

PENDING DECISIONS LIST**WEEK 35 2016****2 September 2016 to 9 September 2016****BEDFONT, FELTHAM & HANWORTH AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	14 Princes Road, Feltham, TW13 4LD	Feltham West	00898/14/P1	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the house			
No. of submissions: 0	<u>Summary of reasons for refusal:</u> <ul style="list-style-type: none"> - The extension given its excessive depth would cause harm to neighbouring residential amenity through a loss of light and overshadowing. <p>Note - if the extension is reduced to 3.65m deep to comply with the Residential Extension Guidelines then approval will 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	Salvation Army Hall, 166 Bedfont Lane TW14 9NJ	Feltham North	00094/166/P2	kiri.shuttleworth@hounslow.gov.uk
Proposal	Erection of a single storey rear and part side extension			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Query over parking situation - Concern about noise from parties - Concern over dumping of rubbish - Concern over 'ugly view' of proposal <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - A parking survey has been submitted as part of the application and reviewed by the Council's Transport Section who have not raised any objections to the impact of the proposal upon parking conditions in the area. - The opening hours of the hall will not change and subject to suitable safeguarding conditions, the proposal would not significantly affect the living conditions of neighbouring residents - The proposed extension is considered acceptable in terms of design and siting 			
Outcome				

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	St Giles Hotel, Hounslow Road TW14 9AD	Feltham North	00631/J/P30	kiri.shuttleworth@hounslow.gov.uk
Summary	Variation of Condition 3 (approved plans) for extension of ground floor forming a new bar area including single storey glazed links to the East and West of the bar, installation of 6 windows at first floor level of planning permission 00631/J/P28 dated 30/03/2012 for extension to existing hotel by 132 bedrooms in an attached block located on the south side of the existing building			
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	28 Bulstrode Road, TW3 3AP	Hounslow West	00172/28/P9	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the guest house and a single storey outbuilding at rear for use as refuse and garden storage.			
No. of submissions: 5	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - <i>Impact of commercial activities on neighbouring properties</i> - <i>Loss of light and outlook</i> - <i>Loss of privacy</i> - <i>Security concerns</i> - <i>Land ownership disputes</i> <p><u>Comments</u></p> <ul style="list-style-type: none"> - Ownership disputes are not a planning matter. The plans show the proposed work would be on the applicant's land - The depth (7m) and width of the extension is such that it would represent a disproportionate extension (noting previous extensions to the property) which would detract from the character of the host property and the wider area and would unduly affect the living conditions of neighbouring occupiers. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	146 St Stephens Road, Hounslow, TW3 2BW	Hounslow Heath	00992/146/P1	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a rear roof extension with front roof windows to the house.			
No. of submissions: 0	<u>Summary of reasons for refusal:</u> <ul style="list-style-type: none"> - The extension by reason of its excessive width, depth and height would fail to remain subordinate to the main house failing to preserve or enhance the character of the conservation area, contrary to the Residential Extension Guidelines. 			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	1-3 Kingsley Road, TW3 1PA	Hounslow Central	00667/1-3/P4	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a single-storey side, part two-storey rear, part first floor rear, single-storey rear extension, part increase in roof height, rear roof extension and alterations to front facade of the building to facilitate the change of use of building to a mixed use residential (six one-bedroom flats), two shops (Use Class A1), offices (Use Class B1) and restaurant/takeaway (Use Class A3/A5) with security shutters to the ground floor			
No. of submissions: 0	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Previously been on the list for refusal but significant changes to internal layout and further information submitted. Previous reasons for refusal: <ul style="list-style-type: none"> • The proposed flats fail to achieve acceptable living conditions for future occupants. Flat 1 would not provide appropriate levels of light or outlook to the living spaces, in Flat 2, the bedroom would have no outlook due to obscure glazed windows, and the bedroom would have an unacceptable relationship with the terrace of Flat 3, resulting in a loss of privacy. Flat 5 would include a large kitchen/living area that would have no light or outlook, and the lounge area would have a poor outlook. • The roof terraces on the northern side of the property would harm neighbour's living conditions through overlooking • Unacceptable noise and disturbance from the neighbouring industrial use (Hounslow Bus Garage) <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Flat 1 has been rearranged to provide appropriate light and outlook to living areas. The obscure glazing could be removed in the lounge to improve this. - Flat 2 has been rearranged to provide the bedroom with outlook and move it away from any conflict with Flat 3 - Flat 5 has been rearranged to allow light and outlook into the kitchen/lounge area. - The roof terraces need to be further modified to ensure no overlooking, but can be laid out to avoid harm. - An acoustic survey has been done and the findings submitted which show that there would be no harm <p>Note: - Concerns remain about the effect of the outdoor amenity areas on neighbours and these need to be reduced in size. Arrangements need to be put in place to restrict access to residents' on-street parking permits. Approval will only be recommended under delegated powers if satisfactory resolutions can be reached to these matters, otherwise permission would be refused</p>			
Outcome				

