

PENDING DECISIONS LIST**WEEK 36 2016****9 September 2016 to 16 September 2016****BEDFONT, FELTHAM & HANWORTH AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	9 Newgate Close, Feltham, TW13 5LG	Hanworth	00796/9/P1	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a two storey side extension, a single storey rear extension and front porch			
No. of submissions: 2	<p>Summary of objections:</p> <ul style="list-style-type: none"> - The proposed is over development and would detract from my right to light and space between the properties - The single storey should be restricted to 3.65 m and the two storey should be set in 0.3 m from the boundary, although this would still cause loss of light - The property is a HMO and the proposal would increase the number of people living in the property which would increase the demand for parking <p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - Excessive depth and wrap around design would harm neighbours' living conditions - inappropriate design, mass and bulk would harm the character of the existing house and surrounding area. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	5 Sandycombe Road, TW14 9BJ	Feltham West	00998/5/P2	tom.bradfield@hounslow.gov.uk
Proposal	Erection of part single / part two storey rear extensions to the house			
No. of submissions: 0	<p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - Excessive depth and scale of the proposed extensions would harm the character and appearance of the area and host property and neighbours' light and outlook 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	32 Carlton Avenue, Feltham, TW14 0EG	Feltham North	00207/32/P1	katy.marks@hounslow.gov.uk
Proposal	Erection of a white PVC-u roof canopy to the rear of the dwelling house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The proposed canopy would be to the rear of an existing extension and depth would result in an excessively deep structure that would not appear subordinate to the original property 			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	117 Ashford Road, Feltham, TW13 4RU	Feltham West	HMO/2016/00411	matt.robinson@hounslow.gov.uk
Breach	Construction of an unauthorised side extension			
Proposed remedy	<u>Remedy</u> <ul style="list-style-type: none"> • Render this side extension, ideally with a pebble-dash finish to match the main dwelling • Plant shrubs of a minimum height of 1.5 metres in front of this side extension • Unattach this extension from the main dwelling 			
Outcome	Delegated decision			

