

**PENDING DECISIONS LIST****WEEK 33 2016****19 August 2016 to 26 August 2016****BEDFONT, FELTHAM & HANWORTH AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	14 Hounslow Road, Hanworth, TW13 6QH	Hanworth	00632/14/P1	rupinder.dhoot@hounslow.gov.uk
<b>Proposal</b>	Erection of a two storey side and a single storey rear extensions to the house			
<b>No. of submissions:</b> 1	<p><b><u>Summary of Objections</u></b></p> <ul style="list-style-type: none"> <li>- There is only one parking bay per house, parking is already an issue</li> <li>- The area is meant to be maintained by residents but has not</li> <li>- There is no sound proofing between the properties and noise is currently excessive, the house needs to be soundproofed first</li> <li>- Shared drains can barely cope already and gardens flood regularly. A soak away needs to be installed to prevent flooding.</li> </ul> <p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- Extensions would be overbearing and bulky on this prominent corner plot causing harm to character of existing property and surrounding street scene.</li> </ul>			
<b>Outcome</b>				

**PENDING DECISIONS LIST****WEEK 33 2016****19 August 2016 to 26 August 2016****CENTRAL HOUNSLOW AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	11 Wraysbury Close, Hounslow, TW4 5EA	Hounslow Heath	01591/11/P1	rupinder.dhoot@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey side and part single part two storey rear extension to the house			
<b>No. of submissions:</b> 1	<p><b>Summary of Objections</b></p> <ul style="list-style-type: none"> <li>- The two storey rear extension would block the view which we see from our garden</li> <li>- Our privacy will be lost</li> </ul> <p><b>Summary of reasons for refusal</b></p> <ul style="list-style-type: none"> <li>- The proposal would be an overbearing, bulky and uncharacteristic extension which would be out of keeping with the character of the surrounding area and detrimental to the amenities of the neighbouring property.</li> </ul>			
<b>Outcome</b>				

Item	Address	Ward	Ref. No.	Case officer details
2	12 Connaught Avenue, Hounslow, TW4 5BW	Hounslow Heath	00300/12/P1	rupinder.dhoot@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey outbuilding at the rear garden of the house			
<b>No. of submissions:</b> 2	<p><b>Summary of Objections</b></p> <ul style="list-style-type: none"> <li>- A bathroom in an outbuilding is not a reasonable requirement</li> <li>- A condition should be attached prohibiting a change of use to residential</li> <li>- The increased pitched roof would lead to overlooking, loss of light and would restrict natural light to existing properties.</li> <li>- The proposed development would harm the enjoyment of the neighbouring properties through the massive overdevelopment, restrict the availability of natural light and does not meet statutory requirements for a building close to the boundary area</li> </ul> <p><b>Summary of reasons for refusal</b></p> <ul style="list-style-type: none"> <li>- The outbuilding has not been set in from the boundary with neighbouring property contrary to the Residential Extension Guidelines and would be an excessive, overbearing and a visually intrusive feature.</li> </ul>			
<b>Outcome</b>				

Item	Address	Ward	Ref. No.	Case officer details
3	26 Worton Way, Hounslow, TW3 1PN	Hounslow Central,	01240/26/P2	kieran.mccallum@hounslow.gov.uk
<b>Proposal</b>	Erection of a two storey side, single storey rear and a front porch extensions following demolition of a garage and a rear roof extension incorporating hip to gable conversion, quiet balcony and two front roof windows to the house			
<b>No. of submissions:</b> 0	<u><b>Summary of reasons for refusal</b></u> <ul style="list-style-type: none"> <li>- The proposal would be an overbearing and bulky extension featuring an inappropriate design which would be out of keeping with the character of the surrounding area and harmful to neighbours' living conditions.</li> </ul>			
Outcome				

