

## PENDING DECISIONS LIST

WEEK 6 2017

10 February 2017 to 17 February 2017

## BEDFONT, FELTHAM &amp; HANWORTH AREA

## Minor &amp; Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	7 Camden Avenue	Hanworth Park	00198/7/P2	Kiri.shuttleworth@hounslow.gov.uk
<b>Proposal</b>	Erection of a two storey side and a single storey rear extension to the house			
<b>No. of submissions:</b> 1	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- <i>Concern of overhang to neighbouring properties</i></li> <li>- <i>Overlooking</i></li> <li>- <i>Lack of parking</i></li> <li>- <i>Issues with drains</i></li> <li>- <i>Visual Impact</i></li> </ul> <p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- Scale and design is out of character and harmful to the character and appearance of the property and wider area contrary to the Residential Extension Guidelines</li> </ul> <p>N.B – If the proposal were amended to reduce the depth (to that of the neighbour at No.9) and bulk of the rear extension, set the two storey side extension back from the front elevation and re-design the roof of the two storey side extension, the application may be approved under delegated authority.</p>			
<b>Outcome</b>	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	10 Churchill Close, Feltham, TW14 9XF	Feltham West	01665/10/P1	leon.machisa@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey rear extension with a roof lantern and rear roof extension with two front roof windows to the house.			
<b>No. of submissions:</b> 0	<p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- Size and design would result in a dominant and incongruous development and affect the appearance of the local area contrary to the Residential Extension Guidelines.</li> </ul> <p><b>Note:</b> If amended plans are received that omit the proposed rear roof extension and reduce the depth of the proposal to 3.65m, the application may be recommended for approval under delegated authority.</p>			
Outcome	Delegated decision			

## PENDING DECISIONS LIST

WEEK 6 2017

10 February 2017 to 17 February 2017

## CENTRAL HOUNSLOW AREA

## Minor &amp; Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	23 Charter Crescent, TW4 6AY	Hounslow West	00235/23/P1	Rupinder.dhoot@hounslow.gov.uk
<b>Proposal</b>	Erection of a two storey side extension			
<b>No. of submissions:</b> 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> <li>- Overbearing and visually obtrusive, out of keeping with character of surrounding area and contrary to Local Plan</li> </ul> <p>Note: Should appropriate amendments be received setting the extension back 1m from ground floor level then approval may be recommended under delegated authority.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	81 Armytage Road TW5 9JL	Hounslow West	00044/81/P2	Kiri.shuttleworth@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey rear extension			
<b>No. of submissions:</b> 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> <li>- Harm to living conditions of occupiers of the outbuilding (lawful as separate unit) due to relationship with proposed extension</li> <li>- Harm to living conditions through loss of amenity space for occupiers of no. 81 and occupiers of the outbuilding</li> </ul>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	15-19 Kingsley Road, TW3 1PA	Hounslow Central	00667/15-19/P1	<a href="mailto:eamon.cassidy@hounslow.gov.uk">eamon.cassidy@hounslow.gov.uk</a>
<b>Proposal</b>	Change of use of two houses (Use Class C3) and a HMO (Use Class C4) to a solicitor's office (B1 Offices) and use of outbuilding to rear of No. 17 and No. 19 for ancillary storage, two studio apartments (Use Class C3) and a house (Use Class C3) with a rear/side infill extension between No. 15 and No. 17 to provide a shower room for the ground floor studio at No. 17, external alterations to No. 15 and creation of a roof terrace for the upper studio flat.			
<b>No. of submissions:</b> 0	<p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- Loss of single family houses.</li> <li>- Inappropriate location for office use.</li> <li>- Poor standard of accommodation.</li> </ul>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	42 High Street, TW3 1NW	Hounslow Central	00610/42/P5	<a href="mailto:eamon.cassidy@hounslow.gov.uk">eamon.cassidy@hounslow.gov.uk</a>
<b>Proposal</b>	Erection of a single storey rear extension to the retail unit and installation of a shopfront; first floor rear extension and conversion of first and second floors to a flat with front and rear access installation of new windows incorporating juliet balconies to the front elevation with bin and cycle storage.			
<b>No. of submissions:</b> 1	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Lack of residential parking</li> </ul> <p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- Harm to the character and appearance of the site and surrounding area.</li> </ul> <p>Note: Amendments requested for the removal of Juliet balconies on the front elevation. If received, approval recommended.</p>			
Outcome	Delegated decision			

## Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	29 Montague Road, TW3 1LG	Hounslow Central	00771/29/P1	George.clarke@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey outbuilding at the rear garden of the property			
<b>No. of submissions:</b> 1	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Overlooking of our garden</li> <li>- Harmful appearance</li> <li>- May be for additional dwelling</li> <li>- Traffic and parking</li> </ul> <p><b><u>Summary of reasons for approval</u></b></p> <ul style="list-style-type: none"> <li>- The proposed outbuilding would not have any side facing windows so to prevent overlooking of neighbouring gardens.</li> <li>- The flat roof design with a modest height of 2.5m would not appear imposing and is suitable for the area.</li> <li>- The use as a gym and store would be ancillary to the residential use of the main building and would not create additional traffic or parking pressures. A condition can be applied to regulate the future use.</li> </ul>			
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 Hounslow TW3 4EA	Hounslow Central	OUTR/2016/00654	Baldeep.chana@hounslow.gov.uk
<b>Breach</b>	The construction of an unauthorised link extension at the rear of the property			
<b>Proposed remedy</b>	<p><b>Proposed remedy:</b></p> <ul style="list-style-type: none"> <li>• Demolish the unauthorised link extension and remove all resultant debris from the Land</li> </ul> <p><b>Reasoning:</b></p> <p>The unauthorised link extension at the rear of the property is an incongruous addition to the property. The development harms the appearance and character of the host property and does not appear to be a positive addition to the premises. Therefore the development is contrary to adopted Local Plan policies CC1 CC2 and SC7.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	1 Crestwood Way Hounslow TW4 5EQ	Hounslow Heath	BWR/2016/00652	Baldeep.chana@hounslow.gov.uk
<b>Breach</b>	The construction of an unauthorised outbuilding extension at the rear of the outbuilding			
<b>Proposed remedy</b>	<p><b>Proposed remedy:</b></p> <ul style="list-style-type: none"> <li>Demolish the unauthorised outbuilding extension and remove all resultant debris from the Land</li> </ul> <p><b>Reasoning:</b></p> <p>The outbuilding extension is attached to the existing rear extension to the property and appears to be an incongruous addition to the host property. The outbuilding extension affects the appearance and character of the host property and wider street scene. The outbuilding extension combined with the existing rear extension appears to be overdevelopment of the rear garden and little private amenity space remains. Therefore the development is contrary to adopted Local Plan policies CC1 CC2 and SC7 and the intent of the Residential Extension Guidelines.</p>			
Outcome	Delegated decision			

**PENDING DECISIONS LIST****WEEK 6 2017****10 February 2017 to 17 February 2017****CHISWICK AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	46 Waldeck Road, W4 3NP	Chiswick Riverside	01161/46/P3	<a href="mailto:James.hansel@hounslow.gov.uk">James.hansel@hounslow.gov.uk</a>
<b>Proposal</b>	Erection of a single storey side infill extension.			
<b>No. of submissions:</b> 0	<p><b>Summary of likely reasons for refusal</b></p> <ul style="list-style-type: none"> <li>- Given that there are no examples of wraparound extensions on the subject terrace, the proposal would undermine the strong rhythm of rear building lines within the terrace.</li> <li>- The proposal would result in harm to neighbours living conditions.</li> </ul> <p>Note: If amended plans are received, removing the wraparound element and reducing the height at the boundary to 2m, the application may be recommended for approval under delegated powers.</p>			
<b>Outcome</b>	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	58 Barrowgate Road, W4 4QU	Turnham Green	00079/58/P3	<a href="mailto:James.hansel@hounslow.gov.uk">James.hansel@hounslow.gov.uk</a>
<b>Proposal</b>	Erection of a single storey rear and side infill extensions and replacement of a front window at second floor level of the house			
<b>No. of submissions:</b> 0	<p><b>Summary of likely reasons for refusal</b></p> <ul style="list-style-type: none"> <li>- The side extension would be an incongruous feature and would result in harm to neighbours living conditions, contrary to the Residential Extension Guidelines.</li> </ul> <p>Note: If amended plans are received to remove the side extension and side element of the rear extension beyond the existing flank wall, the application may be recommended for approval under delegated powers.</p>			
<b>Outcome</b>	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	34 Grove Park Gardens, W4 3RZ	Chiswick Riverside	00525/34/P3	<a href="mailto:James.hansel@hounslow.gov.uk">James.hansel@hounslow.gov.uk</a>
<b>Proposal</b>	Demolition of rear chimney at roof terrace level and replacement of the existing railings of the rear roof terrace including new dwarf wall to the side to match existing.			
<b>No. of submissions:</b> 0	<p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- The removal of the chimney would result in the loss of an original feature, failing to preserve the character and appearance of the conservation area.</li> </ul> <p>Note: If amended plans are received which show the retention of the chimney on the rear roof terrace, 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	4 Russell Close, Chiswick, W4 2NU	Chiswick Homefields	01701/4/P1	<a href="mailto:sam.smith@hounslow.gov.uk">sam.smith@hounslow.gov.uk</a>
<b>Proposal</b>	Installation of three front roof windows and two roof windows with balconies to the rear of the house to allow for the conversion of the loft to habitable space			
<b>No. of submissions:</b> 3	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Harm to uniformity/appearance of the estate</li> <li>- Unsightly, intrusive and unnecessary</li> <li>- Present occupants are not considerate when undertaking improvement works</li> <li>- Harm to privacy</li> </ul> <p><b><u>Summary of reasons for approval</u></b></p> <ul style="list-style-type: none"> <li>- Development would not harm neighbour privacy or appearance of the area.</li> </ul>			
Outcome	Delegated decision			