PENDING DECISIONS LIST

WEEK 36 2016

9 September 2016 to 16 September 2016

CENTRAL HOUNSLOW AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	196 High Street, Hounslow, TW3 4LT	Hounslow Central	00610/196/P8	sam.smith@hounslow.gov.uk
Proposal	Erection of first and second floor rear extensions to create two self-contained flats			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The flats would lack satisfactory private amenity space and unacceptable future outlook, which would be harmful to occupants' living conditions. <p>Note: If amended plans, show satisfactory amenity space and extra (west facing) windows, approval under delegated authority would be recommended.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	46 Chapel Road, Hounslow, TW3 1UL	Hounslow Central	00232/46/P5	sam.smith@hounslow.gov.uk
Proposal	Erection of a two-storey side extension to allow for the conversion of the house into two flats			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The existing house falls below the 130 m² floor space required in order to be suitable for conversion into flats. - The proposed flats would lack private or communal amenity space, which would be harmful to occupants' living conditions. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	65-67 Hanworth Road, TW3 1TT	Hounslow Central	01254/65-67/P1	melek.ergen@hounslow.gov.uk
Proposal	Demolition of existing detached single retail unit on site and the erection of a five storey building comprising a shop at ground floor and seven flats above with associated bicycle stands to the rear for 14 bicycles; bin stores to the rear and landscaping to the site.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Loss of light and outlook to the adjoining flats to the east, north and west. - Provision of no off-street servicing and delivery areas would have an adverse impact on highway safety and free flow of traffic. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	4 Wareham Close, TW3 3PX	Hounslow Heath	01167/4/P1	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a two storey side extension, a rear roof extension incorporating three front roof windows and part single / part two storey rear extensions to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The proposal would cause significant harm to the character and appearance of the area and the host property due to the excessive size, scale and poor design of the extensions. The host property would appear unrecognisable as a result of the significant alterations and existing extensions. - Note: If amended plans are received which reduce the scale of the extensions to comply with the Residential Extension Guidelines and adopted Policy, approval under delegated authority would be recommended. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	233 Martindale Road, Hounslow, TW4 7HF	Hounslow West	00745/233/P3	katy.marks@hounslow.gov.uk
Proposal	Creation of vehicular access to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The proposed vehicle access would result in harm to pedestrian and vehicle safety 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
6	15 St Stephens Road, Hounslow, TW3 2BH	Hounslow Heath	00992/15/P3	katy.marks@hounslow.gov.uk
Proposal	Retrospective application for the erection of a front boundary wall to the house			
No. of submissions: 8 and petition (6 and petition in support, 2 in objection)	<p>This application was previously put on the list for refusal. It was called in to Area Forum, but this was later retracted verbally and no subsequent formal request was made in writing.</p> <p>Summary of objections</p> <ul style="list-style-type: none"> - The wall replaces the original London brick and is incompatible with the immediate adjacent boundary wall. - The proportions formed by the railings is out of keeping with the height and aesthetic of the original proportions of other boundary walls in the street - St Stephens is a Conservation Area and every effort should be made to preserve the character and 'special features' of such a Conservation Area. - A mature front garden has been lost to the street scene and replaced with a paved parking area <p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - Due to the height of the boundary wall and pillars and introduction of large entrance gates and railings, the front wall is considered an inappropriate addition harmful to the street scene and the appearance of the property and the conservation area. 			
Outcome	Delegated decision			
Item	Address	Ward	Ref. No.	Case officer details
7	3 St. Heliers Avenue, Hounslow, TW3 3SL	Hounslow Heath	00979/3/P2	kieran.mccallum@hounslow.gov.uk
Proposal	Conversion of house into two self-contained units.			
