

PENDING DECISIONS LIST

WEEK 48 2016

2 December 2016 to 9 December 2016

BEDFONT, FELTHAM & HANWORTH AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	Unit 10, Feltham Business Complex, Browells Lane, TW13 7LW	Hanworth Park	00167/L10/P3	tom.bradfield@hounslow.gov.uk
Proposal	Conversion of existing B1 unit to one self-contained residential unit.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Loss of employment use, where no evidence of active marketing has been submitted - erosion of employment uses in this area. - The introduction of a residential use would harm the effective running of employment uses in this area - Unacceptable living conditions - lack of internal space, poor outlook and light, no amenity space, lack of privacy, noise and disturbance from surrounding industrial uses - No cycle parking, no details of waste and recycling 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	52 Spinney Drive, TW14 8PN	Bedfont	01045/52/P3	rupinder.dhoot@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"> - Overbearing and visually obtrusive, out of keeping with surrounding area and contrary to Residential Extension Guidelines. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	452 Redford Close, TW13 4TP	Feltham West	01683/452/P1	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a single storey rear extension, erection of a front porch and conversion of garage into habitable room			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Depth and proximity of the rear extension, given the relationship with the neighbouring property would represent an overbearing and visually intrusive form of development to the detriment of the living conditions of the occupiers of the neighbouring property contrary to the aims of the Residential Extension Guidelines. <p>Note – If amendments are received to set the proposed extension sufficiently far away from the boundary with the neighbouring property (No.451) or to reduce its depth so as to overcome the objection set out above, the application will be recommended for approval under delegated powers</p>			
Outcome				

