

PENDING DECISIONS LIST

WEEK 32 2016

12 August 2016 to 19 August 2016

BEDFONT, FELTHAM & HANWORTH AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	5 Sandycombe Road, Feltham, TW14 9BJ	Feltham West	00998/5/P1	tom.bradfield@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"> - Including previous extensions, the proposal would have a maximum depth of six metres. This is considered excessive and would not remain in proportion with the host property, causing harm to the character and appearance of the wider area. - The extension would cause significant harm to both neighbouring properties through loss of light and outlook, the creation of an unacceptable sense of enclosure and an overbearing presence on the boundary. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	385 Staines Road, Feltham, TW14 9HA	Feltham North	01054/385/P2	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a part two storey, part single storey side and rear extension, a rear roof extension and a front porch			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Inappropriate design, depth and position would cause harm to neighbouring residential amenity, would fail to remain subordinate to the main house and would harm the character of the surrounding street scene. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	6 Seymour Gardens, Feltham, TW13 7PQ	Hanworth Park	01004/6/P6	katy.marks@hounslow.gov.uk
Proposal	Erection of a front canopy to the house			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Out of keeping with street scene within Hanworth Park Conservation Area - There should be no historical precedent in planning <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Contrary to the Residential Extensions Guidelines which seek to ensure that front extensions are minor and do not alter the overall appearance of the house and that canopies should not extend sideways across the house or attach to bay windows. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	384 - 386 Staines Road, Feltham, TW14 8BT	Bedfont	01054/384-386/P9	katy.marks@hounslow.gov.uk
Proposal	Erection of a first and second floor rear extension 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"> - Large bulky extension which would harm living conditions at neighbouring properties. 			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	51b Fruen Road, Feltham, TW14 9NT	Feltham North	00467/51B/P1	tom.bradfield@hounslow.gov.uk
Proposal	Formation of a vehicular access.			
No. of submissions: 1	<p>Summary of objections</p> <ul style="list-style-type: none"> - Increase in noise and pollution and blocking of side access with vehicles - Loss and replacement of front access gate and brick walls <p>Summary of likely reasons for approval</p> <ul style="list-style-type: none"> - The parking provision, and the position and measurements of the crossover, comply with Council policy. - Research has demonstrated that vehicles have used the driveway for some time (albeit without a dropped kerb). - A condition is recommended to maintain and where possible improve the safety of occupiers of the existing properties (which have their access on the side elevation) through the creation of a pedestrian refuge or barrier. 			
Outcome				

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Feltham Ex-Servicemens Club, Bedfont Lane, Feltham, TW14 9NW	Feltham North	00094/AO/P1	matthew.rees@hounslow.gov.uk
Summary	Proposal: Demolition of the existing Feltham Ex-Servicemen's Club and surrounding structures and the erection of 94 Older Persons' Extra Care (C2) units with associated communal facilities, landscaping and parking.			
	This is a Council own application			
	It is anticipated that this item will be presented to Planning Committee on 1 September 2016			
Outcome				

PENDING DECISIONS LIST

WEEK 32 2016

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CENTRAL HOUNSLOW AREA

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	50 Alexandra Road, Hounslow, TW3 4HR	Hounslow Central	00026/50/P1	george.clarke@hounslow.gov.uk
Proposal	Erection of a two storey side extension and formation of vehicle access.			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of light - Freeholder not informed of proposal <p><u>Summary of likely reasons for approval</u></p> <ul style="list-style-type: none"> - There would be no harm to neighbours' living conditions <p>Note: The application is not valid as not all the owners of the land have been notified by the applicant (which is a legal requirement). No decision can be made until this requirement has been met.</p>			
Outcome				

