

PENDING DECISIONS LIST

WEEK 12 2017
24 March 2017 to 31 March 2017

BEDFONT, FELTHAM & HANWORTH AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	45 Sunningdale Avenue, TW13 5JR	Hanworth	01082/45/P1	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a rear roof extension to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - The extension would be of a size and scale that would dominate the roof slope and not be in proportion with the host property, causing significant harm to the character and appearance of the area			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	55 Hanworth Road, TW13 5AX	Hanworth Park	00553/55/P1	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a two storey rear extension to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Excessive bulk and scale of proposal would dominate the host property and fail to be subordinate, causing significant harm to the character and appearance of the area - The excessive scale and depth of the extension would result in a loss of light and outlook to neighbours, as well as the creation of an unacceptable sense of enclosure and an overbearing presence			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	15 Richmond Avenue, Feltham TW14 9SG	Bedfont	00936/15/P4	kiri.shuttleworth@hounslow.gov.uk
Proposal	Erection of an attached two bedroom two storey house with associated parking and amenity space.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to character and appearance of the street scene			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	102 – 104 High Street, Feltham,TW13 4EX	Feltham West	00609/102-104/P2	matthew.rees@hounslow.gov.uk
Proposal	Erection of a two storey extension above existing shops to create six self-contained flats on first, second and third floor			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Due to the design and scale of the proposed addition the proposal would harm the character of the area - Sub-standard accommodation due to limited internal space and lack of external amenity space.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	2 Strathmore Villas, Faggs Road, TW14 0NB	Feltham North	00428/2(AQ)/P3	matthew.rees@hounsow.gov.uk
Proposal	Erection of a single storey rear extension, a part first floor rear extension and a rear roof extension with to allow the change of use into six self-contained flats			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Would involve an increase in the number of people living in a Public Safety Zone - Sub-standard accommodation due to limited internal space - Scale and location would harm neighbours' living conditions - The application fails to demonstrate the proposal would not harm highway safety and parking in the area.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
6	Land off Apex Corner, Twickenham Rd, TW13	Hanworth	01252/Z/P3	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a single storey building to serve a drive-thru KFC restaurant (Use Class A5/A3) with associated seating, access, car parking and landscaping.			
No. of submissions: 52	<u>Summary of objections:</u> - Traffic and road safety concerns - Noise and disturbance - Smell, rubbish, noise and anti-social behaviour - Inaccurate and unclear drawings - Loss of outlook <u>Summary of likely reasons for refusal</u> - Conflicts with Local Plan Policy TC3, no sequential assessment has been submitted to justify out of town centre location - Unacceptable effect on highway safety - Loss of outlook and increased noise and disturbance to neighbouring residents			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Bedfont Primary School, Hatton Rd TW14 9QZ	Bedfont	00576/P/P4	nesha.burnham@hounslow.gov.uk
Summary	Alterations to windows and installation of external plant equipment to roof <u>Summary of likely recommendation</u> - Would provide air circulation to classrooms without the need to open windows to help protect learning environments from airplane noise. - Would not harm the appearance of the school or wider area			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	606 Central Way, TW14 0RX	Feltham North	00229/FG/P10	matthew.rees@hounslow.gov.uk
Summary	Proposal: Change of use of existing building on the site from B8 (storage and distribution) to alternative B1 (c) (light industrial) / B2 (general industrial) / B8 (storage and distribution) use No objections have been received. <u>Summary of likely recommendation</u> The proposal would comply with Council policies relating to industrial and employment development and would not harm the character of the area, residential amenities or highway safety. This application is therefore recommended for approval.			
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	1 Ivanhoe Road, TW4 7JH	Hounslow West	00642/1/P9	walter.hawkins@hounslow.gov.uk
Proposal	Erection of a side roof extension incorporating front roof windows.			
No. of submissions: 2	<u>Summary of objections</u> - Works overhanging boundary - Impact of construction - Impact on privacy of gardens and bedrooms <u>Summary of likely reasons for refusal</u> - Would unbalance the terrace, harming the area's character and appearance, contrary to the Residential Extension Guidelines.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	43 Cromwell Road, TW3 3QG	Hounslow Heath	00323/43/P3	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a single storey bay window to the front and a single storey side infill extension to allow for the ground floor to be converted from A2 use to C3 use (residential)			
No. of submissions: 0	<u>Summary of likely reasons of refusal</u> - Net original floor area is less than 130 sq m therefore unsuitable for conversion to flats - Cramped and substandard accommodation - Inadequate amenity space has been proposed			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	198 High Street, TW3 1HL	Hounslow Central	00610/198/P13	eamon.cassidy@hounslow.gov.uk
Proposal	Erection of an additional floor and conversion of the first floor to create six flats with associated cycle and refuse stores at ground floor and relocation of a/c units to the roof.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Poor outlook. - Poor daylight/sunlight receipt. - Poor standard of accommodation. - Insufficient cycle parking provision.			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	139 Lampton Road, TW3 4EA	Hounslow Central	OUTR/2016/00654	baldeep.chana@hounslow.gov.uk
Breach	The unauthorised use of the outbuilding as a separate residential unit			
Proposed remedy	Remedy: • To cease the use of the outbuilding as a separate residential unit • To remove the bathroom and associated bathroom facilities • To remove the kitchen and associated kitchen facilities Reasoning: The use of the outbuilding as a separate residential unit causes disturbance to neighbouring properties by loss of privacy and general noise disturbance. The use of the outbuilding as a separate residential unit results in cramped and substandard living conditions, contrary to adopted Local plan policies CC1 CC2 SC7 SC5 EC2 EQ5 EQ7.			
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	Flat 1, 36 Harvard Road, W4 4EA	Turnham Green	00571/36(F1)/P2	james.hansel@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to flat one			
No. of submissions: 2	<u>Summary of objections</u> - Overlooking and loss of privacy - Out of keeping - Visually overbearing - Would create detrimental precedent <u>Summary of likely reasons for refusal</u> - Harm to the character and appearance of the Conservation Area. Note: If amended plans remove the wraparound element, the approval may be recommended under delegated powers.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	Pontana Cavendish Road, W4 3UH	Chiswick Riverside	00222/F/P3	james.hansel@hounslow.gov.uk
