

PENDING DECISIONS LIST**WEEK 44 2016****4 November 2016 to 11 November 2016****BEDFONT, FELTHAM & HANWORTH AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	50 Southcote Avenue, TW13 4EG	Feltham West	01033/50/P3	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a hip to gable roof extension with two front roof windows to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The gable end would unbalance the terrace of properties and be out of keeping with the surrounding area, causing harm to the street scene contrary to the Residential Extension Guidelines. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	51 Park Way, TW14 9DH	Feltham North	00860/51/P1	tom.bradfield@hounslow.gov.uk
Proposal	Erection of three-bedroom outbuilding in rear garden			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Not in accordance with Local Plan Policies SC1 and SC7 - Inappropriate location, no separate means of access, poor outlook for future occupants and harm to neighbours through overlooking and loss of privacy <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Out of character with the surrounding area due to excessive scale and position - Harm to neighbours through loss of privacy and an increase in noise and activity in a rear garden location - Lack of separate access, cycle parking and waste and recycling facilities - Unacceptable living conditions for future residents 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	34 Sunningdale Avenue, TW13 5JT	Hanworth	01082/34/P3	tom.bradfield@hounslow.gov.uk
Proposal	Conversion of existing house into two flats			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The work has been completed and does not match the plans - Boundary concerns - Unacceptable impact on parking and traffic <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Original house was below 130 sq m in floor area (60 sq m) and no family sized unit is proposed. This would result in the unacceptable loss of a single family house. - The proposal would fail to provide adequate levels of internal floorspace for the units created, resulting in cramped and substandard accommodation - The proposal would result in harm to pedestrian and highway safety due to the small size, inappropriate position and orientation of the parking space - The proposal would fail to provide adequate parking for the demand created by the subdivision, causing undue stress on the road network and an increase in traffic 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	14 Hounslow Road, TW13 6QH	Hanworth	00632/14/P2	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a single storey side and rear extensions to the house			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Wrap around design would be overbearing and visually obtrusive on a prominent corner plot contrary to the Residential Extension Guidelines. <p>Note: If amended plans remove the wrap around design then approval may be recommended under delegated powers.</p>			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	3 Shelson Parade, Ashford Road, TW13 4QZ	Feltham West	00051/A3/P6	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a side and rear roof extension incorporating two front roof windows			
No. of submissions: 3	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Would cause increase parking problems - Too big and bulky - Overlooking into windows and gardens <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - The extensions proposed would be of an appropriate size, scale and design and would not harm the character and appearance of the host property or the wider street scene. 			
Outcome				

PENDING DECISIONS LIST

WEEK 44 2016

4 November 2016 to 11 November 2016

CENTRAL HOUNSLOW AREA

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	19 Kingsley Road, TW3 1PA	Hounslow Central	CUCO/2016/00347	matt.robinson@hounslow.gov.uk
Breach	Unauthorised change of use of property from single family dwelling house to solicitors office (Class A2)			
Proposed remedy	Cease the use of the property as a solicitor's office and return to use as single family dwelling house. Reason: Unacceptable loss of a single family house.			
Outcome				