PENDING DECISIONS LIST

WEEK 48 2016

2 December 2016 to 9 December 2016

CENTRAL HOUNSLOW AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	344 Bath Road, TW4 7HW	Hounslow West	00083/344/P5	kiri.shuttleworth@hounslow.gov.uk
Proposal	Change of use of premises from A1 (coffee shop) to a mixed use class A1 and A3 (restaurant)			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Drainage issues - Lack of emergency access - There are already a number of restaurants in this area <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Unjustified loss of A1 unit, harmful to character of the area and primary shopping area 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	340-342 Bath Road, TW4 7HW	Hounslow West	00083/340-342/P1	kiri.shuttleworth@hounslow.gov.uk
Proposal	Demolition of existing first floor and erection of a two storey extension to form four flats			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Loss of privacy - Lack of amenity space - Lack of parking and servicing arrangements <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Poor standard of accommodation, unacceptable living conditions - Lack of cycle parking and servicing, - Scale and siting would be out of character with its surroundings 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	340-342 Bath Road, TW4 7HW	Hounslow West	00083/340-342/P2	kiri.shuttleworth@hounslow.gov.uk
Proposal	Change of use from retail (A1) to restaurant (A3)			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Inadequate Parking - Noise - Drainage problems - Too many restaurants in this area - Lack of refuse storage or a delivery management plan <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Unjustified loss of A1 unit, harmful to character of the area and primary shopping area 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	19 Woodlands Grove, TW7 6NS	Hounslow South	01229/19/P1	melek.ergen@hounslow.gov.uk
Proposal	Erection of first floor side extension, single storey part side extension, first floor rear extension, ground floor infill extension and insertion of side and rear roof windows to allow conversion into three self-contained flats with associated parking, landscaping and bin stores.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The two storey rear extension will overlook to my back garden and block sunlight. - Creation of three flats will increase density, noise and activity detrimental to our family life. - Unacceptable parking pressure in the area. - Extensions will result loss of symmetry and unsympathetic development in the Conservation Area. - Bin storage to the front will be unappealing and increase the risk of infestation. - Proposed car parking is not possible, impact of already stretched parking provision in the area. - Loss of family housing. - Existing tree will be damaged. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Intrusive and unneighbourly extensions, out of scale and character and harmful to the Conservation Area. - Unsatisfactory parking layout and insufficient information of parking availability in the area. - Excessive number of flats harmful ??? inadequate garden layout 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
5	37a Whitton Road, TW3 2DB	Hounslow Heath	01205/D/P14	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a three storey building to provide eight self-contained residential flats and associated internal bin store, cycle store and garden store			
No. of submissions: 3 objections, one petition (152 sig.) against, 1 in support	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Harm to character and appearance of the street scene and area - The proposed building is too large - Impact on traffic and parking - Access issues - Loss of light and privacy <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Unacceptable impact on the character and appearance of the area, particularly the street scene along Whitton Road - Loss of privacy due to overlooking of neighbouring properties - Lack of private amenity space for proposed units as well as poor outlook resulting in poor future living conditions, 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
6	14 Central Avenue, TW3 2QH	Hounslow South	00227/14/P10	george.clarke@hounslow.gov.uk
Proposal	Erection of a two storey rear extension to shop and flat above and erection of a rear roof extension with three roof windows to front elevation to create a studio flat			
No. of submissions: 2	<p><u>Summary of likely reasons for refusal:</u></p> <ul style="list-style-type: none"> - Unacceptable cramped and substandard living conditions for future occupants in the proposed second floor flat. - No details of extract flue and air conditioning for ground floor takeaway 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
7	159 Kingsley Road, TW3 4AS	Hounslow Central	00667/159/P3	sam.smith@hounslow.gov.uk
Proposal	Erection of a single storey rear extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harmful to neighbours' light and outlook and character of the area, contrary to the Residential Extensions Guidelines. 			
Outcome				
Item	Address	Ward	Ref. No.	Case officer details
8	25 Maswell Park Crescent, TW3 2DR	Hounslow South	00746/25/P1	sam.smith@hounslow.gov.uk
Proposal	Erection of a single storey front extension incorporating conversion of a garage into habitable room, installation of a front roof window and erection of a single storey outbuilding at the rear garden			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Loss of light - Harm to view - Increased overlooking/privacy concerns - Detrimental to visual appearance of the area <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Presence of side window facing neighbouring land in proposed outbuilding would harm neighbour's privacy - Additional entrance door to the side of the house would be contrary to the Residential Extensions Guidelines. <p>Note: If amendments remove the side window from the outbuilding and the entrance door from the garage conversion, approval under delegated powers may be recommended.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
9	9 Raglan Close, TW4 5EF	Hounslow Heath	01597/9/P2	leon.machisa@hounslow.gov.uk
Proposal	Erection of a 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"> - Due to the excessive scale of the conservatory it would detract from the character and appearance of the area, contrary to the Residential Extension Guidelines (REGs). - Due to its excessive scale and close proximity to the boundary of the property the proposal would detract from adjoining residential amenity, contrary to the Residential Extension Guidelines (REGs). <p>Note: If amendments reduce the scale of the addition to comply with the Residential Extension Guidelines (3 metres) the application will be recommended for approval under delegated powers.</p>			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	59 Kingsley Avenue, TW3 4AE	Hounslow Central	00666/59/P4	melek.ergen@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to existing garage / utility outbuilding			
No. of submissions: 2	<u>Summary of objections</u> <ul style="list-style-type: none"> - Intended for residential accommodation with fenced off separate amenity area. - Concerns regarding damp on the wall, drainage system and rain water clearing. <u>Summary of reasons for approval</u> <ul style="list-style-type: none"> - Adjoining neighbour has same depth outbuilding, it is compatible in size and scale with surrounding. - There is no fenced off amenity shown, the proposal can be conditioned to ensure no separate residential use. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	77 Kingsley Road, TW3 4AB	Hounslow Central	00667/77/P10	melek.ergen@hounslow.gov.uk
Proposal	Change of use from A2 (financial services) to A5 (takeaway).			
No. of submissions: 2	<u>Summary of objections</u> <ul style="list-style-type: none"> - There are already noise and parking problems in the area and this proposal will worsen existing situation. <u>Summary of reasons for approval</u> <ul style="list-style-type: none"> - No harm to shopping parade, suitable use in a commercial area, conditions can ensure no unreasonable hours of operation. Adequate on-site parking and servicing. 			
Outcome				

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CHISWICK AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	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	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Size and scale would harm neighbours' light and outlook. - Out of scale and character with this and surrounding dwellings and harmful to the Conservation Area. <p>Note: if amended plans reduce the height of the extension and reduced the depth to no deeper than the existing extension, then the application may be recommended for approval.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	10 Corney Road, W4 2RA	Chiswick Homefields	00306/10/P2	john.cooney@hounslow.gov.uk
Proposal	Erection of a single storey rear infill extension and erection of a rear roof extension with Juliet balcony and three front roof windows to the house.			
No. of submissions:	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The dormer would harm the character and appearance of the property and the Conservation Area. - The height of the proposed side infill extension would harm the neighbour's outlook. <p>Note: If amended plans set in the dormer from the southern side of the roof, reduce the number of roof lights to the front elevation, and reduce the height of the side extension, then the application may be recommended for approval.</p>			
Outcome				