## PENDING DECISIONS LIST

WEEK 33 2016

19 August 2016 to 26 August 2016

## CHISWICK AREA

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

Item				Case officer details
1	75 Whitehall Park Road, Chiswick, W4 3NB	Chiswick Riverside	01199/75/P1	james.hansel@hounslow.gov.uk
<b>Proposal</b>	Erection of a first floor rear infill and rear roof extension with a Juliette balcony to the house			
<b>No. of submissions:</b> 0	<b>Summary of likely reasons for refusal</b> <ul style="list-style-type: none"> <li>- The first floor roof extension would cause an increased sense of enclosure, and a loss of light and outlook to the neighbouring property to the north, contrary to the Residential Extension Guidelines.</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	29 Abinger Road, Chiswick, W4 1EU	Chiswick Homefields	00002/29/P2	james.hansel@hounslow.gov.uk
<b>Proposal</b>	Erection of side and rear roof extension, enlargement of hipped roof incorporating two front roof windows to the house			
<b>No. of submissions:</b> 2	<b>Summary of objections</b> <ul style="list-style-type: none"> <li>- Concerns over positioning of roof lights</li> <li>- Rear dormers too large</li> </ul> <b>Summary of likely reasons for refusal</b> <ul style="list-style-type: none"> <li>- The proposed rear roof dormer would result in a bulky addition, failing to preserve the character and appearance of the conservation area and contrary to the Residential Extension Guidelines.</li> <li>- Increasing the pitch of the hipped roof would undermine the character of the original property and would fail to preserve the character and appearance of the conservation area, contrary to the Conservation Area Appraisal Statement.</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	31 Abinger Road, Chiswick, W4 1EU	Chiswick Homefields	00002/31/P1	james.hansel@hounslow.gov.uk
<b>Proposal</b>	Erection of side and rear roof extension, enlargement of hipped roof incorporating two front roof windows to the house			
<b>No. of submissions:</b> 0	<p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- The proposed rear roof dormer would result in a bulky addition, failing to preserve the character and appearance of the conservation area and contrary to the Residential Extension Guidelines.</li> <li>- Increasing the pitch of the hipped roof would undermine the character of the original property and would fail to preserve the character and appearance of the Conservation Area.</li> </ul>			
<b>Outcome</b>				

Item	Address	Ward	Ref. No.	Case officer details
4	8 Hauteville Court Gardens, South Side, W6 0YF	Chiswick Homefields	01030/A(F8)/P1	natalie.lynch@hounslow.gov.uk
<b>Proposal</b>	Conversion of loft space above flat to habitable room with enclosed staircase and roof windows			
<b>No. of submissions:</b> 0	<p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- The proposed enclosed staircase would be positioned adjacent to the side wall and this would be highly visible from the courtyard area. This would have a detrimental impact on the character and appearance of this building.</li> </ul> <p>Note: If amended plans are received to set the enclosed staircase in from the side of the building, then the application would be recommended for approval.</p>			
<b>Outcome</b>				

Item	Address	Ward	Ref. No.	Case officer details
5	26 Thorney Hedge Road, Chiswick	Turnham Green	01121/26/P3	natalie.lynch@hounslow.gov.uk
<b>Proposal</b>	Erection of a rear roof extension with a front roof window to the house			
<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>- Loss of outlook</li> </ul> <p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- - The proposed roof extension would be positioned adjacent to the eaves and side boundary and this would be contrary to the Residential Extension Guidelines.</li> </ul> <p>Note: If amended plans are received to increase the set in from the eaves, then the application would be recommended for approval.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
6	Flat 1, 41 Chiswick High Road, W4 2LT	Chiswick Homefields	00248/41(F1)/P2	joney.ramirez@hounslow.gov.uk
<b>Proposal</b>	Extension to existing basement, with new side/rear light wells and new windows at ground and lower ground floor levels of ground floor flat			
<b>No. of submissions:</b> 1	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Impact on visual amenity. No objection as long as proposal is limited to the footprint of the house.</li> </ul> <p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- The basement would be used as primary sleeping accommodation which is a high risk use for properties in Flood Risk Areas. The proposed use of the basement extension would result in inadequate level of accommodation.</li> </ul> <p>Note: If amended plans are received to remove bedroom accommodation at basement level, then the application would be recommended for approval.</p>			
Outcome				