No. of submissions: 0	<p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - The existing house falls below the 130m² GIA threshold in order to be suitable for conversion into flats. - The information does not demonstrate that there would be adequate amenity space provided for either flat, leading to a poor standard of accommodation. 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	23 St Johns Road, Isleworth, TW7 6NB	Hounslow South	00981/23/P6	sam.smith@hounslow.gov.uk
Proposal	Change of use from Retail (A1) to Estate Agent (A2)			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Proliferation of estate agents in the area <u>Summary of reasons for approval</u> <ul style="list-style-type: none"> - The proposed change of use would not harm the existing retail function within this Larger Neighbourhood Centre. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	Flat 4, 29 Montague Road, TW3 1LG	Hounslow Central	00771/29(F4)/P3	george.clarke@hounslow.gov.uk
Proposal	Installation of two obscured first floor side windows			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Loss of privacy - Harm to the appearance of the area <u>Summary of reasons for approval</u> <ul style="list-style-type: none"> - As the windows are to be obscure glazed it is not considered there would be any harm to neighbour privacy. - These are minor changes to the existing side elevation of the building which would have no effect on the street scene. 			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Former Hounslow House, 714-746 London Road, Hounslow TW3 1PD	Hounslow Central	00707/714-746/P21	stephen.hissett@hounslow.gov.uk
Summary	Redevelopment of the site to provide buildings of varying height between 2 and 11 storeys above ground, comprising 293 dwellings (Use Class C3) and 926sqm of flexible commercial floorspace (Use Class A1-A3 / B1 / D1) together with associated car parking, cycle parking, landscaping and infrastructure works.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	Hounslow Town School, Pears Road, TW3 1SR	Hounslow Central	00870/F/P6	stephen.hissett@hounslow.gov.uk
Proposal	Demolition of existing building and erection of new five-form entry primary school and 284 dwellings, including access, landscaping, servicing arrangements, cycle and car parking, with refuse and recycling facilities.			
No. of submissions: 7	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Car Parking: insufficient parking proposed for the residential element. - Pedestrian accessibility: the existing footpath along the eastern boundary site should be improved and redirected through the site. - Traffic generation: increased congestion/harm road safety. School Road entrance will create pedestrians/cyclists/vehicle conflicts. - Residential amenity: the proposals will lead to a loss of light and privacy for neighbouring residents. - Noise & disturbance: the increase in residents and the size of the school will create more noise for existing residents. - Construction: the nature and time of construction/demolition will cause terms of noise, dust and pollution. - Design: Residential element not in keeping with surroundings & too tall. Balconies on Pears Road uncharacteristic of this street. - Demand for school places: the increase in the school by c.400 places is not sufficient to meet rising demand. - Loss of nursery: the proposals do not include the re-provision of the existing nursery on the site. - Loss of playing fields: the proposals result in the loss of visible and valuable green open space and the replacement facilities (3G MUGA and grass pitch) are not sufficient to meet the needs of the new school. - Trees: the existing trees fronting Pears Road should be retained and protected. - Drainage and flooding: the site already suffers from these issues and will be exacerbated by the proposals. - Heritage: the Victorian former school building fronting School Road is of local historic importance and should be retained. - Archaeology: the site lies within an archaeological area of interest and should be thoroughly explored. - The proposals represent an overdevelopment of the site. <p><u>Summary of reasons for approval (subject to safeguarding conditions and S106)</u></p> <ul style="list-style-type: none"> • Allocated for an expanded primary school and new residential development in the Local Plan. • High design quality, re-using brownfield land on the fringes of Hounslow Town Centre, would assist with local regeneration. • High proportion (40%) of affordable housing delivered on site, including 'active elderly units'. • Accommodation would be of a high design standard and laid out to avoid adverse impacts on neighbouring residents. • Size, scale and design appropriate to this site and the area, in particular the relationship with Pears Road and the wider edge-of-town centre characteristics. • Parking provision meets policy standards, promotes sustainable transport and would not have a severe impact on local roads. • Improved accessibility around and through the site for pedestrians/cyclists, with vehicle conflict minimised through reduction of vehicle accesses to the site. 			
Outcome	Delegated decision			