Wards: Turnham Green – Chiswick Homefields – Chiswick Riverside

Item	Address	Ward	Ref. No.	Case officer details
3	79 Paxton Road, W4 2QT	Chiswick Homefields	00868/79/P3	john.cooney@hounslow.gov.uk
Proposal	Erection of a rear roof extension incorporating two front roof windows to the house			
No. of submissions:	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The proposal would harm the character and appearance of the property and the Conservation Area. <p>Note: If amended plans which incorporate set-ins from both sides of the roof and the eaves, and indicate that the dormer materials match the existing roof, then the application may be recommended for approval.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	34 Cornwall Grove, W4 2LB	Chiswick Homefields	00307/34/P2	john.cooney@hounslow.gov.uk
Proposal	Erection of a single storey rear/side infill extension to the house.			
No. of submissions:	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The height and depth of the extension would harm neighbours' light and outlook. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
5	67 Wellesley Road, W4 3AT	Chiswick Riverside	01177/67/P3	james.hansel@hounslow.gov.uk
Proposal	Formation of a vehicular access to the front of the house and associated alterations to the front wall			
No. of submissions:	<u>Summary of objections</u> <ul style="list-style-type: none"> - Dangerous as car would have no visibility when leaving front garden - Visually unpleasant <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Danger to pedestrian and highway safety. - Harm to appearance of the Conservation Area 			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	9 South Side, Chiswick, W6 0XY	Chiswick Homefields	01030/9/P3	james.hansel@hounslow.gov.uk
Proposal	Erection of a single storey side / rear extensions to the house			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Design, appearance and height uncharacteristic to surrounding area - Overbearing, loss of light and increased enclosure - Location of BBQ will result in smoke and fumes into neighbouring garden <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - The depths of the staggered extension would not lead to any significant loss of light or outlook to either adjacent property 			
Outcome				

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	10 Windmill Road, W4 1SD	Turnham Green	01218/10/P11	natalie.lynch@hounslow.gov.uk
Summary	<p><u>Proposal</u> Demolition of existing building and redevelopment with the erection of a three storey, plus lower ground and set-back fourth storey, 78 bedroom apart-hotel (Class C1) and associated works to the public highway including the creation of a shared surface loading bay and a disabled parking bay.</p> <p><u>Summary of objections</u> 2 letters of support and 67 objections as follows:</p> <ul style="list-style-type: none"> • Overshadowing and loss of light for neighbouring houses • Increase in noise, traffic, parking congestion, air pollution litter and anti-social behaviour • Impact on character of the area • Intensity of use • Overlooking and loss of privacy • Scale and massing would impact on neighbours • Poor design and out of keeping with the surrounding area • Insufficient consultation • Inappropriate use in a residential area • Inappropriate height • Density is excessive • Lack of parking proposed • Loss of office space has not been justified • Development is not sustainable • A residential development would be more appropriate <p><u>Summary</u> No marketing evidence has been provided to demonstrate compliance with policy ED2. The principle of the loss of the existing office floorspace would be considered unacceptable. The scale of the proposal is excessive in relation to the size of the site and this would have an adverse impact on neighbours' living conditions. Therefore, refusal is recommended.</p>			
Outcome				

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HESTON & CRANFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	Land adjacent to North Hyde Lane, TW5 0AF	Heston West	01256/A/P65	tom.bradfield@hounslow.gov.uk
Proposal	Extension of parking area for seven additional coaches.			
No. of submissions:	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The applicant has failed to show that the spaces could be easily and safely accessed - harm to pedestrian and road safety. <p>Note – if satisfactory amendments and / or clarification is received to overcome the issues set out above, the application will be recommended for approval under delegated powers.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	34 Marnell Way, TW4 7LY	Cranford	00742/34/P1	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of part first floor rear extension to the house.			
No. of submissions:	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Overbearing and visually intrusive, out of keeping with of surrounding area and contrary to Residential Extension Guidelines. 			
Outcome				