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	30 – 32 Lampton Road, Hounslow, TW3 1JH	Hounslow West	00676/12-32/P4	matthew.rees@hounslow.gov.uk
Summary	<p>Proposal: Variation of condition 19 (approved plans) to allow for amended plans in respect of planning permission 00676/12-32/P3 allowed at appeal ref APP/F5540/A/10/2131708 dated 26/01/2011 for erection of a part three storey part six storey building comprising two hotels, one of 128 rooms, the other 60 rooms, with associated parking</p> <p>The approval related to the provision of 2 hotels, one 128 bedroom hotel was constructed (the Travelodge), the other 60 room hotel has to date not been implemented. The current proposal seeks to vary the decision drawings to remove the bulk of banqueting facilities within the approved 60 bedroom hotel and increase the number of rooms to 144 bedrooms.</p> <p>No representations have been received for the application.</p> <p>Recommendation:</p> <p>This application is recommended for refusal on the basis that the proposed alterations are considered to be of a scale and nature that are substantially different in planning terms from that which has been approved. As such the form of submission is not accepted and a full planning application would be required to enable a thorough re-appraisal of the scheme.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	527-529 Staines Road, Hounslow, TW4 5DZ	Hounslow West	01054H/527/P4	katy.marks@hounslow.gov.uk
Summary	<p>Proposal: Demolition of existing buildings and the erection of part five-, part four-storey block providing a total of 67 flats; associated access, landscaping, refuse storage, and car and cycle parking</p>			
Outcome				

PENDING DECISIONS LIST

WEEK 32 2016

12 August 2016 to 19 August 2016

CHISWICK AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	22B Oxford Gardens, Chiswick, W4 3BW	Chiswick Riverside	00846/22/P6	james.hansel@hounslow.gov.uk
Proposal	Erection of a rear roof extension with front roof windows to the first floor flat.			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Contrary to the Residential Extension Guidelines with insufficient set-ins from the ridge and eaves, making it harmful to the character and appearance of the surrounding area. <p>Note: If acceptable amendments are received setting the roof dormer down from the ridge and up from the eaves, the application may be recommended for approval under delegated powers.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	42 Flanders Road, Chiswick, W4 1NG	Chiswick Homefields	00455/42/P2	mark.knighting@hounslow.gov.uk
Proposal	Erection of a rear roof and outrigger extension with two front roof windows to the house			
No. of submissions: 0	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Reduction in light to neighbour window <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - As a result of the overall size and scale of the proposals, the roof extensions and additions would harm the appearance of the property and the Bedford Park 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	183 Gunnersbury Lane, Acton, W3 8LJ	Turnham Green	00536/183/P3	joney.ramirez@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and a single storey side extension			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Proposal would be built up to the boundary line. Plans do not show guttering. Concerns over building over boundary line and lack of Party Wall agreement. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The proposal would be a subservient addition to the house and would not cause harm to neighbouring amenities. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	69 Strand on the Green, Chiswick, W4 3PF	Chiswick Riverside	01076/69/P4 & L4	mark.knighting@hounslow.gov.uk
Proposal	Erection of a roof extension, single storey rear and third floor rear extension with internal alterations			
No. of submissions: 3	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of privacy - Inaccurate drawings - Harm to listed building <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The proposed works are in keeping with extensions to adjacent neighbour and would not cause harm to neighbouring amenities. The internal works are also considered appropriate with regard to the listed status of the building. <p>NOTE: Previously on Decisions List and referred to Planning Committee at Chiswick Area Forum on 5th July. Included again as minor amendment to dormer received 10/08/2016. Both applications will be referred to 1st September Planning Committee.</p>			
Outcome				