PENDING DECISIONS LIST**WEEK 36 2016****9 September 2016 to 16 September 2016****CHISWICK AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	28 Blenheim Road, W4 1ET	Chiswick Homefields	00124/28/P5	violet.dixon@hounslow.gov.uk
Proposal	Erection of a single storey rear extension, side and rear roof extensions with front roof windows and installation of replacement windows and new door to side elevation of house			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Height of rear extension along boundary would harm neighbours' of light, outlook and privacy <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Proposed side dormer would not be a sympathetic addition to the property and would harm the street scene contrary to the Residential Extension Guidelines <p>Note: If amended plans reduce the height and width of the side dormer then the application would be recommended for approval.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	95 Chiswick High Road, W4 2EF	Chiswick Homefields	00248/95/P6	violet.dixon@hounslow.gov.uk
Proposal	Change of use of basement and ground floor from Class A3 (restaurant) to Class A5 (Hot Food Takeaway) with associated external alterations including the installation of extraction and ventilation equipment.			
No. of submissions: 12	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Increased traffic through delivery motorbikes and customers - Reduced parking spaces available to residents - Increased litter and rubbish - Noise and air pollution from kitchen and increased traffic - Hot food takeaway out of keeping with character and appearance of area and would be unsightly. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Increased traffic could have significant impact to streetscene and conservation area - Inadequate parking provision and proposed refuse storage provided - Inadequate detail on how deliveries from the takeaway would be managed. <p>Note: If amended plans address highway concerns, then the application will be recommended for approval. Conditions for opening hours and parking provision would also be applied.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	60 Princes Avenue, Chiswick, W3 8LT	Turnham Green	00897/60/P2	eamon.cassidy@hounslow.gov.uk
Proposal	Erection of a rear roof extension with 2 roof windows to front elevation.			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Excessive size and scale of the dormer and excessive number of roof lights harmful to the appearance of the site and the Gunnersbury Park Conservation Area. <p>Note: If amended plans set the dormer further up from the eaves and remove of one roof light approval would be recommended.</p>			
Outcome	Delegated decision			

