

PENDING DECISIONS LIST**WEEK 51 2016****23 December 2016 to 30 December 2016****BEDFONT, FELTHAM & HANWORTH AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	113 Staines Road, TW14 0JS	Feltham North	01054/113/P2	kiri.shuttleworth@hounslow.gov.uk
Proposal	Erection of a single storey at rear extension to the house			
No. of submissions: 1	<p>Summary of representations</p> <ul style="list-style-type: none"> - Support from a neighbouring property <p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - Harm to neighbour through visual intrusion and sense of enclosure, does not comply with Residential Extension Guidelines - Harm to character and appearance of property, does not comply with Residential Extension Guidelines 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	32 Carlton Avenue, TW14 0EG	Feltham North	00207/32/P2	leon.machisa@hounslow.gov.uk
Proposal	Erection of a white PVC-u roof canopy to the rear of the dwelling house			
No. of submissions:	<p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - Excessively deep and would not appear subordinate to the original property, contrary to the Residential Extension Guidelines. 			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	42 Staines Road, TW14 0JT	Feltham North	MULT/2016/00716	kit.law@hounslow.gov.uk
Breach	Change of use of front garden of the dwelling for the storage, display and sale of motor vehicles			
Proposed remedy	<p>Remedy:</p> <ul style="list-style-type: none"> To cease the use of the front garden of the dwelling for the storage, display and sale of motor vehicles. <p>Reason:</p> <ul style="list-style-type: none"> The change of use of the front garden would detract from the residential character and appearance of the dwelling; The change of use reduces the number of parking spaces on site and attract visitors to the property, which adversely affects highway safety; and The change of use by virtue of noise and odour adversely affects the residential amenity of the occupiers of the dwelling and the neighbouring occupiers. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	40 Little Park Drive, TW13 5HZ	Hanworth Park	CURE/2016/00492	bhupinder.manz@hounslow.gov.uk
Breach	Construction of an unauthorised non- incidental outbuilding.			
Proposed remedy	<p>Remedy:</p> <ul style="list-style-type: none"> Removal of unauthorised non- incidental outbuilding located at the rear of the rear garden within 1 month of notice taking effect. <p>Reason:</p> <ul style="list-style-type: none"> The outbuilding by reason of its size, positioning and design represents a dominant and incongruous form of development. It results in harm to neighbours' privacy and outlook. 			
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	100 Staines Road, TW3 3LF	Hounslow Heath	01054/100/P7	rupinder.dhoot@hounslow.gov.uk
Proposal	Change of use of second floor to two flats incorporating mezzanine floor			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Cramped and substandard living accommodation with inadequate headroom contrary to the London Plan. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	1 Bell Parade Bell Road TW3 3NU	Central Hounslow	00108/A1/P2	nesha.burnham@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and a rear staircase			
No. of submissions: 7	<u>Summary of objections</u> <ul style="list-style-type: none"> - Existing delivery access is limited - Harm to living conditions - Congestion - Proposed staircase unsafe for residents and unattractive - No allowance for domestic rubbish bins / Commercial rubbish in the alley attracts rats - Proposed alleyway leaves tenants more vulnerable <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to pedestrian safety. - Insufficient information to demonstrate how provision will be made for refuse / recycling facilities. 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	30 Bath Road, Hounslow TW3 3EB	Hounslow West	00084/30/P2	kiri.shuttleworth@hounslow.gov.uk
Proposal	Change of use from D1 (dental surgery) to A3 (cafe)			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Negative impact on adjacent business <u>Summary of reasons for approval</u> <ul style="list-style-type: none"> - Would not harm the viability and vitality of the Town Centre 			
Outcome	Delegated decision			