**PENDING DECISIONS LIST****WEEK 6 2017****10 February 2017 to 17 February 2017****HESTON & CRANFORD AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	Bridge Depot, 10 Park Lane, TW5 9RW	Cranford	00855/H/P2	Rupinder.dhoot@hounslow.gov.uk
<b>Proposal</b>	Demolition of existing buildings to erect a commercial pre-fabricated building, retention and alterations to existing crossover and erection of iron railings and retention of the existing use as car body repair shop			
<b>No. of submissions:</b> 0	<u><b>Summary of likely reasons for refusal</b></u> <ul style="list-style-type: none"> <li>- Detrimental to the open character of the Green Belt and in conflict with Policy GB1 of the Local Plan.</li> <li>- Neither preserves or enhances the character of the conservation area.</li> <li>- Inappropriate use in this location leading to highway safety concerns.</li> </ul>			
<b>Outcome</b>	Delegated decision			

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

Item	Address	Ward	Ref. No.	Case officer details
2	64 Meadow Waye, TW5 9EZ	Heston West	00753/64/P2	Rupinder.dhoot@hounslow.gov.uk
<b>Proposal</b>	Erection of a first floor rear extension and erection of an outbuilding in rear garden for use as a summerhouse			
<b>No. of submissions:</b> 2	<p><b><u>Summary of objections:</u></b></p> <ul style="list-style-type: none"> <li>- Wash room facilities not appropriate in outbuilding</li> <li>- Very large and overbearing</li> <li>- Overshadowing and out of scale</li> </ul> <p><b><u>Summary of likely reasons for refusal</u></b></p> <p><i>First floor rear</i></p> <ul style="list-style-type: none"> <li>- Overbearing and visually obtrusive causing harm to character of existing house and surrounding area</li> <li>- Loss of outlook and visually intrusive.</li> </ul> <p><i>Outbuilding</i></p> <ul style="list-style-type: none"> <li>- Excessive and overbearing, lack of set in's causes harm to neighbouring residential amenity.</li> <li>- Out of keeping with character of surrounding area.</li> </ul>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	95 Fern Lane, Hounslow, TW5 0HH	Heston East	00440/95/P3	Emil.ancewicz@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey rear extension			
<b>No. of submissions:</b> 0	<p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- Would harm neighbours' living conditions.</li> </ul>			
Outcome	Delegated decision			