Wards: Turnham Green – Chiswick Homefields – Chiswick Riverside

Item	Address	Ward	Ref. No.	Case officer details
4	47 Dukes Avenue, Chiswick W4 2AA	Turnham Green	00371/47/P6	joney.ramirez@houslow.gov.uk
Proposal	Erection of a first floor rear extension incorporating alterations to roofline at rear			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Extension will result in loss of light and privacy as well as increased noise and disturbance during construction works. Extension would be a bulky addition, out of keeping with the area. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Would be a bulky addition that would harm the appearance of the area, contrary to the Residential Extension Guidelines. - Loss of light to neighbours. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	8 Chiswick Lane, Chiswick, W4 2JE	Chiswick Homefields	00249/8/P2	james.hansel@hounslow.gov.uk
Proposal	Erection of a single storey rear extension			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Would not be subordinate to the original house, contrary to the Residential Extension Guidelines. - Would harm neighbours' light and outlook. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
6	201 Chiswick High Road, Chiswick, W4 2DR	Turnham Green	00249/8/P2	james.hansel@hounslow.gov.uk
Proposal	Installation of new shop front			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Design does not include a stall riser. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The removal of the stall riser would result in the loss of an original feature of the shop front, failing to preserve the character and appearance of the conservation area. <p>Note: If amended plans show a shopfront more in keeping with the conservation area, the proposal would be recommended for approval under delegated powers</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
7	42 Wellesley Road, Chiswick, W4 4BZ	Turnham Green	01177/42/P2	james.hansel@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and side and rear roof extensions with two roof windows to front elevation			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Would harm neighbours' light and outlook. <p>Note: If amended plans show a staggered extension that aligns with the rear of neighbouring properties, the proposal would be recommended for approval under delegated powers.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
8	37 Cedars Road, Chiswick, W4 3JP	Chiswick Riverside	00226/37/P3	james.hansel@hounslow.gov.uk
Proposal	Erection of a single storey side infill extension and a rear roof extension to convert a house into three self contained flats			
No. of submissions: 7	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Noise and overcrowding - Overlooking and loss of light - Overdevelopment - Would set a negative precedent - Concerns over lack of parking <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Excessive scale and bulk of the roof extension would harm the appearance of the property and the surrounding area, contrary to the Residential Extension Guidelines. - The ground floor flat would fail to provide the minimum floor space, contrary to Policy SC6. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
9	81-83 Devonshire Road, Chiswick, W4 2HU	Turnham Green	00354/81-83/P2	james.hansel@hounslow.gov.uk
Proposal	Erection of a single storey side infill to both properties			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The size and scale of the proposed single storey rear extensions would be out of character with similar extensions in the surrounding area, detrimental to the appearance and character of the terraced dwellings - The size and scale of the proposed single storey rear extensions would harm living conditions at adjacent terraced properties by means of enclosure and overshadowing 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	61 Duke Road, Chiswick W4 2BN	Turnham Green	00373/61/P1	joney.ramirez@houslow.gov.uk
Proposal	Erection of a single storey rear infill extension and a sunken box at the front of the house			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - The proposed extension would result in loss of light and increased sense of enclosure. <u>Summary of reasons for approval</u> <ul style="list-style-type: none"> - The extension would project 1.50 m from the rear of the neighbouring property and would not cause unacceptable loss of light. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	68 Dale Street, Chiswick W4 2BZ	Turnham Green	00334/68/P3	joney.ramirez@houslow.gov.uk
Proposal	Erection of a rear roof extension with juliette balcony and rear outrigger roof extension with front roof windows to the house including an increase on ridge height of 20 cm			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Proposed extension is in place without planning permission. Should have adhered to planning regulations. <u>Summary of reasons for approval</u> <ul style="list-style-type: none"> - Would remedy a breach of planning permission 00334/68/P2 and lower the 'as built' ridge to avoid harm to the street scene. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	Land at Horticultural Place, Chiswick, W4 4JQ	Turnham Green	00626/A/P3	mark.knighting@hounslow.gov.uk
Proposal	Variation of condition 2 (approved plans) to allow amendments to the appearance of the houses in respect of planning permission 00626/A/P2 dated 19/02/2016 for erection of six four-bed town houses with private front and rear gardens, cycle storage and basement car park to provide 29 parking spaces and associated cycle and refuse storage.			
No. of submissions: 4	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - There is not enough information to consider the proposed amendments. - The development would restrict privacy and sunlight for existing residents. - The roof terraces in the consented plan are surrounded by opaque glass on all four sides. It is not clear from the drawings submitted in this new application that this will remain the case. (<i>Officer note: opaque glazing is shown on the proposed sections plans</i>); - In the consented plan, the south-facing second-floor windows are angled skywards to limit overlooking into the Alwyn Avenue properties. The new application seeks to remove this protection, proposing windows that look directly into neighbouring gardens. - Cosmetic changes cannot now be acceptable if they have a detrimental impact on other aspects of the proposal, particularly as the original approval in this case was so finely balanced. - The distance between the development and habitable rooms in Castle Row is less than eight metres. The front of the consented plan has three windows per house, positioned to restrict views into Castle Row; this application has five windows per house. - The design falls outside the “Planning Parameters” defined at Annex 4 of the Option Agreement dated 17th June 2015, preventing the proposed design to be carried through to construction. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The principle of development is already approved. The proposed amendments would not have a greater impact on neighbouring amenity than as previously approved, whilst the separation distance between the development and Alwyn Avenue dwellings is sufficient to allow for the fenestration changes to the rear. 			
Outcome	Delegated decision			