PENDING DECISIONS LIST

WEEK 44 2016

4 November 2016 to 11 November 2016

CHISWICK AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	1A Dartmouth Place, W4 2RH	Chiswick Homefields	01411/1A/P2	natalie.lynch@hounslow.gov.uk
Proposal	Demolition of the existing building and erection of a four storey building to provide eight residential units including six family dwellings, private and communal landscaped amenity space, eight car parking spaces and cycle racks.			
No. of submissions: 22	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Out of keeping with the Conservation Area - Too big - Overlooking - Impact on parking in the surrounding area - Poor design - Overdevelopment <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The size and scale of the new building would be out of keeping with the character and appearance of the surrounding area. <p>Note: If amended plans remove the top floor then the application would be recommended for approval under delegated powers.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	4 Dukes Avenue, W4 2AE	Turnham Green	00371/4/P8	natalie.lynch@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and creation of a basement to the rear of the property of the existing ground floor flat			
No. of submissions: 2	<p>Summary of objections</p> <ul style="list-style-type: none"> - Lack of outside space - Overlooking - Light pollution - Basements should not extend beyond the original footprint <p>Summary of reasons for refusal</p> <ul style="list-style-type: none"> - The scale of the proposed extension would be excessive, leaving a substandard level of amenity space for the unit. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	29 Wolseley Gardens, W4 3LZ	Chiswick Riverside	01223/29/P2	violet.dixon@hounslow.gov.uk
Proposal	Erection of a single storey rear and side infill extension			
No. of submissions: 2	<p>Summary of objections</p> <ul style="list-style-type: none"> - Existing extension caused loss of light to and increased amount of water deposited into neighbouring properties - The fence along the boundary belongs to the neighbouring property - Loss of light and outlook and privacy - Increased sense of enclosure - Overdevelopment of site and out of keeping with character of terraced house - Visually overbearing - Contrary to Residential Extension Guidelines - No set-backs from boundary - Plans have not addressed overhanging eves, drainage pipes along boundary <p>Summary of reasons for refusal</p> <ul style="list-style-type: none"> - Would harm neighbour's living conditions <p>NOTE: If amended plans are received which reduce the height on the boundary to 2m, approval would be recommended.</p>			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	512-518 Chiswick High Road, W4 5RG	Turnham Green	00248/512-518/P32	natalie.lynch@hounslow.gov.uk
Proposal	Erection of a sixth and seventh floor to create eight self-contained flats			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Pollution through noise and dust - No improvements proposed to the rest of the building <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Would not harm neighbours' living conditions - Would be in keeping with the character and appearance of the building and the street scene. - Would provide a good standard of living accommodation. - No planning justification to request improvements to the rest of the building. <p>NOTE: This application has previously been on list Week 42 with a recommendation for approval, but additional consultation responses have since been received.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	11 Grosvenor Road, W4 4EJ	Turnham Green	00522/11/P1	natalie.lynch@hounslow.gov.uk
Proposal	Erection of part single / part two storey rear extensions, conversion of garage into habitable room, side and rear roof extensions incorporating a front roof window with raising of the roof ridge and eaves and changes to the front boundary wall to the house.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Overlooking <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - A condition would be included to obscurely glaze the side facing window to prevent overlooking - Would not harm neighbours' living conditions - Would not harm the character or appearance of the surrounding area 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	29 Wolseley Gardens, W4 3LZ	Chiswick Riverside	01223/29/P2	violet.dixon@hounslow.gov.uk
Proposal	Erection of a single storey rear and side infill extension			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Existing extension caused loss of light to and increased amount of water deposited into neighbouring properties - The fence along the boundary belongs to the neighbouring property - Loss of light and outlook and privacy - Increased sense of enclosure - Overdevelopment of site and out of keeping with character of terraced house - Visually overbearing - Contrary to Residential Extension Guidelines - No set-backs from boundary - Plans have not addressed overhanging eves, drainage pipes along boundary <p><u>Summary of reasons for refusal</u></p> <ul style="list-style-type: none"> - Would harm neighbour's living conditions <p>NOTE: If amended plans are received which reduce the height on the boundary to 2m, approval would be recommended.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	63 Barrowgate Road, W4 4QT	Turnham Green	00079/63/P7	violet.dixon@hounslow.gov.uk
Proposal	Erection of a two storey front extension and two storey rear extension to the house. Increase the clear height of the garage to the annex building by 250 mm and formation of a basement.			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of light, outlook and increased sense of enclosure and overshadowing - Loss of privacy - Subsidence of ground, noise, dirt and disruption from construction - Building on party wall <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The two-storey rear extension, basement and first floor front extension were approved at appeal in 2014. - Would not harm neighbours' living conditions or the character and appearance of property or the surrounding area. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
7	52 Oxford Road South, W4 3DH	Chiswick Riverside	00847/52/P4	eamon.cassidy@hounslow.gov.uk
Proposal	Erection of a part single storey part two storey side extension, a single storey rear extension and increase in height of existing rear roof.			
No. of submissions: 3	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of privacy and overlooking. - Overbearing and out of scale with the original property. - Concerns over construction noise and disturbance. - Existing eastern flank elevation should be retained. - Concerns over proposed materials. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The differences between this application and the previously approved application 00847/52/P3 include: <ul style="list-style-type: none"> o The existing structure behind the garage would be retained. This is 0.50m wider than the approved scheme. o The kitchen roof light has been omitted. - The proposal is similar to the previous approval. The differences would not harm the character and appearance of the site or surrounding area or neighbours' living conditions. - A condition can ensure suitable construction/demolition hours. - The principle of the proposed materials was approved as part of the previous application. A condition can ensure the details are submitted and approved by the Council. 			
Outcome				