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WEEK 51 2016

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CHISWICK AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	173 Gunnersbury Lane, W3 8LJ	Turnham Green	00536/173/P2	violet.dixon@hounslow.gov.uk
Proposal	Erection of a rear roof extension with two roof windows to front elevation and a single storey rear extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Rear roof extension would harm the character and appearance of the site and conservation area. <p>Note: If amended plans reduce height, width and depth of the roof extension in line with that approved at 171 Gunnersbury Lane then the application may be recommended for approval.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	18 Chiswick Road, W4 5RB	Turnham Green	00251/18/P3	violet.dixon@hounslow.gov.uk
Proposal	Creation of a basement with a front and rear lightwell to the house and single storey rear extension.			
No. of submissions: 4	<u>Summary of objections</u> <ul style="list-style-type: none"> - Overdevelopment of site - Overshadowing and enclosure - Out of keeping with neighbouring properties and nature of terraced houses - Construction will cause damage to neighbouring property and boundary wall - Minimal foundations are not able to cope with basement construction - Set a precedent <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to neighbours' light and outlook, unacceptable sense of enclosure and overbearing presence 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	96 Woodstock Road, W4 1EG	Chiswick Homefields	01234/96/P3	sam.smith@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the house			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Light pollution from roof lights <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The depth would be out of character with nearby development and harmful to the Bedford Park Conservation Area. <p>Note: If amended plans reduce the depth of the rear extension approval under delegated powers may be recommended.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	35 Hartington Road, W4 3TL	Chiswick Riverside	00567/35/P4	james.hansel@hounslow.gov.uk
Proposal	Erection of three storey side extension, part three storey part single storey rear extension, front and rear roof windows, insertion of a front bay at first floor,insertion of a juliet balcony to front dormer, creation of a basement and alterations to the front boundary wall and railings to the house			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Alterations to side extension would result in less attractive and bulkier extension, resulting in a terraced effect to the street scene. - Wraparound extension would result in a loss of light, loss of aspect and increased sense of enclosure, contrary to the Guidelines. - The part first and part second floor rear extension would result in loss of light, outlook and aspect. - Concerns over water table balance in the subsoil from basement - <u>Summary of likely reasons for refusal</u> - The proposal would harm neighbours' living conditions - The proposed basement would undermine the original proportions of the original building. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	492-496 Chiswick High Road, W4 5TT	Turnham Green	00248/492-496/P9	sam.smith@hounslow.gov.uk
Proposal	Erection of an additional floor and reconfiguration of the internal layout of the existing first floor to provide in total seven self-contained residential units			
No. of submissions: 12	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Proposal too high/out of character/unacceptable design - Harm to privacy, light and outlook of nearby residents - Increase Parking Stress - Poor Waste Management - Inadequate amenity space - No affordable housing - Overdevelopment of site and immediate area <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Inadequate amenity space, and unacceptable internal layouts to Flats A and E would result in substandard accommodation 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
6	3 Sutton Lane North, W4 4LA	Turnham Green	01094/3/P1	sam.smith@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and rear roof extension incorporating two front roof windows to the house			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - No plans of foundations available to view on website (<i>Officer Note: these are not required for determining a planning application</i>) <p><u>Summary of reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the character and appearance of the conservation area. <p>Note: If the plans are amended to increase the set ins proposed, the application may be approved 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	2 Lawford Road, W4 3HS	Chiswick Riverside	00684/2/P5	james.hansel@hounslow.gov.uk
Proposal	Erection of a rear roof extension			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of light - Loss of privacy - Out of keeping with surrounding area <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Would comply with Residential Extension Guidelines and would not harm the area's appearance. - Would not cause loss of light nor unacceptable overlooking. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	46 Abinger Road, W4 1EX	Chiswick Homefields	00002/46/P2	mark.knighting@hounslow.gov.uk
Proposal	Erection of rear and side roof extensions with roof window to front elevation			
No. of submissions: 2 (1 objection)	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The detailing of the dormer construction has not been fully thought through - There is a danger that the built form will exceed that for which planning might be given <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Would be a sympathetic addition to the dwelling and accord with the Residential Extensions Guidelines. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	79 Prebend Gardens, W6 0XT	Chiswick Homefields	00893/79/P2	violet.dixon@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the house following the demolition of existing extension.			
No. of submissions: 0	<p>This application was previously advertised on list Week 48</p> <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Would be a sympathetic addition to the dwelling and would not harm neighbours living conditions. 			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Land at Chiswick Roundabout	Turnham Green	00505/EY/P18	Nikolas.smith@hounslow.gov.uk
Proposal	Redevelopment of the site to provide a mixed use building of one part ground plus 31 storeys and one part ground plus 24 storeys comprising up to 320 residential units (Use Class C3), office (Use Class B1) and retail/restaurant uses (Use Class A1-A3) basement car and bicycle parking, resident amenities, hard and soft landscaping and advertising consent with all necessary ancillary and enabling works.			
No. of submissions: 500+	<p><u>Summary of case</u></p> <ul style="list-style-type: none"> - To be presented to Planning Committee on 12 January 2016 			
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	12 High Street, TW5 9RG	Cranford	00608/12/P9	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a single storey side extension, two storey rear extension and creation of a basement to convert existing two flats into five self contained flats			
No. of submissions: 1	<p><u>Summary of objections:</u></p> <ul style="list-style-type: none"> - Excavation will cause damage to my property - No access is shown for the parking to the rear - Cranford village conservation area is becoming overdeveloped. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Overbearing, visually obtrusive, out of keeping with the conservation area contrary to the Residential Extension Guidelines. - Poor quality dwellings - single aspect flats, bedrooms without windows and no bathroom to one flat. No private outdoor space. - Adequate access to parking spaces at the rear has not been demonstrated. - No Flood Risk Assessment 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	258-264 North Hyde Lane UB2 5TF	Heston	00815/258-264/P1	nesha.burnham@hounslow.gov.uk
Proposal	Formation of a vehicular access			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to the character of the surrounding area - Insufficient information has been submitted to demonstrate the proposal would not harm highway safety and the free flow of traffic 			
Outcome	Delegated decision			

