

# PENDING DECISIONS LIST

WEEK 45 2016

11 November 2016 to 18 November 2016

## BEDFONT, FELTHAM & HANWORTH AREA

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

Item	Address	Ward	Ref. No.	Case officer details
1	67 Harlington Road East, TW13 5BW	Hanworth Park	00560/67/P3	tom.bradfield@hounslow.gov.uk
<b>Proposal</b>	Formation of vehicular access			
<b>No. of submissions:</b> 1 (TfL)	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- The proposal would result in an unacceptable impact on the Transport for London Road Network (TLRN) as the vehicle would not be able to leave the site in forward gear due to the lack of a turning space on site.</li> </ul> <p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- Would harm road and pedestrian safety - a vehicle on the driveway would reverse across the pavement into a busy main road.</li> <li>- The depth of the parking space is significantly less than 4.8 metres. This could lead to vehicles overhanging the footway and impeding pedestrians. In addition, the property has a rear access and garage which could provide adequate parking.</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	108A Hanover Avenue, Feltham, TW13 4JP	Feltham West	00551/108A/P4	matthew.rees@hounslow.gov.uk
<b>Proposal</b>	Erection of a first floor side extension.			
<b>No. of submissions:</b> 1	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Loss of light</li> <li>- Impact on character of the building</li> </ul> <p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- Scale, proximity to the boundary and relationship with the neighbouring property would harm neighbours' living conditions, contrary to Policy.</li> </ul>			
Outcome				

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

Item	Address	Ward	Ref. No.	Case officer details
1	Hanworth Methodist, Churchfields Ave TW13 5NT	Hanworth	00256/A/P13	kiri.shuttleworth@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey front extension to church to enlarge existing coffee bar			
<b>No. of submissions:</b> 1	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Loss of parking and impact of this on residents</li> </ul> <p><b><u>Summary of reasons for approval</u></b></p> <ul style="list-style-type: none"> <li>- Would not harm the street scene nor neighbours' living conditions</li> <li>- The loss of one space on site would not have an undue impact on parking in the area</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	Rear of 1 Shelton Parade, Ashford Rd TW13 4QZ	Feltham West	00051/R/OA1/P2	rupinder.dhoot@hounslow.gov.uk
<b>Proposal</b>	Demolition of existing commercial storage building and erection of a two bedroom chalet bungalow.			
<b>No. of submissions:</b> 3	<p><b><u>Summary of objections:</u></b></p> <ul style="list-style-type: none"> <li>- Area is already overdeveloped</li> <li>- Parking is unbearable</li> <li>- Invasion of privacy</li> <li>- Not in keeping</li> </ul> <p><b><u>Summary of support:</u></b></p> <ul style="list-style-type: none"> <li>- Will improve the look of the road</li> <li>- No issues of parking</li> </ul> <p><b><u>Summary of reasons of approval</u></b></p> <ul style="list-style-type: none"> <li>- Would be of a scale and design that complements the surrounding area</li> <li>- No significant harm to neighbours' living conditions</li> <li>- Provides good quality accommodation</li> <li>- Provides adequate off street parking for the proposed unit</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	150 Staines Road, TW14 9ED	Feltham North	01054/150/P3	matthew.rees@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey rear extension to be used as seating for restaurant			
No. of submissions: 1	<p><b><u>Summary of objections:</u></b></p> <ul style="list-style-type: none"> <li>- Noise and disturbance</li> <li>- Smells</li> <li>- There is a need for a designated waste disposal area.</li> </ul> <p><b><u>Summary of reasons of approval</u></b></p> <ul style="list-style-type: none"> <li>- The addition (reduced in size from the unlawful development on site) would be sufficiently modest in size and discreet in location as to not harm the character of the area</li> <li>- With the provision of a noise report it is considered the applicant has shown there would be no harm to neighbours</li> <li>- There is space on site for refuse storage</li> </ul>			
Outcome				

### Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	8 Hounslow Road Feltham TW14 9DG	Feltham North	CURE/2016/00401	baldeep.chana@hounslow.gov.uk
<b>Breach</b>	The unauthorised conversion of the property into two self-contained flats			
<b>Proposed remedy</b>	<p><b>Remedy:</b></p> <ul style="list-style-type: none"> <li>- Cease the use of the property as two self-contained flats</li> <li>- Remove one of the kitchens and associated kitchen facilities</li> <li>- Remove one of the bathrooms and associated bathroom facilities</li> <li>- Remove all resultant debris from the Land</li> </ul> <p><b>Reason:</b></p> <ul style="list-style-type: none"> <li>- The original floor area of the property is less than 130 sq.m which is not suitable for conversion into flats.</li> <li>- The conversion provides poor quality accommodation which is cramped and substandard.</li> <li>- There is inadequate provision for private outdoor amenity space.</li> </ul>			
Outcome				

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## CENTRAL HOUNSLOW AREA

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

Item	Address	Ward	Ref. No.	Case officer details
1	10 Avondale Gardens, Hounslow, TW4 5HX	Hounslow Heath	00065/10/P4	matthew.rees@hounslow.gov.uk
<b>Proposal</b>	Conversion of the existing garage and sub-division of the part of the ground and first floor to create a one bedroom self-contained unit			
<b>No. of submissions:</b> <b>0</b>	<p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- Cramped and substandard living conditions</li> <li>- Unacceptable noise and disturbance for neighbours</li> <li>- The application fails to show that the proposal would not result in unacceptable pressure on parking in the area.</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	84 Chatsworth Crescent, Hounslow, TW3 2PD	Hounslow South	00236/84/P2	emil.ancewicz@hounslow.gov.uk
<b>Proposal</b>	Retrospective application for the erection of a 1.5 m high front wall and 2 m high other boundary walls.			
<b>No. of submissions:</b> <b>1</b>	<p><b><u>Summary of objections:</u></b></p> <ul style="list-style-type: none"> <li>- Out of character with the cul-de-sac.</li> <li>- Harm to highway safety.</li> </ul> <p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- Out of character with the area.</li> </ul> <p>Note: If amended plans show the wall railings and gate adjoining the highway reduced to one metre, permission would be recommended under delegated powers</p>			
Outcome				

## Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	64 Heath Road, TW3 2NW (rear outbuilding)	Hounslow South	564522	olabimpe.dalemo@hounslow.gov.uk
<b>Breach</b>	Unauthorised use of an outbuilding as a non-incidental and separate self-contained residential unit			
<b>Proposed remedy</b>	<p><b>Remedy</b></p> <ul style="list-style-type: none"> <li>- Cessation of use incorporating the removal of kitchen and bathroom facilities within three months of the notice taking effect</li> </ul> <p><b>Reasons</b></p> <ul style="list-style-type: none"> <li>- Harm to neighbours' living conditions (overlooking, perceived loss of privacy and general noise and disturbance)</li> <li>- Cramped and substandard living conditions</li> <li>- Inadequate means of separate vehicular and pedestrian access</li> <li>- Lack of provision for sorting, recycling and processing waste materials</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	64 Heath Road, TW3 2NW (left outbuilding)	Hounslow South	OUTR/2011/00030	olabimpe.dalemo@hounslow.gov.uk
<b>Breach</b>	Unauthorised use of an outbuilding as a non-incidental and separate self-contained residential unit			
<b>Proposed remedy</b>	<p><b>Remedy</b></p> <ul style="list-style-type: none"> <li>- Cessation of use incorporating the removal of kitchen and bathroom facilities within three months of the notice taking effect</li> </ul> <p><b>Reasons</b></p> <ul style="list-style-type: none"> <li>- Harm to neighbours' living conditions (overlooking, perceived loss of privacy and general noise and disturbance)</li> <li>- Cramped and substandard living conditions</li> <li>- Inadequate means of separate vehicular and pedestrian access</li> <li>- Lack of provision for sorting, recycling and processing waste materials</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	66 Heath Road, TW3 2NW (rear outbuilding)	Hounslow South	OUTR/2011/00031	olabimpe.dalemo@hounslow.gov.uk
<b>Breach</b>	Unauthorised use of an outbuilding as a non-incidental and separate self-contained residential unit			
<b>Proposed remedy</b>	<p data-bbox="275 248 405 284"><b>Remedy</b></p> <ul data-bbox="275 296 2033 331" style="list-style-type: none"> <li>- Cessation of use incorporating the removal of kitchen and bathroom facilities within three months of the notice taking effect</li> </ul> <p data-bbox="275 344 416 379"><b>Reasons</b></p> <ul data-bbox="275 392 1883 555" style="list-style-type: none"> <li>- Harm to neighbours' living conditions (overlooking, perceived loss of privacy and general noise and disturbance)</li> <li>- Cramped and substandard living conditions</li> <li>- Inadequate means of separate vehicular and pedestrian access</li> <li>- Lack of provision for sorting, recycling and processing waste materials</li> </ul>			
Outcome				

