet balcony and three roof windows to front elevation and replacement windows to first floor rear elevation			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Juliet balcony is out of keeping and would lead to overlooking <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Would harm the appearance of the Conservation Area and be contrary to the Residential Extension Guidelines. <p>Note: If amended plans reduce the rear roof dormer to comply with the Residential Extension Guidelines, and the number of roof windows is reduced from three to two, the application may be recommended for approval under delegated powers.</p>			
Outcome	Delegated Decision			

Item	Address	Ward	Ref. No.	Case officer details
2	79 Paxton Road, W4 2QT	Chiswick Homefields	00868/79/P4	john.cooney@hounslow.gov.uk
Proposal	Erection of a rear roof extension incorporating a raised roof ridge and two front roof windows to the house.			
No. of submissions: 0	<p><u>Summary of reasons for refusal</u></p> <ul style="list-style-type: none"> - Would harm the character and appearance of the property and the Conservation Area. 			
Outcome	Delegated Decision			

Item	Address	Ward	Ref. No.	Case officer details
3	79 Paxton Road, W4 2QT	Chiswick Homefields	00868/79/P5	john.cooney@hounslow.gov.uk
Proposal	Erection of a front and rear roof extension to create an additional floor to the house			
No. of submissions: 0	<u>Summary of reasons for refusal</u> <ul style="list-style-type: none"> - Would harm the character and appearance of the property and the Conservation Area. 			
Outcome	Delegated Decision			

Item	Address	Ward	Ref. No.	Case officer details
4	9 Waldeck Road, W4 3NL	Chiswick Riverside	01161/9/P2	john.cooney@hounslow.gov.uk
Proposal	Erection of a single storey side infill and rear extension to the house.			
No. of submissions: 2	<u>Summary of Objections</u> <ul style="list-style-type: none"> - Loss of light and outlook to neighbours <u>Summary of reasons for refusal</u> <ul style="list-style-type: none"> - Would harm neighbours' living conditions. 			
Outcome	Delegated Decision			

Item	Address	Ward	Ref. No.	Case officer details
5	30 Staveley Gardens, W4 2SA	Chiswick Homefields	01068/30/P1	john.cooney@hounslow.gov.uk
Proposal	Demolition of an existing garage/shed and erection of a front porch, part single / part two storey side extensions, single storey rear extension, a rear roof extension incorporating a juliet balcony and a front roof window			
No. of submissions: 0	<u>Summary of reasons for refusal</u> <ul style="list-style-type: none"> - The proposal would harm the character and appearance of the property and the surrounding area. - Would harm neighbours' living conditions. <p>Note: If amended plans reduce the depth of the single storey rear extension, the width of the rear dormer and the size of the porch, the application may be recommended for approval 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	40 Princes Avenue, Acton, W3 8LS	Turnham Green	00897/40/P2	james.hansel@hounslow.gov.uk
Proposal	Replacement of various windows to the front and rear elevation of the house			
No. of submissions: 3 (one in support)	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Unsure whether the windows comply with Council's criteria <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The windows would match the original window style with equal sightlines and even profiles. 			
Outcome	Delegated Decision			

Item	Address	Ward	Ref. No.	Case officer details
2	Flat 2, 61 Chiswick High Road, W4 2LT	Turnham Green	00248/61(F2)/P1	qian.jin@hounslow.gov.uk
Proposal	Erection of an outbuilding in rear garden			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Inappropriate sewage arrangements - The applicant does not have consent from other Shareholders of 61 Chiswick High Road - States that the area is vacant suggesting no works have taken place, but foundations have been laid. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Conforms to the Residential Extension Guidelines and would not harm neighbours' living conditions or the area's appearance. 			
Outcome	Delegated Decision			

Item	Address	Ward	Ref. No.	Case officer details
3	294 Chiswick High Road, W4 1PA	Turnham Green	00248/294/P7	mark.knighting@hounslow.gov.uk
Proposal	Conversion of upper floors to provide two flats, erection of external staircase to rear and fenestration changes to front and rear.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Further details of application requested <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Would not harm the appearance of the area. <p>Note: Was included in Week 49 (2016) for refusal, but the proposed amendments overcome the previous concerns.</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	17 The Glen, UB2 5RS	Heston East	00484/17/P2	gareth.david@hounslow.gov.uk
Proposal	Erection of a single storey detached outbuilding in rear garden of the house			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Inclusion of bathroom facilities and concern the outbuilding could be used as additional residential accommodation - Not set off from any boundaries - Poor design <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Contrary to the advice of the residential extension guidelines. <p>Note: If amended plans set the outbuilding in a metre from all boundaries, the application is likely to be recommended for approval.</p>			
Outcome	Delegated Decision			

Item	Address	Ward	Ref. No.	Case officer details
2	85 Sutton Road, TW5 0PN	Heston East	01096/85/P3	george.clarke@hounslow.gov.uk
Proposal	Erection of a part single part two-storey side and single storey rear 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 proposed rear extension is of an excessive depth which would appear disproportionate to the main house and harm neighbouring living conditions through loss of light and outlook. <p>Note: If amended plans reduce the depth of the rear extension to 3.65 m the application may be approved under delegated authority.</p>			
Outcome	Delegated Decision			