PENDING DECISIONS LIST

WEEK 44 2016

4 November 2016 to 11 November 2016

HESTON & CRANFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	1a High Street, TW5 9RN	Cranford	00608/1A/P4	matthew.rees@hounslow.gov.uk
Proposal	Demolition of an existing building and erection of a three storey building to create two offices at ground floor, four self-contained residential flats on above floors, associated parking and amenity space.			
No. of submissions: 1	<p>Summary of objections</p> <ul style="list-style-type: none"> - Loss of light - Out of character - Parking <p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - Harm to the appearance of the area, including the Cranford Village Conservation Area - Harm to neighbours' outlook 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	59 Mornington Crescent, TW5 9ST	Cranford	00773/59/P3	emil.ancewicz@hounslow.gov.uk
Proposal	Retrospective application for the erection of a single storey rear extension to the house.			
No. of submissions: 0	<p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - Would harm neighbours' light and outlook and the appearance of the area contrary to the Residential Extension Guidelines. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	23 Old Cote Drive, TW5 0RW	Heston East	00830/23/P6	george.clarke@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and hip to gable roof extension with four roof windows to the house			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The proposed rear extension is of an excessive depth which would harm to neighbours' living conditions and the appearance of the Conservation Area. - The hip to gable roof extension would unbalance the semi-detached pair and harm the appearance of the Conservation Area. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	137 Cranford Lane TW5 9JA	Cranford	00315/137/P11	nesha.burnham@hounslow.gov.uk
Proposal	Erection of a single storey side extension with covered fire escape to the rear			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The car parking space has already been overcrowded with storage, fruit and vegetable stalls and has caused the breakage of our side wall - Current extension has resulted in customers parking illegally on the streets and on ours and neighbour's driveways - The proposed extension would be attached to our house wall and our property would no longer be considered as a detached property - Loss of light <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The cumulative size of the proposal would result in development not subservient to the original building - The design of the proposal with a blank façade fronting the highway would harm the street scene - Harm to the amenity of neighbouring occupiers - Insufficient information has been provided to demonstrate the refuse/ servicing facilities can be accommodated on site 			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	39 St Paul's Close, TW3 3DE	Heston Central	00989/39/P7	eamon.cassidy@hounslow.gov.uk
Proposal	Erection of a single storey side extension.			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Unacceptable secondary access. - Would allow over future use as HMO or separate units. - The property has already been extended and is large in scale. - The design is overbearing and out of scale with the plot. - The property is in a Conservation Area and the front appearance should be maintained. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The side extension would not be visible from St Paul's Close and would not harm the appearance of the Conservation Area. - The storey side extension would be appropriately positioned as to not harm neighbours' living conditions. - The single storey front extension has been deleted. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
1	57 High Street Hounslow Cranford TW5 9RQ	Cranford	00608/57/P4	Nesha.burnham@hounslow.gov.uk
Proposal	Installation of a vehicular access to the house			
No. of submissions: 3 A petition with 15 signatures	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Increase traffic and vehicular movements - Harm to Conservation Area - Concerns the application will create more problems in the area - The site already has off-street parking for 3-4 cars at the front - The property is for commercial use - The owner is using the back of the house for storing skips, the skip drivers are up and down the kerbs to off load skips - The garden area of 57A is being used as industrial open storage - Vehicular access unacceptable if it allows commercial vehicles to cross the pavement <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The proposal is considered acceptable and would not cause adverse harm to the Conservation Area - The proposed crossover would not impact pedestrian and highway safety 			
Outcome				