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	499 Great West Road, Hounslow. TW5 0BS	Heston	CURE/2016/00005	bhupinder.Manz@hounslow.gov.uk
Breach	Unauthorised use of the single storey side and rear structure as separate individual unit.			
Proposed remedy	<p>Remedy: Cease unauthorised use of the structure as separate unit and remove items related to the use within 1 month of notice taking effect.</p> <p>Reason: Use is incongruous with local residential use as it recreates additional noise and disturbance and also fails to sustain local borough policies.</p>			
Outcome				
Item	Address	Ward	Ref. No.	Case officer details
2	63 Lampton Road, Hounslow, TW3 4DH	Hounslow Central	CURE/2015/00244	matt.robinson@hounslow.gov.uk
Breach	Use of a side extension as a separate self-contained residential unit			
Proposed remedy	<p><u>Remedy</u></p> <ul style="list-style-type: none"> • Remove kitchen facilities • Remove bathroom facilities • Restore access between side extension and main dwelling • Remove all resultant debris 			
Outcome				
Item	Address	Ward	Ref. No.	Case officer details
3	106 Rosemary Avenue, Hounslow, TW4 7JG	Hounslow West	BWR/2016/00079	matt.robinson@hounslow.gov.uk
Breach	Construction of an unauthorised timber outbuilding			
Proposed remedy	<p><u>Remedy</u></p> <ul style="list-style-type: none"> • Remove timber outbuilding • Remove all resultant debris 			
Outcome				

PENDING DECISIONS LIST

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CHISWICK AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	76 Waldeck Road, Chiswick W4 3NU	Chiswick Riverside	01161/76/P1	natalie.lynch@hounslow.gov.uk
Proposal	Erection of a single storey side and rear extension and a rear roof extension incorporating a juliet balcony and 2 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 proposed wrap around extension would be contrary to the Residential Extension Guidelines and this would result in harm to neighbouring residents' living conditions. <p>Note: If amended plans are received to remove the wrap around extension, then the application would be recommended for approval.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	61 Airedale Avenue, Chiswick W4 2NN	Chiswick Homefields	00012/61/P2	joney.ramirez@hounslow.gov.uk
Proposal	Erection of a second floor rear extension on the outrigger element of the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The proposed second floor rear extension over the original outrigger would result in a bulky addition to the property that would harm the character and appearance of the streetscene, contrary to policies CC1 and CC2 of the Local Plan. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	29A Spencer Road, Chiswick W4 3SS	Chiswick Riverside	01043/29A/P1	joney.ramirez@hounslow.gov.uk
Proposal	Formation of a vehicular access			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The proposed crossover would be located next to an existing crossover at 27 Spencer Road and therefore would not provide with appropriate pedestrian refuge, resulting in harm to pedestrian safety. - The proposed gates would be out of character with the street scene <p>Note: If amended plans provide an appropriate pedestrian refuge, and altering the boundary treatment, the application may be recommended for approval under delegated powers.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	1st Floor Flat, 12 Oxford Road North, W4 4DN	Turnham Green	00847/12/P3	violet.dixon@hounslow.gov.uk
Proposal	Erection of a side and rear roof extension to the flat.			
No. of submissions: 1	<p><u>This case was advertised on the list Week 34 without the reference to the objection received.</u></p> <p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Objection to the principle of the dormer given the dormer at the adjacent property was permitted prior to the conservation area designation. - The design of the dormer is out of character with the conservation area <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Side roof extension would not be in keeping with the side dormer at the adjacent property and would appear overly dominant and so would harm the character and appearance of the street scene and the Conservation Area <p>Note: if amended plans are received which set the side dormer down from the ridge by 0.5 m, as such in line with the side dormer to the neighbouring property then application may be recommended for approval under delegated powers.</p>			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	2 Oak Lock Mews, Chiswick W4 2DS	Turnham Green	02901/C2/P2	natalie.lynch@hounslow.gov.uk
Proposal	Removal of condition 7 restriction on residents parking permit submitted following planning permission 02901/C2/P1 dated 09/02/2016 for erection of a two storey house following the demolition of the existing single storey office building			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Impact on parking in the surrounding area <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - This application was previously added to the pending decisions list (week 29) with a recommendation for refusal. Following a further review of the submitted parking survey, it is considered that the proposal would not adversely impact on parking in the surrounding area. An informative will be included noting that the street is a private street and the Traffic Management Order will need to be amended to include Oak Lock Mews in the schedule of streets eligible to apply for a resident's parking permit. The costs of this will be borne by the applicant. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	23 Sutton Court Road, Chiswick, W4 4NN	Turnham Green	01091/23/P8	mark.knighting@hounslow.gov.uk
Proposal	Demolition of existing property and erection of a three storey building comprising nine senior living apartments (Use Class C3), along with associated landscaping and provision towards one car and ten cycle spaces (amended description)			
No. of submissions: 9	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of prominent corner plot Victorian property within Wellesley Road conservation area - Loss of existing building is unjustified and existing building could provide family accommodation - Poor quality design to proposed building with lack of detailing - Size and scale of the building would be an overdevelopment of the site - Height would harm neighbours living conditions - Third floor dormer window and rear balconies would cause loss of privacy - Lack of plant screening to boundary of neighbouring properties - Loss of trees - Lack of parking and mobility scooter storage - Lack of access to visitors <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - Proposed senior living apartments would broadly accord with the aims of Local Plan SC8 (Specialist and Supported Housing) and assist in meeting the borough's need for supported housing for older people. - Existing building does contribute to the character of the area but its loss is justified by the need for supported housing which would be secured by legal agreement. - Size, scale and design of proposed building would complement the existing character and appearance of the Conservation Area. - No harm to neighbours' living conditions as windows and balconies would be offset from neighbouring properties. - Trees are to be retained on site. <p>Note: This application was previously placed on the Pending List on 27 May 2016 – 3 June 2016 (week 21) with the outcome for the decision to be delegated. The application description has since been amended to reflect that the development more accurately falls within the planning use class category of C3, which includes a more independent form of living arrangement than the previous C2 description (residential institutions). However, the applicant will be required to enter into a legal agreement to secure that the development is to be occupied by persons of at least 55 years and for the site to be managed by a company registered by the Care Quality Commission.</p>			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	27 Fishers Lane, Chiswick, W4 1RX	Turnham Green	BWC/2015/00645	matt.robinson@hounslow.gov.uk
Breach	Unauthorised extension to ridgeline of property			
Proposed remedy	<p><u>Remedy</u></p> <ul style="list-style-type: none"> • Reduce ridgeline to what was approved under Planning Permission • Remove all resultant debris 			
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	104 Westbrook Road, Hounslow TW5 0NQ	Heston Central	01187/104/P5	melek.ergen@hounslow.gov.uk
Proposal	Erection of a first floor side and part first floor rear extension.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The proposed first floor side extension will have no set-back and not follow the same angle of original roof, contrary to the Residential Extension Guidelines. <p>Note: If amended plans revise the roof design and set back at first floor level, permission may be granted under delegated powers</p>			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	23 Broad Walk, Hounslow, TW5 9AA	Heston Central	00162/23/P4	george.clarke@hounslow.gov.uk
Proposal	Erection of first floor side extension to the house			
No. of submissions:	<u>Summary of objections</u> <ul style="list-style-type: none"> - Neighbour's outlook would be compromised - The development would appear out of character to the area <u>Summary of reasons for approval</u> <ul style="list-style-type: none"> - The council has received amended plans which remove the first floor rear element of the proposal. This would prevent any loss of outlook for neighbours. - The first floor side extension would appear subordinate to the main house and accords with the Council's Residential Extension Guidelines. 			
Outcome				