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## CHISWICK AREA

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

Item	Address	Ward	Ref. No.	Case officer details
1	Land at Shell Hammersmith Service Station, 372 Goldhawk Road, W6 0XF	Chiswick Homefields	00490/O/S372/COM3 now 00490/O/S372/P1	james.hansel@hounslow.gov.uk
<b>Proposal</b>	Installation of a 12.5m high telecommunications column, one equipment cabinet and ancillary works there to.			
<b>No. of submissions:</b>  36	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Health hazard</li> <li>- Visually intrusive</li> <li>- Impact on views</li> <li>- Out of keeping with the character and appearance of the Conservation Area (Impact on visual amenity)</li> <li>- Unnecessary development</li> <li>- Impact on highway safety</li> <li>- Other alternative sites are available</li> <li>- The height of the pole would tower is still considerably tall</li> <li>- Additional pollution</li> <li>- Impact on local residents' living conditions</li> <li>- Close proximity to a school – Impact on children's health and wellbeing</li> </ul> <p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- Visually intrusive form of development harmful to the appearance of the area and neighbours' outlook.</li> <li>- Would harm the character and appearance of the Stamford Brook Conservation Area.</li> </ul>			
<b>Outcome</b>				

Item	Address	Ward	Ref. No.	Case officer details
2	129 Gunnersbury Avenue, W3 8LE	Turnham Green	00535/129/P4	natalie.lynch@hounslow.gov.uk
<b>Proposal</b>	Erection of a rear roof extension incorporating two front roof windows to the house			
No. of submissions: 0	<b><u>Summary of likely reasons for refusal</u></b> <ul style="list-style-type: none"> <li>- Excessive scale and inappropriate design contrary to Residential Extension Guidelines</li> <li>- Would harm the character and appearance of the Gunnersbury Park Conservation Area</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	Flat 1, 19 Sutton Court Road, W4 4NN	Turnham Green	01091/19A/P3	james.hansel@hounslow.gov.uk
<b>Proposal</b>	Erection of single storey rear extension to the flat			
No. of submissions: 0	<b><u>Summary of likely reasons for refusal</u></b> <ul style="list-style-type: none"> <li>- Would wrap around the original two storey rear projection, contrary to the Residential Extension Guidelines, harming the character and appearance of the conservation area.</li> <li>- Harm to neighbours' light and outlook.</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	53 Duke Road, W4 2BA	Turnham Green	00373/53/P2	james.hansel@hounslow.gov.uk
<b>Proposal</b>	Erection of an additional floor with roof windows to front and rear, and erection of bay window to the front of the house			
No. of submissions:	<b><u>Summary of likely reasons for refusal</u></b> <ul style="list-style-type: none"> <li>- The roof extension would appear incongruous to the rest of the street, contrary to the Residential Extension Guidelines.</li> </ul>			
Outcome				