PENDING DECISIONS LIST

WEEK 36 2016

9 September 2016 to 16 September 2016

HESTON & CRANFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	83 Wesley Avenue, Hounslow, TW3 4LT	Heston Central	01184/83/P2	sam.smith@hounslow.gov.uk
Proposal	Erection of a two-storey side extension to the house			
No. of submissions: 3	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Inappropriate design in a prominent location - Many HMOs already in the area resulting in the loss of family housing - Loss of light and privacy to neighbouring properties - Cause nuisance/increase disturbance <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The applicant has failed to demonstrate that the two proposed car parking spaces could be safely utilised. Therefore the proposal is considered to result in the unacceptable loss of off-street parking. <p>Note: If satisfactory swept path analysis demonstrates that the proposed spaces are usable, or amended plans show an alternative satisfactory parking layout, approval under delegated authority would be recommended.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	168 Berkeley Avenue, Hounslow, TW4 6LB	Cranford	00111/168/P3	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a single storey outbuilding at the rear garden of the house			
No. of submissions: 1	<p><u>Summary of objections:</u></p> <ul style="list-style-type: none"> - The outbuilding is not set off boundaries by a metre as required by the Residential Extension Guidelines <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The outbuilding by reason of its lack of set in from 170 Berkeley Avenue would be an overbearing and visually intrusive feature causing harm to neighbouring residential amenity. <p>Note. If appropriate amendments are received setting the outbuilding in from 170 Berkeley Avenue then approval may be recommended under delegated powers.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	176 Cranford Lane, Hounslow, TW5 9HE	Heston West	00315/H/P8	matthew.rees@hounslow.gov.uk
Proposal	Variation of condition 3 (approved plans) to allow alterations to the roof of houses 1 and 2 of planning permission 00315/H/P6 which consented the erection of eight semi-detached houses to allow the alteration to the roof form of houses 1 and 2 from hipped to half hipped roofs and the installation of a dormer in the rear roof slope of each of these houses.			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The proposed roof form would appear overly bulky and top heavy, failing to appreciate the existing character of the streetscene and detracting from the character of the area as a result. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	88A Heston Road, Hounslow, TW5 0QP	Heston East	00600/88A/P3	kieran.mccallum@hounslow.gov.uk
Proposal	Erection of both sides and a rear roof extensions 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"> - Proposal would be incongruous in the street scene and overbearing in relation to neighbouring houses. - Side window to the rear would cause increase in overlooking. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Excessive scale and bulk - incongruous addition to the dwelling harming the character and appearance of the area. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	176 Cranford Lane, Hounslow, TW5 9HE	Heston West	00315/H/P7	matthew.rees@hounslow.gov.uk
Proposal	Variation of condition 3 (approved plans) to allow the alteration to the roof form of houses 4 and 6 to provide two dormer windows of planning permission reference 00315/H/P6 dated 24/02/2016 for erection of eight semi-detached houses with associated parking and amenity space, following demolition of existing buildings.			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of privacy - Loss of light - Disturbance during construction <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Due to their excessive scale and prominent location the proposed dormers would unbalance the host properties and appear as overly bulky and dominant additions. The proposal would therefore detract from the character and appearance of the approved properties and surrounding area. 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	52 Ash Grove, Hounslow, TW5 9DR	Heston West	00048/52/P2	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a two storey side extension and part two storey part single storey rear extension to the house.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - 52 appears to be a house in multiple occupation - Parking as a result of the house in multiple occupation is a problem <p><u>Summary of reasons for approval:</u></p> <ul style="list-style-type: none"> - Would not harm neighbours' living conditions and, given the location and orientation, would not harm the street scene. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	16 Legrake Avenue, Hounslow, TW4 7RS	Cranford	00689/16/P3	kieran.mccallum@hounslow.gov.uk
Proposal	Demolition of existing garage and erection of a two-storey side extension.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - There are no other two-storey extensions nearby, which could set a precedent and ruin the look and feel of the area. - There are currently noise and disturbance issues caused by the occupants of the property. - Increase in overshadowing and a loss of privacy. - Could lead to further extensions, overdeveloping the property. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The proposal would remain sufficiently subordinate to the main dwelling, maintaining the character and appearance of the area. - There would be no loss of privacy due to the lack of side windows, and there would be an acceptable impact on neighbours' light. 			
Outcome	Delegated decision			