## PENDING DECISIONS LIST

WEEK 6 2017

10 February 2017 to 17 February 2017

## ISLEWORTH &amp; BRENTFORD AREA

## Minor &amp; Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	4 Brentford Business Centre, Commerce Road, TW8 8LG	Syon	00297/G4/P3	melek.ergen@hounslow.gov.uk
<b>Proposal</b>	Erection of front and rear roof extensions to create new flat above existing flat.			
<b>No. of submissions:</b> 0	<u><b>Summary of likely reasons for refusal</b></u> <ul style="list-style-type: none"> <li>- The property is presently in use as B1 (Office) and conversion of the first floor to a flat yet to be undertaken.</li> </ul>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	Sermons Almshouses, Twickenham Road, TW7 6DJ	Isleworth	01137/AS/P4 & /L10	<a href="mailto:eamon.cassidy@hounslow.gov.uk">eamon.cassidy@hounslow.gov.uk</a>
<b>Proposal</b>	Replacement of rear windows. Removal of twentieth century fire surrounds (non-historic fabric) and installation of air vents (01137/AS/P4) and a listed building application under (01137/AS/L10).			
<b>No. of submissions:</b> 0	<u><b>Summary of likely reasons for refusal</b></u> <ul style="list-style-type: none"> <li>- Replacement windows harmful to the character and appearance of the listed building.</li> </ul>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	76 Syon Park Gardens, Isleworth, TW7 5ND	Osterley and Spring Grove	01107/76/P1	Emil.ancewicz@hounslow.gov.uk
<b>Proposal</b>	Erection of a rear roof extension incorporating hip to gable conversion and two front roof windows to the house			
<b>No. of submissions:</b> 0	<u><b>Summary of likely reasons for refusal</b></u> <ul style="list-style-type: none"> <li>- Would constitute a bulky addition to the property, unbalancing the pair of semi-detached properties to the detriment of the character of the area.</li> </ul>			
<b>Outcome</b>	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	74 Syon Park Gardens, Isleworth, TW7 5ND	Osterley and Spring Grove	01107/74/P1	Emil.ancewicz@hounslow.gov.uk
<b>Proposal</b>	Erection of a two storey side extension incorporating a hip to gable and rear roof extension with four front roof windows to the house			
<b>No. of submissions:</b> 0	<u><b>Summary of likely reasons for refusal</b></u> <ul style="list-style-type: none"> <li>- Would constitute a bulky addition to the property be out of character with the area.</li> <li>- Rear dormer is excessively large, detracting from the character and appearance of the dwelling and the wider area.</li> <li>- Hip to gable roof extension would unbalance the pair of semi-detached properties to the detriment of the character of the area.</li> </ul>			
<b>Outcome</b>	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	304A London Road, TW7 5AJ	Syon	00707/304A/P2	<a href="mailto:eamon.cassidy@hounslow.gov.uk">eamon.cassidy@hounslow.gov.uk</a>
<b>Proposal</b>	Erection of a rear roof extension to first floor flat with hip to gable conversion and three roof windows to front elevation.			
<b>No. of submissions:</b> 1	<u><b>Summary of objections</b></u> <ul style="list-style-type: none"> <li>- Concerns about use the loft space as separate residential accommodation.</li> <li>- Overdevelopment.</li> <li>- Increased overlooking.</li> </ul> <u><b>Summary of likely reasons for refusal</b></u> <ul style="list-style-type: none"> <li>- Harm to the character and appearance of the site or surrounding area.</li> </ul>			
<b>Outcome</b>	Delegated decision			

## Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	6 Carrick Close, TW7 7BB	Isleworth	02904/6/P1	<a href="mailto:eamon.cassidy@hounslow.gov.uk">eamon.cassidy@hounslow.gov.uk</a>
<b>Proposal</b>	Creation of additional floor with roof windows to the front and rear.			
<b>No. of submissions:</b> 1	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Proposed section needed to demonstrate roof lights can be set 1.70m above finished floor level to avoid overlooking of neighbours.</li> </ul> <p><b><u>Summary of likely reasons for approval</u></b></p> <ul style="list-style-type: none"> <li>- The proposal would not harm neighbours' living conditions or the character and appearance of the site or Isleworth Riverside Conservation Area.</li> <li>- Proposed section provided showing roof lights set 1.70m above finished floor level.</li> </ul>			
<b>Outcome</b>	Delegated decision			

## Development on Council Land

---

Item	Address	Ward	Ref. No.	Case officer details
1	23 Charter Crescent, TW4 6AY	Hounslow West	00235/23/P1	Rupinder.dhoot@hounslow.gov.uk
<b>Proposal</b>	Erection of a two storey side extension			
<b>No. of submissions:</b> 0	<b><u>Summary of likely reasons for refusal</u></b> - Overbearing and visually obtrusive, out of keeping with character of surrounding area and contrary to Local Plan Note- should appropriate amendments be received setting the extension back 1m from ground floor level then approval may be recommended under delegated authority.			
Outcome	Delegated decision			