Proposal	Erection of a side and rear roof extension incorporating a front roof window to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Bulk and design and harmful to the Conservation Area contrary to the Residential Extension Guidelines.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	5 & 6 Station Parade, Burlington Lane, W4 3HD	Chiswick Riverside	00176/K5-6/P1	violet.dixon@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to both nos 5 and 6 Station Parade following amalgamation of both units, together with a new shopfront			
No. of submissions: 3	<u>Summary of objections</u> - Harm to flats above property - Lowering the ground floor level would disrupt flats above property - Noise from external air conditioning/ refrigeration units and additional traffic would disrupt neighbouring properties - Late opening hours would create policing issues - Harm to character of the area <u>Summary of likely reasons for refusal</u> - The extension would be overly bulky and dominant, failing to preserve the character and appearance of the Conservation Area. Note: If amended plans reduce the extension's depth and width, the application may be recommended for approval, subject to adequate transport and servicing arrangements.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	42 Burlington Lane, W4 2RR	Chiswick Homefields	00176/42/P3	violet.dixon@hounslow.gov.uk
Proposal	Variation of condition 2 of planning permission 00176/42/P2 dated 18/4/2016 to alter design of the proposed development for erection of a single storey rear extension and a rear roof extension with front roof windows to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Increase in height of infill extension would harm neighbouring property Note: If amended plans reduce the height of the infill extension, the application may be recommended for approval.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	41B Thorney Hedge Road, W4 5SB	Turnham Green	01121/41B/P1	john.cooney@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and installation of new entrance doorway and roof windows to the flat			
No. of submissions: 1	<u>Summary of objections</u> - Loss of daylight to neighbouring property <u>Summary of reasons for refusal</u> - Harm to the character of the property and the Conservation Area. - Harm to neighbours' outlook. Note: If amended plans reduce the depth to no deeper than the existing rear extension, the application may be recommended for approval.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
6	31 Merton Avenue W4 1TA	Chiswick Homefields	00755/31/P1	qian.jin@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the house following demolition of the existing extension			
No. of submissions: 2	<u>Summary of objections</u> - Loss of light to neighbouring property - Loss of air circulation to neighbouring property - Significant shadowing to neighbouring property - Demolition will expose Northern existing interior wall to the elements <u>Summary of likely reasons for refusal</u> - Would harm neighbours' living conditions through an increased sense of enclosure. Note: If amended plans keep the rear extension in the same location as the existing, the application may be recommended for approval.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
7	67 Ellesmere Road, Chiswick, W4 3EA	Chiswick Riverside	00392/67/P3	sam.smith@hounslow.gov.uk
Proposal	Erection of a new house in rear garden			
No. of submissions: 1	<u>Summary of objections</u> - Loss of light and privacy - Overbearing on neighbours - Out of character - Overdevelopment <u>Summary of likely reasons for refusal</u> - Overdevelopment of site - Harm to neighbours' light and outlook - Inadequate resultant amenity space for both existing and proposed properties. - Harm to the character of the Conservation Area - Unacceptable access layout			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
8	26 Riverview Road, Chiswick, W4 3QH	Chiswick Riverside	00950/26/P2	sam.smith@hounslow.gov.uk
Proposal	Erection of a front porch and new roof and glazing to existing rear extension together with a raised patio.			
No. of submissions: 2	<u>Summary of objections</u> - Loss of light and privacy - Overlooking of garden <u>Summary of reasons for refusal</u> - Proposed terrace would prejudice neighbours' privacy Note: If amended plans remove the proposed terrace from the proposal, approval under delegated powers may be recommended.			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	29 Wolseley Gardens, W4 3LZ	Chiswick Riverside	01223/29/P3	violet.dixon@hounslow.gov.uk
Proposal	Formation of basement extension to convert existing cellar into a cinema room with light well to front.			
No. of submissions: 3	<u>Summary of objections</u> - Impact to level of water table - Increase risk of flooding - Increase risk of ground movement - Increased disruption during building <u>Summary of reasons for approval</u> - Would not harm neighbouring properties or surrounding 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	95 Ringway, UB2 5SR	Heston West	00943/95/P3	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a first floor rear extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - 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
1	58 Walnut Tree Road, TW5 0LR	Heston East	01163/58/P1	emil.ancewicz@hounslow.gov.uk
Proposal	Erection of a two storey side extension to provide two self-contained flats.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Insufficient internal space - cramped and substandard living conditions - Inappropriate design would harm the appearance of the area, - Insufficient parking provision, - Inappropriate bin storage location, - External amenity space with inadequate privacy, - Insufficient external amenity space for the existing three flats.			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Waste Depot, Southall Lane, UB2 5XG	Heston West	01032/I/P3	matthew.rees@hounslow.gov.uk
Summary	Proposal: Variation of condition 3 (approved plans) to include new drawings and statement for permission 01032/I/P1 dated 31/05/2016 for Local Authority Household Waste Facility to receive, handle, bale and store prior to transport of up to approximately 30,000 tonnes of dry recyclable waste (Use Class Sui Generis) at Southall Lane, Hayes, including ancillary office accommodation and vehicle workshop, together with improvements to existing site access, car parking, lighting, and associated works. The proposed alterations involve relocation of the approved welfare facility by three metres to the west, the stripping back of the vehicle workshop to create a canopy with open sides and elevational alterations to the Materials Handling Facility. No objections have been raised. <u>Summary of likely recommendation</u> The proposal alterations are relatively minor in the context of the overall scheme and considered not to compromise the acceptability of the approved application. This application is therefore recommended for approval.			
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	67 Roxborough Avenue, TW7 5HQ	Osterley & Spring Grove	00966/67/P4	george.clarke@hounslow.gov.uk
Proposal	Erection of a part single / part first floor side extension incorporating conversion of a garage into habitable room and a single storey rear extension to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - The front wrap around would extend past the bay contrary to Council guidelines and would harm the street scene. - Harm to neighbours' light and outlook in conflict with Council guidelines. Note: If amendments remove the front wrap around and reduce the rear addition's depth the application may be approved under delegated powers.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	92-94 Windmill Road, TW8 9NA	Brentford	01217/92-94/P3	eamon.cassidy@hounslow.gov.uk
Proposal	Erection of a part three, part four and part five storey building comprising a ground floor office/showroom with the creation of nine flats and associated parking spaces.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to the character and appearance of the site and surrounding area.			
Outcome	Delegated decision			