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

Item	Address	Ward	Ref. No.	Case officer details
1	36 Netheravon Road, W4 2NA	Chiswick Homefields	00787/36/P2	violet.dixon@hounslow.gov.uk
<b>Proposal</b>	Construction of a single storey rear extension and excavation of a basement including lightwells at the front and rear.			
<b>No. of submissions:</b> 0	<p><b>Comment</b></p> <ul style="list-style-type: none"> <li>- This application was previously on the pending decision list (Week 30) with a recommendation for refusal.</li> <li>- However, upon further review a similar wrap around extension at 31 Netheravon Road (ref. 00787/31/P3) has been approved at appeal. The proposed extension would extend out for only 1.4m beyond an existing shed of one neighbouring property (and set off the boundary by 0.9m) and its depth would replicate that of a rear extension in the other neighbouring property.</li> <li>- No objections received in relation to the application from consultations.</li> </ul> <p><b>Summary of reasons for approval</b></p> <ul style="list-style-type: none"> <li>- Harm to neighbours' light, outlook and privacy.</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	101 Netheravon Road South, W4 2PZ	Chiswick Homefields	00787/101/P2	violet.dixon@hounslow.gov.uk
<b>Proposal</b>	Erection of rear roof dormer and retrospective application for rear single storey extension			
<b>No. of submissions:</b> 1	<p><b>Summary of objections</b></p> <ul style="list-style-type: none"> <li>- Rear roof dormer would result in increased levels of overlooking to neighbouring properties to the rear</li> </ul> <p><b>Summary of reasons for refusal</b></p> <ul style="list-style-type: none"> <li>- The dormer would be an overly large addition on the rear roof slope and would fail to preserve the character and appearance of the conservation area, contrary to the Residential Extensions Guidelines.</li> </ul> <p>Note: If amended plans reduce the scale of the dormer, the application may be recommended for approval under delegated powers.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	134 Devonshire Road, Chiswick W4 2AW	Chiswick Homefields	00354/134/P6	natalie.lynch@hounslow.gov.uk
<b>Proposal</b>	Change of use from shop to residential.			
<b>No. of submissions:</b> 1	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- There should be no windows or openings or pipes fitted to the rear wall</li> </ul> <p><b><u>Summary of reasons for approval</u></b></p> <ul style="list-style-type: none"> <li>- The shop is not located in a town centre and is not designated as a shopping area. Therefore, there would be no objection to the change of use from shop to residential.</li> <li>- A condition would be imposed preventing any additional windows or openings on the rear boundary wall. This would prevent any direct overlooking or loss of privacy.</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	10 Barley Mow Passage, Chiswick W4 4PH	Turnham Green	00074/10/P6	natalie.lynch@hounslow.gov.uk
<b>Proposal</b>	Removal of existing 'Barley Mow Centre' signage. Removal of brick infill to elevation and replacement with new glazed entrance doors. Construction of new projecting canopy above the new entrance with new 'Barley Mow Centre' signage. Removal of existing glazing and entrance door and replacement with new fixed glazing. Removal of secondary entrance door and replacement with brickwork and window to match existing.			
<b>No. of submissions:</b> 1	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Additional noise and disturbance</li> </ul> <p><b><u>Summary of reasons for approval</u></b></p> <ul style="list-style-type: none"> <li>- The proposal would not result in any increase in floorspace or additional noise and disturbance. The proposal would provide an improved front entrance which would make a positive contribution to the character and appearance of the Turnham Green Conservation Area.</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
5	66 Abinger Road, Chiswick W4 1EX	Chiswick Homefields	00002/66/P1	joney.ramirez@hounslow.gov.uk
<b>Proposal</b>	Erection of a side and rear roof extension incorporating front roof windows, erection of a single storey rear extension and creation of a basement 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>- The property has no basement and therefore it would not be an enlargement of the basement but rather the creation of a new basement. Inaccurate plans.</li> <li>- Proposed basement could cause subsidence on neighbouring buildings. If minded to approve, conditions should be imposed to limit working hours.</li> </ul> <p><b><u>Summary of reasons for approval</u></b></p> <ul style="list-style-type: none"> <li>- The side and rear roof extension would have a subservient appearance to the house and would respond to the context.</li> <li>- The basement would be under the footprint of the original house and would not harm neighbours living conditions or the character and appearance of the streetscene and Conservation Area.</li> </ul>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
6	11 Grove Park Gardens, Chiswick W4 3RY	Chiswick Riverside	00525/11/P3	joney.ramirez@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey rear and side extension to the house			
<b>No. of submissions:</b> 1	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Side extension would overshadow side passage way between 9 &amp; 11 Grove Park Gardens.</li> </ul> <p><b><u>Summary of reasons for approval</u></b></p> <ul style="list-style-type: none"> <li>- The side and single storey rear extensions would be a subservient addition to the property, preserving the character and appearance of the Conservation Area. There would be no harm to neighbouring amenities given its location and bulk.</li> </ul>			
Outcome				