Item	Address	Ward	Ref. No.	Case officer details
5	Ground floor flat, 6 Silver Crescent, W4 5SE	Turnham Green	01021/6(GF)/P2	violet.dixon@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey side infill extension to the ground floor flat			
No. of submissions: 2	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Loss of light</li> <li>- Loss of outlook</li> <li>- Enclosure</li> <li>- Building on boundary wall</li> <li>- Plans are incorrect</li> </ul> <p><b><u>Summary of reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- Harm to neighbours' light and outlook</li> <li>- Harm to character and appearance of parent dwelling and conservation area</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
6	27 Cambridge Road North, W4 4AA	Turnham Green	00197/27/P3	john.cooney@hounslow.gov.uk
<b>Proposal</b>	Formation of a vehicular access to the front of the house			
No. of submissions: 0	<p><b><u>Summary of reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- Failure to demonstrate that adequate levels of highways safety would be retained</li> <li>- Failure to demonstrate the character and appearance of the conservation area would be preserved.</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
7	37 Magnolia Road, W4 3QN	Chiswick Riverside	00723/37/P4	john.cooney@hounslow.gov.uk
<b>Proposal</b>	Erection of a two storey side, single storey rear and rear roof extension to the house			
No. of submissions: 1	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Concerns over future subdivision of property into flats</li> <li>- Will harm the character and appearance of the property and the conservation area.</li> <li>- Will impact neighbour amenity</li> </ul> <p><b><u>Summary of reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- Would harm the character and appearance of the property and the area.</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
8	3 Grove Park Gardens, W4 3RY	Chiswick Riverside	00525/3/P5	mark.knighting@hounslow.gov.uk
<b>Proposal</b>	Erection of a three-storey building of five flats following demolition of existing buildings			
No. of submissions: 6	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Increased overlooking</li> <li>- Loss of light</li> <li>- Frontage car park not in keeping</li> <li>- Building too high</li> <li>- Would add to existing parking problems</li> <li>- Lack of amenity space</li> <li>- Loss of view</li> <li>- Dangerous access arrangements</li> </ul> <p><b><u>Summary of reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- Cramped and excessive development harmful to the appearance of the area</li> <li>- Lack of amenity space</li> <li>- Harm to highway safety</li> <li>- Harm to neighbours' light and privacy</li> </ul>			
Outcome				

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

Item	Address	Ward	Ref. No.	Case officer details
1	40 Cleveland Avenue, W4 1SW	Chiswick Homefields	00277/40/P1	violet.dixon@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey side and rear extension to the flat			
<b>No. of submissions:</b> 1	<p>This was previously on Week 39 list for refusal. Amended plans have now been received.</p> <p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Encroachment onto neighbouring properties</li> </ul> <p><b><u>Summary of reasons for approval</u></b></p> <ul style="list-style-type: none"> <li>- Amended plans have now been received and the extension would provide adequate garden space and the reduced scale would not harm the appearance of the area.</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	156 Chiswick High Road, W4 1PR	Chiswick Homefields	00248/156/P15	violet.dixon@hounslow.gov.uk
<b>Proposal</b>	Retrospective application for installation of air condition units at rear of property and installation of acoustic screen			
<b>No. of submissions:</b> 1	<p><b><u>Summary of comments</u></b></p> <ul style="list-style-type: none"> <li>- Fencing to cover entire lower roof area</li> <li>- Noise is not coming from this area</li> </ul> <p><b><u>Summary of reasons for approval</u></b></p> <ul style="list-style-type: none"> <li>- Would not harm the appearance of the conservation area or neighbours' living conditions with appropriate noise conditions</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	20 Addison Grove, W4 1ER	Chiswick Homefields	00006/20/P4 & /L7	james.hansel@hounslow.gov.uk
<b>Proposal</b>	Erection of a rear roof extension, roof recovering and addition of new french door to former rear extension (00006/20/P4) Minor internal works including creation of new openings and adaption of existing openings and reconfiguration of internal layout. External alternations include rear roof extension, roof recovering and addition of new french door to former rear extension (00006/20/L7)			
<b>No. of submissions:</b> 1	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Side roof light on garage would detract from street scene</li> <li>- Gable window should match the windows of the original house</li> </ul> <p><b><u>Summary of reasons for approval</u></b></p> <ul style="list-style-type: none"> <li>- This was previously on the list (W43) with a refusal recommendation unless the side roof light was removed from the garage. Following further research, this would be acceptable because 6 Addison Grove has approval for two side rooflights on its garage in a similar situation.</li> </ul> <p>Note: If amended plans show the side gable window repositioned to the centre line of the gable, the application will be recommended for approval under delegated powers.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	274 Chiswick High Road, W4 1PD	Turnham Green	00248/274/P9	mark.knighting@hounslow.gov.uk
<b>Proposal</b>	Erection of a second and third floor front extension to create one additional flat and alterations to the rear to create a separate entrance for the shop and residential flats.			
<b>No. of submissions:</b>	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Loss of light to neighbouring window (rear of site)</li> </ul> <p><b><u>Summary of reasons for approval</u></b></p> <ul style="list-style-type: none"> <li>- Would restore the second and third floor frontage of the building in keeping with the prevailing built form along the terrace.</li> <li>- No harm to neighbours' sun or daylight.</li> </ul>			
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	2 Vicarage Farm Road, TW3 4NW	Heston Central	01151/2/P10	george.clarke@hounslow.gov.uk
<b>Proposal</b>	Erection of a first floor side extension to the house.			
<b>No. of submissions:</b> 0	<b><u>Summary of likely reasons for refusal</u></b> - Excessive scale at a prominent location. It would appear obtrusive, harmful to the appearance of the house and area.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	26 Sutton Square, TW5 0JQ	Heston Central	01097/26/P3	kieran.mccallum@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey outbuilding			
<b>No. of submissions:</b> 0	<b><u>Summary of likely reasons for refusal</u></b> - Excessive size and scale, contrary to the Residential Extension Guidelines, harmful to neighbours' outlook.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	332 Great West Road, Hounslow, TW5 0BA	Heston Central	00505/332/P5	george.clarke@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey side and rear infill extensions, a front porch and a side roof extension to convert the existing house into two self-contained flats			
<b>No. of submissions:</b> 0	<b><u>Summary of likely reasons for refusal</u></b> - The house does not meet the original floor area of 130 sq m for conversion to flats in the Local Plan resulting in unacceptable loss of a small family house.			
Outcome				

### Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	11 Waye Avenue, TW5 9SD	Cranford	HMO/2016/00358	baldeep.chana@hounslow.gov.uk
<b>Breach</b>	The unauthorised use of the property as a sui generis House in Multiple Occupation			
<b>Proposed remedy</b>	<b>Remedy:</b> <ul style="list-style-type: none"> <li>• Cease the use of the outbuilding for residential occupation as part of the property's unauthorised use as sui generis House in Multiple Occupation</li> <li>• Cease the use of the property as a sui generis House in Multiple Occupation</li> </ul> <b>Reasons</b> Original floor area less than 130 sq m which means it is not suitable for conversion to a HMO for more than six unrelated persons. The unauthorised use harms the character and residential amenity of the wider area. The use of the outbuilding as residential accommodation causes harm to the privacy of neighbouring occupiers. The use of the property as a sui generis HMO has substandard levels of accommodation.			
Outcome				

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## ISLEWORTH & BRENTFORD AREA

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

Item	Address	Ward	Ref. No.	Case officer details
1	5 Napier Road, TW7 7HP	Isleworth	00783/5/P4	george.clarke@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey rear and infill extension to the house			
<b>No. of submissions:</b> 2	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Noise and disturbance</li> <li>- Loss of light and outlook</li> <li>- Sense of enclosure</li> </ul> <p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- The extension would be larger than approved under reference 00783/5/P3 and harm neighbours' living conditions through an increased sense of enclosure and loss of light and outlook.</li> </ul>			
Outcome				

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

Item	Address	Ward	Ref. No.	Case officer details
1	Heron Moorings, The Hollows, TW8 0DZ	Brentford	00617/D/P1	natalie.lynch@hounslow.gov.uk
<b>Proposal</b>	Installation of two steel piles and a timber mooring grid to accommodate a new larger residential boat at an existing mooring on the River Thames			
<b>No. of submissions:</b> 4 (3 objections, 1 in support)	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Scale, size and design out of character with the area</li> <li>- Impact on views</li> </ul> <p><b><u>Summary of reasons for approval</u></b></p> <ul style="list-style-type: none"> <li>- Subject to safeguarding conditions controlling the height, would be in keeping with the character and appearance of the surrounding area.</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	140 Linkfield Road, TW7 6QJ	Syon	00702/140/P1	kieran.mccallum@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey side and rear extension			
<b>No. of submissions:</b>  1	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Has already been extended, further extension could be unsafe and cause property damage.</li> <li>- Loss of light and views.</li> <li>- Privacy concerns due to window in side elevation.</li> </ul> <p><b><u>Summary of reasons for approval</u></b></p> <ul style="list-style-type: none"> <li>- Complies with the Residential Extension Guidelines, and there would be no harm to neighbours' living conditions, or the appearance of the area. The window in side elevation already exists.</li> </ul>			
Outcome				