PENDING DECISIONS LIST

WEEK 35 2016

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ISLEWORTH & BRENTFORD AREA

Minor & Householder Applications to be recommended for Approval

Item	Address	Ward	Ref. No.	Case officer details
1	57 Burlington Road, Isleworth, TW7 4LX	Osterley & Spring Grove	00178/57/P5	kieran.mccallum@hounslow.gov.uk
Proposal	Erection of a side roof extension to form hip to gable conversion			
No. of submissions: 2	<p>The application was included into the Pending Decisions List Week 33 however further information has come to light about nearby sites where similar development have been allowed at appeal.</p> <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The proposed alterations would reflect comparable recently approved development at similar houses in the same street and would be in keeping with the appearance of the area 			
Outcome				

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Dudley House, The Grove, TW7 4JF	Osterley & Spring Grove	00523/C/P14	melek.ergen@hounslow.gov.uk
Summary	<p><u>Proposal</u></p> <p>Change of use of existing nursing home (C2) to residential (C3) to provide 17 flats with a roof extension and first and second storey rear extensions and associated parking and landscaping.</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> - The application is being assessed by officers and, if recommended for approval, will be taken into Planning Committee. 			
Outcome				

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	73 College Road, Isleworth, TW7 5DP	Osterley & Spring Grove	BWR/2016/00332	Matt.robinson@hounslow.gov.uk
Breach	Construction of an unauthorised 1 st floor extension			
Proposed remedy	<u>Remedy</u> <ul style="list-style-type: none"> • Remove 1st floor extension • Remove all resultant debris 			
Outcome				

Development on Council Land

Item	Address	Ward	Ref. No.	Case officer details
1	Springwell Infant and Nursery School, Speart lane, TW5 9EF	Heston Central	01051/E/P14	george.clarke@hounslow.gov.uk
Proposal	Construction of an outdoor play structure in the form of an Adobe Dome & Amphitheatre			
No. of submissions:				
0				
Outcome				