## PENDING DECISIONS LIST

WEEK 33 2016

19 August 2016 to 26 August 2016

## HESTON &amp; CRANFORD AREA

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

Item	Address	Ward	Ref. No.	Case officer details
1	30 Heston Road, TW5 0QJ	Heston East	00600/30/P3	sam.smith@hounslow.gov.uk
<b>Proposal</b>	Change of flat to pitched roof and installation of bathroom facilities to the existing outbuilding			
<b>No. of submissions:</b> 1	<p><b><u>Summary of objections</u></b></p> <ul style="list-style-type: none"> <li>- Change to flat roof would be in conflict with the Residential Extensions Guidelines (REGs).</li> <li>- Inclusion of a bathroom is not a reasonable requirement</li> </ul> <p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- The proposal would be primary accommodation in the form of a bathroom in the outbuilding, and its installation would intensify the use of the outbuilding, harming neighbours' amenity, contrary to Local Plan Policy SC7 and the intent of the REGs.</li> </ul> <p>Note: An enforcement notice has previously required removal of bathroom facilities and cessation of use of the outbuilding as a dwelling</p>			
<b>Outcome</b>				

Item	Address	Ward	Ref. No.	Case officer details
2	126 Wesley Avenue, Hounslow, TW3 4LX	Heston Central	01184/126/P5	Kieran.mccallum@hounslow.gov.uk
<b>Proposal</b>	Erection of a two storey side extension, a part two storey part single storey rear extension and a hip to gable roof conversion			
<b>No. of submissions:</b> 0	<p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- The proposal would be overly large and bulky, and of inappropriate design, harming the appearance of the dwelling and the area. The side extension would lack a one metre set-back from the front elevation, contrary to the Residential Extension Guidelines.</li> </ul>			
<b>Outcome</b>				

Item	Address	Ward	Ref. No.	Case officer details
3	17 Blackberry Farm Close, TW5 9EH	Heston Central	00123/17/P4	kieran.mccallum@hounslow.gov.uk
<b>Proposal</b>	Erection of single side and part rear extension to the bungalow			
<b>No. of submissions:</b> 0	<p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- The proposal would fail to remain subordinate to the dwelling, would not feature a one metre set-back from the front elevation as advised by the Residential Extension Guidelines, and would project beyond the principal front building line. It would design, harm the street scene and the character of the dwelling contrary to the Residential Extension Guidelines.</li> <li>- Due to its excessive scale, it would harm neighbours' light and outlook.</li> </ul>			
Outcome				

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

Item	Address	Ward	Ref. No.	Case officer details
1	Land Adjacent To 31 Raleigh Road, UB2 5TP	Heston East	CUCO/2016/00311	Bhupinder.manz@hounslow.gov.uk
<b>Breach</b>	Unauthorised use of land for vehicle storage and repairs and parking of recovered vehicles.			
<b>Proposed remedy</b>	<p><b>Remedy:</b> Cease unauthorised use of the site and remove all parked vehicles and any materials related to this use within 1 month of notice taking effect.</p> <p><b>Reason:</b> Use incongruous with local residential use due to noise and general disturbance</p>			
Outcome				