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

PENDING DECISIONS LIST

WEEK 51 2016

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ISLEWORTH & BRENTFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	15 Church Road, TW7 4PR	Osterley & Spring Grove	00260/15/P1	emil.ancewicz@hounslow.gov.uk
Proposal	Erection of a side and rear roof extension to the house.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Would harm the character of the Spring Grove Conservation Area <p>Note: If amended plans reduce the width of the side dormer by 1.2m and change the gable end to hipped roof, the proposal may be recommended for approval under delegated powers.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	594 Great West Road, TW5 0TH	Osterley & Spring Grove	00505/594/P4	emil.ancewicz@hounslow.gov.uk
Proposal	Conversion of a ground floor side storage area into habitable room, erection of a first floor side extension and part first floor rear extension to the house.			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Overdevelopment of the site, - Excessive depth, contrary to the Residential Guidelines, - Loss of privacy. <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Would harm neighbours' living conditions and be out of character with the area.. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	596 Great West Road, TW5 0TH	Osterley & Spring Grove	00505/596/P4	emil.ancewicz@hounslow.gov.uk
Proposal	Demolition of an existing garage and erection of a two storey side extension and part first floor rear extension to the house.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Overdevelopment of the site, - Excessive depth, contrary to the Residential Guidelines, - The property may be used as HMO in the future. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Would harm neighbours' living conditions and be out of character with the area. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	1 Worple Avenue, TW7 7JJ	Isleworth	01235/1/P4	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	<p><u>Summary of likely reasons for refusal</u></p> <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
5	71 Lionel Road North, TW8 9QZ	Brentford	00703/71/P3	violet.dixon@hounslow.gov.uk
Proposal	Erection of rear roof extension and creation of vehicular access and hardstanding to the house			
No. of submissions: 3	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Demolition of front wall and vehicular access would harm conservation area, streetscene and group of houses - Not necessary as existing drive way to rear of site - Increased pressure on local gutters and drains - Damage to pavement in front of property - Dangerous to have vehicular access on busy road with parked cars <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The lack of appropriate visibility splays and excessive width would harm pedestrian safety. - Removal of front wall and creation of vehicular access would harm character and appearance of the conservation area 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
6	11 Claypounds Avenue, TW8 9QQ	Brentford	00270/11/P1	violet.dixon@hounslow.gov.uk
Proposal	Erection of a hip to gable with a rear roof extension and single storey side extension to the house			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Would harm character and appearance of property and street scene, does not comply with Residential Extension Guidelines 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
7	21 Brantwood Avenue, TW7 7EX	Isleworth	00148/21/P2	sam.smith@hounslow.gov.uk
Proposal	Erection of a first floor side and a part single, part two-storey rear extension to the house.			
No. of submissions: 0	<p><u>Summary of reasons for refusal</u></p> <ul style="list-style-type: none"> - Design of first floor side extension harmful to appearance of house - Position of side windows would harm neighbour's privacy <p>Note: If amended plans set-back the first floor side extension from the front elevation and remove side facing first floor windows, approval under delegated powers may be recommended.</p>			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	71 St Johns Road, TW7 6XQ	Isleworth	00981/71/P2	melek.ergen@hounslow.gov.uk
Proposal	Alterations to fenestration, relocation of spiral fire escape stairs and erection of a new boundary wall with associated landscaping.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Vehicular gates are not sufficiently set-back and could cause delays along St John's Road to buses and general traffic. - Management plan needs to be put in place and parking on St John's Road is not acceptable. <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - Existing boundary line will be retained and there would be sufficient set-back for cars to wait gates to operate. 			
Outcome	Delegated decision			

Development on Council Land

None