Item	Address	Ward	Ref. No.	Case officer details
3	27 Burns Way, TW5 9BL	Heston West	00183/27/P3	leon.machisa@hounslow.gov.uk
Proposal	Erection of a single storey side and rear 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 proposal would not appear sufficiently subordinate to the original dwellinghouse because of a lack of an appropriate set-back from the front elevation, contrary to the Residential Extension Guidelines. <p>Note: If amended plans set the side wall back by at least a metre from the principal front elevation the application may be recommended for approval under delegated authority.</p>			
Outcome	Delegated Decision			

Item	Address	Ward	Ref. No.	Case officer details
4	8-10 Sutton Road, TW5 0PF	Heston East	01096/8-10/P1	emil.ancewicz@hounslow.gov.uk
Proposal	Joint application for erection of part single storey rear extensions to both the houses.			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the appearance of the host properties and character of the area 			
Outcome	Delegated Decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	58 Avenue Crescent Hounslow TW5 9RE	Cranford	HMO/2016/00783	Baldeep.chana@hounslow.gov.uk
Breach	The unauthorised conversion of the property into 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 one of the kitchens and associated kitchen facilities • Remove 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 fails to meet requirement of original sq area of 130 sqm2 for conversions • Substandard living conditions for current and future occupiers – internal space standards • No provision for waste and recycling facilities • General noise and disturbance to neighbouring properties 			
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	26 Brook Road South, TW8 0NN	Brentford	00166/26/P1	james.hansel@hounslow.gov.uk
Proposal	Erection of a part 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 the appearance of the area. <p>Note: If amended plans remove the wraparound element, the application may be recommended for approval under delegated powers</p>			
Outcome	Delegated Decision			

Item	Address	Ward	Ref. No.	Case officer details
2	54 Howard Road, TW7 6JN	Isleworth	00633/54/P1	gareth.david@hounslow.gov.uk
Proposal	Erection of a side and rear extension to the ground floor flat and erection of a rear roof extension to the first floor flat			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Noise levels during construction - Parking and traffic concerns <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to neighbour's living conditions contrary to the advice of the residential extension guidelines. <p>Note: If amended plans reduce the depth of the rear extension to three metres, the application may be recommended for approval.</p>			
Outcome	Delegated Decision			

Item	Address	Ward	Ref. No.	Case officer details
3	89 College Road, TW7 5DP	Osterley & Spring Grove	00294/89/P1	george.clarke@hounslow.gov.uk
Proposal	Erection of side and rear roof extensions 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 house and the Conservation Area. 			
Outcome	Delegated Decision			

Item	Address	Ward	Ref. No.	Case officer details
4	4 Hartham Close, TW7 5EX	Syon	00564/4/P5	george.clarke@hounslow.gov.uk
Proposal	Erection of two storey side and rear extensions			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - First floor rear extension is too large - Inappropriate design - Potential conversion to flats <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Excessive scale/ inappropriate design would harm the appearance of the area contrary to the Residential Extension Guidelines. 			
Outcome	Delegated Decision			

Item	Address	Ward	Ref. No.	Case officer details
6	142 London Road, Isleworth, TW7 5BG	Syon	00707/142/P3	emil.ancewicz@hounslow.gov.uk
Proposal	Change of use of part of retail shop (A1 use) into a studio flat (C3 use).			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Poor standard of accommodation - No usable external amenity space - Would harm neighbours' privacy - No details as how the shop would continue to be serviced without impacting on highway safety and traffic flow 			
Outcome	Delegated Decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	1 Langley Road, Isleworth, TW7 5AH	Syon	00678/1/P3	kieran.mccallum@hounslow.gov.uk
Proposal	Erection of a part single part two storey side extension to the house.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Property is being overdeveloped - Access issues with alleyway to the north of the site. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Would remain subordinate to the dwelling, and be appropriately designed. - Would cause no harm to neighbours. - Concerns regarding the use of the alley would not be a planning matter. 			
Outcome	Delegated Decision			

Item	Address	Ward	Ref. No.	Case officer details
2	14 Grove Road, TW7 4JH	Osterley & Spring Grove	00531/14/P2	george.clarke@hounslow.gov.uk
Proposal	Retrospective application for erection of an outbuilding in rear garden for use incidental to the amenity of the dwelling			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The outbuilding is not enclosed by high boundary fences - Nothing screens the outbuilding and its appearance is harmful - Not one metre from boundaries as Hounslow policy requires - Not in keeping with area <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The outbuilding is 2.6m high on the rear boundary and is not considered overbearing to the neighbours behind the site. - The materials are of a high quality and the appearance of the Conservation Area is not harmed. 			
Outcome	Delegated Decision			

Development on Council Land

None