PENDING DECISIONS LIST

WEEK 36 2016

9 September 2016 to 16 September 2016

ISLEWORTH & BRENTFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	104 Worple Road, Isleworth, TW7 7HU	Isleworth	01236/104/P2	sam.smith@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"> - The proposed in-fill extension would result in a wraparound extension around the existing two-storey outrigger, which would harm neighbour's access to light and outlook at ground floor level. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	36 The Grove, Isleworth, TW7 4JF	Osterley and Spring Grove	00523/36/P2	sam.smith@hounslow.gov.uk
Proposal	Retrospective application for a single storey side and rear extension to the existing care home			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Size, design and materials, harms the appearance and character of the building and the Spring Grove Conservation Area. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	15 Steele Road, Isleworth, TW7 7HL	Isleworth	01071/15/P1	kieran.mccallum@hounslow.gov.uk
Proposal	Erection of a ground floor rear extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to neighbours' living conditions and the character of the area, contrary to the Residential Extension Guidelines. <p>Note: If amended plans remove the wrap around element, and limit the depth of the infill extension to match that at No 13 (or reduce its height to two metres on the boundary), the application would be recommended for approval under delegated powers.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	20 York Road, TW8 0QP	Brentford	01244/20/P1	violet.dixon@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and a rear roof extension with two roof windows to front elevation			
No. of submissions: 1	<p>Summary of objections</p> <ul style="list-style-type: none"> - Harm to neighbouring properties through loss of outlook and increased sense of enclosure - Would set a negative precedent in the area. Rear extension would not match the character of neighbouring properties. - Materials proposed are out of keeping with the existing materials to the building and neighbouring properties. <p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - The proposed rear extension would be considered overdevelopment of the site and the design, mass, scale and materials used would be out of keeping with the building and neighbouring properties and contrary to the REGs and Local Plan - Detrimental impact to neighbouring property through loss of light and outlook contrary to the Local Plan 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	25 Moreton Avenue, Isleworth, TW7 4NW	Osterley and Spring Grove	01273/25/P1	kieran.mccallum@hounslow.gov.uk
Proposal	Removal of existing canopy over front door and erection of a new porch.			
No. of submissions: 0	<p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - Would be an incongruous addition to the property and out of keeping with the existing canopies at neighbouring properties, and would therefore cause harm to the character and appearance of the dwelling and the Spring Grove Conservation Area. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
6	97 College Road, Isleworth, TW7 5DP	Osterley and Spring Grove	00294/97/P1	kieran.mccallum@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and part first floor rear infill extension to the house.			
No. of submissions: 0	<p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - The proposal would be of an inappropriate design and scale, causing harm to the character of the dwelling and the appearance of the Spring Grove Conservation Area, and neighbours' living conditions. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
7	308 Twickenham Road, Isleworth, TW7 7DU	Isleworth	01137/308/P10	eamon.cassidy@hounslow.gov.uk
Proposal	Erection of shed within front garden.			
No. of submissions:	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the street scene. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
8	674 Great West Road, TW7 4PU	Osterley and Spring Grove	00505/674/P3	emil.ancewicz@hounslow.gov.uk
Proposal	Erection of a single storey outbuilding to be used of gym / office in the rear garden of the house.			
No. of submissions:	<u>Summary of objections:</u> <ul style="list-style-type: none"> - The outbuilding would exceed 4 metres in height, - Windows in the rear and side elevations of the outbuilding, - The inclusion of a bathroom may lead that this outbuilding will be used as a separate residential unit. <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Would harm neighbours living conditions, contrary to the Residential Extension Guidelines. <p>Note: If the maximum height is reduced, and the size of the outbuilding is reduced to enable it to be set in from the boundaries by at least one metre, and the rear and side facing windows are removed, the application will be recommended for approval.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
9	48 Lateward Road, Brentford TW8 0PL	Brentford	00681/48/P2	natalie.lynch@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the house.			
No. of submissions:	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The proposed extension would wrap around the original rear projection contrary to the Residential Extension Guidelines. <p>NOTE: If amended plans are received to remove the wrap around element, the application would be recommended for approval.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
10	15 Steele Road, Isleworth, TW7 7HL	Isleworth	01071/15/P1	kieran.mccallum@hounslow.gov.uk
Proposal	Erection of a ground floor rear extension			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Harm to neighbours' living conditions and the character of the area, contrary to the Residential Extension Guidelines. <p>Note: If amended plans remove the wrap around element, and limit the depth of the infill extension to match that at No 13 (or reduce its height to two metres on the boundary), the application would be recommended for approval under delegated powers.</p>			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	152 Syon Lane TW7 5PN	Osterley & Spring Grove	01106/152/P4	stephen.hissett@hounslow.gov.uk
Proposal	Erection of a 2.4m high bow top fence, adjacent to Braybourne Drive and Wood Lane			
No. of submissions: 4	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The proposal does not address the issue of fly-tipping. - The proposal prevents access to the boundary fences of properties 6-14 Crowntree Close. - The proposal creates a barrier preventing the treatment of Japanese knotweed on neighbouring properties. - The proposal results in the loss of trees and other vegetation. - The site is already secure due to 24 hour security protection, a fence is not needed. - The application should not be determined while the Judicial Review(JR) is outstanding. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The fence would not detract from the open character of this site in M or the general character and appearance of the surrounding area. - The area that is currently the subject of repeated fly-tipping is outside the ownership of the applicants - A 1 metre access strip has been maintained to the rear of properties fronting Crowntree Close - No trees will be removed as part of this application. An Arboricultural Method Statement has been submitted. - Each application should be determined on its merits and the determination of this application would not affect the on-going JR. 			
Outcome	Called in by Councillor O'Reilly			