Development on Council Land

Item	Address	Ward	Ref. No.	Case officer details
1	Bedfont Primary School Hatton Rd TW14 9QZ	Bedfont	00576/P/P4	nesha.burnham@hounslow.gov.uk
Proposal	Alterations to windows and installation of external plant equipment to roof			
No. of submissions: 0	<u>Summary of likely recommendation</u> - Would provide air circulation to classrooms without need to open windows to help protect learning environments from airplane noise. - Would not harm the appearance of the school or wider area			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	Waste Depot, Southall Lane, UB2 5XG	Heston West	01032/I/P3	matthew.rees@hounslow.gov.uk
Proposal	Proposal: Variation of condition 3 (approved plans) to include new drawings and statement for permission 01032/I/P1 dated 31/05/2016 for Local Authority Household Waste Facility to receive, handle, bale and store prior to transport of up to approximately 30,000 tonnes of dry recyclable waste (Use Class Sui Generis) at Southall Lane, Hayes, including ancillary office accommodation and vehicle workshop, together with improvements to existing site access, car parking, lighting, and associated works. The proposed alterations involve the relocation of the approved welfare facility by 3 metres to the west, the stripping back of the vehicle workshop to create a canopy with open sides and elevational alterations to the Materials Handling Facility. No objections have been raised. <u>Summary of likely recommendation</u> The proposal alterations are relatively minor in the context of the overall scheme and considered not to compromise the acceptability of the approved application. This application is therefore recommended for approval.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	Former Woodbridge Education Centre, Twickenham Road, TW7 6AU	Syon	01137/AA/P2	eamon.cassidy@hounslow.gov.uk
Proposal	Installation of temporary teaching accommodation including provision of additional hardstanding, landscape works, cycle parking, a temporary extension to the access steps to the rear of Busch House School and installation of a temporary platform lift. <u>Summary of likely recommendation</u> Subject to resolving transport and flood risk matters, this application would be recommended for approval.			
Outcome	Delegated decision			