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	46 Penbury Road, UB2 5RX	Heston East	OUTR/2016/00559	matt.robinson@hounslow.gov.uk
Breach	Use of an outbuilding as a separate self-contained residential unit			
Proposed remedy	<p>Remedy: Cease the use of the outbuilding as a separate self-contained residential unit and remove the kitchen and bathroom facilities and remove all resultant debris from the site</p> <p>Reason: Cramped and substandard living conditions with inadequate levels of privacy, harm to neighbours through loss of privacy, outlook and unacceptable noise and disturbance, inadequate arrangements for car parking, refuse and recycling storage</p>			
Outcome				
Item	Address	Ward	Ref. No.	Case officer details
2	136 Northfields Avenue, TW5 9JG	Heston West	OUTR/2015/00388	matt.robinson@hounslow.gov.uk
Breach	Use of an outbuilding as two separate self-contained residential units			
Proposed remedy	<p>Remedy: Cease the use of the outbuilding as two separate self-contained residential units and remove the kitchen and bathroom facilities from both units and remove all resultant debris from the site</p> <p>Reason: Cramped and substandard living conditions with inadequate levels of privacy, harm to neighbours through loss of privacy, outlook and unacceptable noise and disturbance, inadequate arrangements for car parking, refuse and recycling storage.</p>			
Outcome				
Item	Address	Ward	Ref. No.	Case officer details
3	5 Lynmouth Gardens, TW5 9DZ	Heston West	OUTB/2013/00149	nadeem.razak@hounslow.gov.uk
Breach	Use of an outbuilding as a non- incidental and separate self-contained residential unit			
Proposed remedy	<p>Remedy: - Cessation of use incorporating the removal of kitchen and kitchen related facilities</p> <p>Summary of reasons for enforcement</p> <ul style="list-style-type: none"> - Harm to living conditions at neighbouring properties (overlooking, perceived loss of privacy and general noise and disturbance) - Unacceptable living conditions for current and future occupiers (substandard provision of internal and amenity space) - Inadequate means of separate vehicular and pedestrian access - Lack of provision for sorting, recycling and processing waste materials 			
Outcome				

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

Item	Address	Ward	Ref. No.	Case officer details
4	59 Mornington Crescent, TW5 9ST	Heston West	OUTB/2016/00447	Bhupinder.manz@hounslow.gov.uk
Breach	Single storey rear extension to the house.			
Proposed remedy	<p>Remedy: - Demolition of the extension and removal of all resultant debris</p> <p>Summary of reasons for enforcement</p> <ul style="list-style-type: none"> - Harm to neighbours' light and outlook and the appearance of the area. 			
Outcome				

PENDING DECISIONS LIST

WEEK 44 2016

4 November 2016 to 11 November 2016

ISLEWORTH & BRENTFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	6 Algar Road, TW7 7AH	Isleworth	00029/6/P1	melek.ergen@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and a first floor side and rear infill extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The first floor side/rear extension because of its roof design would fail to maintain and enhance the appearance and character of the Conservation Area. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	26 Campion Road, TW7 5HS	Osterley & Spring Grove	00199/26/P4	eamon.cassidy@hounslow.gov.uk
Proposal	Erection of a first floor side extension incorporating three front and three rear roof windows to the house.			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Loss of light. - Increased overshadowing. <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to neighbours' light and outlook. - Harm to character and appearance of the site and street scene. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	2 Market Terrace, Albany Road, TW8 0NQ	Brentford	00738/2/P4	john.cooney@hounslow.gov.uk
Proposal	Retrospective application for the timber roofing structure above existing walls at rear of property			
No. of submissions:	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harms the character or appearance of the property and the surrounding area. - Harms neighbours' light and outlook. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	43 Eve Road, TW7 7HS	Isleworth	00422/43/P1	emil.ancewicz@hounslow.gov.uk
Proposal	Erection of a single storey side and rear extensions to the house.			
No. of submissions:	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Would harm neighbours' light and outlook contrary to the Residential Extension Guidelines. - Out of character with the host property. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
5	61 Hamilton Road, TW8 0QF	Brentford	00546/61/P1	george.clarke@hounslow.gov.uk
Proposal	Erection of a single storey rear infill extension and a rear roof extension incorporating two front roof windows to the house			
No. of submissions:	<u>Summary of objections</u> <ul style="list-style-type: none"> - No objection to the ground floor rear extension but concern with loss of privacy from roof addition. <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The excessive scale of the ground floor rear extension would harm a neighbour's light and outlook. - Rear roof extension not adequately set in from the sides, appearing overly dominant and harmful to the Conservation Area. <p>Note: If amended plans reduce the height of the ground floor extension to two metres on the boundary and show the rear dormer adequately set in from the sides then the application may be approved under delegated authority.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
6	29 Lionel Road North, TW8 9QZ	Brentford	00703/29/P4	eamon.cassidy@hounslow.gov.uk
Proposal	Erection of a rear roof extension to the house.			
No. of submissions: 0	<p><u>Summary of reasons for refusal</u></p> <ul style="list-style-type: none"> - The proposal would fail to preserve the character and appearance of the property. <p>Note: If amended plans are received which propose materials more in keeping with the original roof the application may be approved under delegated authority.</p>			
Outcome				