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

Item	Address	Ward	Ref. No.	Case officer details
3	80 Orchard Avenue, TW5 0DX	Heston Central	00835/80/P1	sam.smith@hounslow.gov.uk
Proposal	Erection of a single storey side and rear extension to the house			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Built up to boundary - Loss of light - Construction would damage neighbouring side extension and increase stress/ill health <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to street scene, contrary to the residential extension guidelines <p>Note: If amendments show a set-back to match the neighbouring extension the proposal would be recommended for approval (the depth and position of the extension would largely match the adjacent neighbour's side and rear extensions, so would be in keeping with the character and appearance of the area. The position of neighbouring windows means that the impact of the extension on light and outlook would be limited.)</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	57 Kingsbridge Road, UB2 5RU	Heston East	00665/57/P6	melek.ergen@hounslow.gov.uk
Proposal	Erection of a two storey house on land to rear of no 57.			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Scale and situation would harm neighbours' privacy and outlook. - Cramped and incongruous development, harmful to the street scene and appearance of the area. 			
Outcome				

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

Item	Address	Ward	Ref. No.	Case officer details
5	717 Bath Road, TW5 9SZ	Cranford	00083/717/P6	kiri.shuttleworth@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and a part first floor rear extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to host property and character and appearance of the conservation area due to excessive scale and bulk. It would be out of proportion with the original property and would not sit well in its context 			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	12 Craneswater Park UB2 5RP	Heston East	00314/12/P5	melek.ergen@hounslow.gov.uk
Proposal	Erection of a single storey rear extension.			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Obstruction to daylight to my kitchen and dining room. <u>Summary of reasons for approval</u> <ul style="list-style-type: none"> - The proposal will project 1.3m from the adjoining neighbour's extension and its impact is not considered unacceptable. 			
Outcome				

PENDING DECISIONS LIST

WEEK 48 2016

2 December 2016 to 9 December 2016

ISLEWORTH & BRENTFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	141 Twickenham Road, Isleworth, TW7 6AW	Syon	01137/141/P2	kieran.mccallum@hounslow.gov.uk
Proposal	Formation of a vehicular access to the front of the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to highway safety - proximity to junction of West Middlesex University Hospital and Twickenham Road, the adjacent bus stop, and the parking bays and cycle lane immediately in front of the access. - Lack of necessary pedestrian and cycle visibility splays. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	Land Adjacent to 16 Willow Close, TW8 8DE	Syon	01208/ADJ16/P1	melek.ergen@hounslow.gov.uk
Proposal	Erection of a two-storey three-bedroom house with garden and cycle storage area.			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Increase in occupancy will increase the existing parking problems in the area. <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - No off-street car parking and insufficient information to demonstrate adequate parking availability in the area. 			
Outcome				

Wards: Brentford – Isleworth – Osterley and Spring Grove - Syon

Item	Address	Ward	Ref. No.	Case officer details
3	64 Wood Lane, TW7 5EA	Osterley & Spring Grove	01225/64/P2	sam.smith@hounslow.gov.uk
Proposal	Conversion of a semi-detached property into two self-contained flats and erection of a front porch			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Loss of single family dwelling, for which there is a need within the Borough - No amenity space for upper floor flat - unacceptable living standards. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	262 Twickenham Road, TW7 7DT	Isleworth	01137/262/P8	sam.smith@hounslow.gov.uk
Proposal	Change of use of the existing premises from a post office to a self-contained studio flat and associated changes to the front elevations			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Cramped and substandard accommodation, poor outlook and daylight - Harm to pedestrian safety 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
5	262A Twickenham Road, TW7 7DT	Isleworth	01137/262A/P1	sam.smith@hounslow.gov.uk
Proposal	Change of use of the upper floors of the existing premises from D1 Training Centre to a self-contained two-bedroom flat (C3)			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Single aspect dwelling - inadequate light/outlook, no private amenity space, resulting in a poor standard of accommodation. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
6	28 Lateward Road, Brentford TW8 0PL	Brentford	00681/28/P1	john.cooney@hounslow.gov.uk
Proposal	Erection of a 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"> - Out of keeping with the scale of surrounding development. - Harm to the character and appearance of the property and the Conservation Area. <p>Note: If amended plans are received which reduce the depth of the extension to 3m, the application may be approved under delegated powers.</p>			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	53 Glenhurst Road, Brentford, TW8 0QS	Syon	00485/53/P1	george.clarke@hounslow.gov.uk
Proposal	Erection of a single storey rear infill extension and raising the ridgeline of the house (amended description)			
No. of submissions: 0	<u>Summary of reasons for approval</u> <ul style="list-style-type: none"> - Previously on list 41 for refusal but the dormer extensions are now omitted and the eaves height of the rear infill extension is reduced to two metres. The proposal is now considered acceptable and would not harm the appearance of the area or neighbour's living conditions 			
Outcome				