Item	Address	Ward	Ref. No.	Case officer details
2	191 Popes Lane, Ealing W5 4NH	Brentford	00885/191/P3	joney.ramirez@houslow.gov.uk
Proposal	Erection of a two storey side extension and a single storey rear extension			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The proposed two storey side extension would infill the gap between the semi-detached properties which are an important feature identified in the Character and Context Study hence harming the character and appearance of Gunnersbury Park Conservation Area. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	GF Flat, 135 Boston Manor Road, TW8 9JR	Brentford	00133/135(GFF)/P1	joney.ramirez@houslow.gov.uk
Proposal	Erection of a single storey side and rear extension to the ground floor flat			
No. of submissions:	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The proposed extension will end close to first floor windows with no detail provided as to impact on light or outlook. - Chimney stack provides ventilation to first floor which would be removed and not replaced with other means of ventilation - Height of the extension is overbearing. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Subject to amendment, would not harm neighbours' living conditions or the street scene. <p>Note: The proposed roof of the extension should be amended to provide a flat roof to improve the appearance of the proposal and better respond to the proportions of the house.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	5 Napier Road, Isleworth, TW7 7HP	Isleworth	00783/5/P3	george.clarke@hounslow.gov.uk
Proposal	Erection of single storey rear infill extension to the house			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of light and sense of enclosure - Not suitable for conversion to family home - Design is out of character with surrounding homes - Disruption to neighbours during construction - Infrastructure concerns <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The proposed infill would have a maximum height of two metres on the boundary. This is the same height as allowable under permitted development rights for a fence and is not considered it would cause unacceptable loss of light or outlook. - There are a number of rear extensions in this terrace of differing designs. It is not considered that this proposal would appear out of character or harm the appearance of the area. - The works would have to comply with building regulations to ensure no risk to neighbouring homes during construction. 			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Conquest Club, Syon Lane, Isleworth TW7 5PN	Osterley & Spring Grove	01255/D/P2	stephen.hissett@hounslow.gov.uk
Proposal	Relocation of Grasshoppers Rugby Club to new facilities at Conquest Club comprising clubhouse, storage, grounds man's apartment, garage/workshop, 3 floodlit rugby pitches, 3 floodlit netball courts, 150 car parking spaces (including 9 disabled spaces and 2 electric charging spaces), 16 covered cycle spaces, fencing and ball netting.			
No. of submissions: 5	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of MOL: use of artificial pitches to replace grass fields and loss of further MOL from the future re-development of the existing Grasshoppers RUFC site on MacFarlane Lane for Bolder Academy/SKY Leisure Club - Traffic Impact: additional vehicle movements and use of the car park by parents of pupils at Nishkam School - Car Parking: 150 parking spaces is excessive and there is no justification for this level of car parking - Residents' amenity: any floodlighting should have a controlled timer system installed - Noise & disturbance: a restriction on the hours of use of the bar/social club should be enforced to limit impact on neighbouring residents and a restriction on the use of any external amplified tannoy system. <p><u>Summary of reasons for approval (subject to safeguarding conditions)</u></p> <p>NB. Subject to the removal of the grounds man's flat and enhanced landscaping across the site</p> <ul style="list-style-type: none"> • Appropriate use in MOL, consisting of outdoor sporting facilities that provide an enhanced offer for the local community beyond the current provision at the MacFarlane Lane site (including disabled access and segregated changing facilities). • Appropriate measures (additional landscaping, bunding, timing restrictions on floodlighting/hours of use etc.) are proposed to ensure existing residents' amenity is suitably protected from the use. • Loss of trees mitigated by the replacement over and above those being lost, with enhancements around the perimeter of the site. • The level of car parking is a reduction on the existing provision on the MacFarlane Lane site and the proposal is not considered to result in severe harm to the local road network. 			
Outcome	Called in by Councillor O'Reilly			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	36 The Grove, Isleworth, Middlesex, TW7 4JF	Osterley & Spring Grove	BWR/2016/00320	matt.robinson@hounslow.gov.uk
Breach	Construction of an unauthorised single storey extension to a care home			
Proposed remedy	<p><u>Remedy</u></p> <ul style="list-style-type: none"> • Demolish single storey extension • Remove all result debris 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	5 The Butts, Brentford, Middlesex, TW8 8BJ	Syon	GEN/2015/00342	matt.robinson@hounslow.gov.uk
Breach	Unauthorised extension of front boundary walls, by the addition of pillars, railings and gate			
Proposed remedy	<p><u>Remedy</u></p> <ul style="list-style-type: none"> • Demolish added features • Remove all result debris 			
Outcome	Delegated decision			