# PENDING DECISIONS LIST

WEEK 33 2016

19 August 2016 to 26 August 2016

## ISLEWORTH & BRENTFORD AREA

Item	Address	Ward	Ref. No.	Case officer details
4	34 Newton Road, Isleworth, TW7 6QD	Syon	00801/34/P4	kieran.mccallum@hounslow.gov.uk
<b>Proposal</b>	Erection of a single storey and part two storey rear extensions to the house			
<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 and impact on views.</li> <li>- Property has been significantly extended already, further extension would be out of character with the area.</li> <li>- Construction is likely to use access which does not belong to the applicant site.</li> </ul> <p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- The ground floor rear extension would harm to the western neighbour's outlook a, due to its height and proximity to the boundary.</li> </ul> <p>Note: If amendments reduce the scale of the rear extension the proposal is likely to be recommended for approval under delegated authority.</p>			
<b>Outcome</b>				
Item	Address	Ward	Ref. No.	Case officer details
2	11 Grove Road, Brentford, TW8 9NT	Brentford	00529/11/P1	kieran.mccallum@hounslow.gov.uk
<b>Proposal</b>	Increase of ridge height to allow the erection of a rear roof extension incorporating two front roof windows and a single storey rear and rear infill extension to the house			
<b>No. of submissions:</b> 0	<p><b><u>Summary of likely reasons for refusal</u></b></p> <ul style="list-style-type: none"> <li>- The element of the rear roof extension above the existing outrigger would be of excessive size and an incongruous addition to the property, harming the character of the property and the appearance of the area contrary to the Residential Design Guidelines.</li> </ul>			
<b>Outcome</b>				

Item	Address	Ward	Ref. No.	Case officer details
3	10 Grove Road, Brentford, TW8 9NT	Brentford	00529/10/P3	kieran.mccallum@hounslow.gov.uk
<b>Proposal</b>	Increase of ridge height to allow the erection of a rear roof extension incorporating two front roof windows and a single storey rear and rear infill extension to the house			
<b>No. of submissions:</b> 0	<p><b>Summary of likely reasons for refusal</b></p> <ul style="list-style-type: none"> <li>- The element of the rear roof extension above the existing outrigger would be of excessive size and an incongruous addition to the property, harming the character of the property and the appearance of the area contrary to the Residential Design Guidelines.</li> </ul>			
Outcome				
Item	Address	Ward	Ref. No.	Case officer details
4	57 Burlington Road, Isleworth, TW7 4LX	Osterley & Spring Grove	00178/57/P5	kieran.mccallum@hounslow.gov.uk
<b>Proposal</b>	Erection of a side roof extension to form hip to gable conversion			
<b>No. of submissions:</b> 0	<p><b>Summary of likely reasons for refusal</b></p> <ul style="list-style-type: none"> <li>- The hip to gable conversion would unbalance the pair of semi-detached properties to which it belongs, harming the character of the dwellings and the appearance of the area.</li> </ul>			
Outcome				

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

Item	Address	Ward	Ref. No.	Case officer details
1	46 Clifden Road, Brentford, TW8 0PF	Brentford	BWR/2015/00516	kit.law@hounslow.gov.uk
<b>Breach</b>	Rear dormer window is not built in accordance with the approved drawings under planning permission 00279/46/P3.			
<b>Proposed remedy</b>	<ul style="list-style-type: none"> <li>- To remove the dormer window; or</li> <li>- To carry out works to ensure the dormer window is built in accordance with the approved drawings under planning permission 00279/46/P3.</li> </ul> <p>Reason:</p> <p>Due to the excessive size and scale and in appropriate position and design, the rear roof extension results in a bulky and incongruous addition to the property which harms the character and appearance of the site and the surrounding area and does not preserve or enhance the character and appearance of the St Paul's Brentford Conservation Area</p>			
Outcome				

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