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WEEK 32 2016

12 August 2016 to 19 August 2016

HESTON & CRANFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	8 Adelaide Road, Hounslow, TW5 9AG	Heston Central	00008/8/P5	sam.smith@hounslow.gov.uk
Proposal	Erection of a side and rear roof extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The roof extension would appear a bulky and incongruous addition that would harm the appearance of the house and immediate area contrary to the Residential Extension Guidelines. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	38 Hadley Gardens, Southall, UB2 5SQ	Heston East	00539/38/P2	sam.smith@hounslow.gov.uk
Proposal	Erection of a part single, part two-storey rear extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The two-storey rear extension would lack adequate set-ins from the boundary, which 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
4	37 Whytecroft, Hounslow, TW5 9HH	Heston West	01206/37/P3	matthew.rees@hounslow.gov.uk
Proposal	Erection of a detached house to side of existing house. Erection of front and rear roof extensions to the existing house			
No. of submissions: 4	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Loss of light - Parking - Visual intrusion - Over development - Noise and disturbance - Vermin - Loss of garden space - Loss of privacy - Design out of character <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - By virtue of its excessive bulk, design and prominent location the extensions and new house would detract from the character and appearance of the host property and surrounding area. - By virtue of the excessive scale of the development and close proximity to the boundaries of the site, it would result in significant levels of loss of light, outlook and privacy to neighbouring properties - In the absence of sufficient external amenity space for the existing property, would result in substandard accommodation - Cramped, inconvenient and dangerous parking layout would harm highway safety and nearby parking. 			
Outcome				
Item	Address	Ward	Ref. No.	Case officer details
5	204 Great West Road, Hounslow, TW5 9AW	Heston Central	00505/204/P13	george.clarke@hounslow.gov.uk
Proposal	Erection of a rear roof extension incorporating hip to gable conversion and two front roof windows			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The mass of the proposal will be unsightly when viewed from Broad Walk and the Great West Road due to its size. - It is not in keeping with rest of the roof lines of the parade of shops. - <u>Summary of likely reasons for refusal</u> - The roof extension would appear incongruous at a prominent corner site and would harm the appearance of the area. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
6	43 Armytage Road, Hounslow, TW5 9JH	Heston West	00044/43/P8	nesha.burnham@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the house			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The existing rear extension at the application property is already considered excessively deep. It was not built with planning permission but has become immune from enforcement action. The cumulative depth of the existing and proposed extension would not be subordinate to the modest bungalow or be in accordance with the Council's Residential Extension Guidelines. - Given the orientation of the properties, the additional height and bulk of the proposed development is likely to harm neighbours' living conditions 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	1-11 Woodfield Road, Hounslow, TW4 6LL	Cranford	01227/1-11/P17	nesha.burnham@hounslow.gov.uk
Proposal	Erection of a third floor by raising the height of existing building by 1.3 metres creating one two bedroom flat			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Safety and privacy issues - Environmental concerns (including the burning of material on site and concerns about the surrounding water bed level) - Increase in congestion - Parking implications <p><u>Summary of reasons for refusal</u></p> <ul style="list-style-type: none"> - The third floor, by reason of its height, design and bulk would result in an incongruous roof feature which would be detrimental to the street scene contrary to Policy CC1 and CC2 of the Local Plan. - There would be an unsatisfactory level of usable amenity space for future occupiers contrary to Policy SC7 of the Local Plan. 			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	219 Great West Road, Hounslow, TW5 0DQ	Heston Central	00505/219/P3	george.clarke@hounslow.gov.uk
Proposal	Erection of a part single part two storey rear and side extension to the house			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The extension would block light and harm privacy <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The first floor side extension with a hipped roof design is of a modest scale taking up only part of the depth of the main house. The hipped roof would avoid unacceptable loss of light to neighbouring properties. - There are no side facing windows and so there would be no loss of privacy. 			
Outcome				

PENDING DECISIONS LIST

WEEK 32 2016

12 August 2016 to 19 August 2016

ISLEWORTH & BRENTFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	57 Oakley Close, Isleworth, TW7 4HY	Osterley & Spring Grove	01437/57/P2	sam.smith@hounslow.gov.uk
Proposal	Conversion of a garage into a habitable room with ensuite bathroom.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - There would be a loss of off-street parking in an area of parking stress and the applicant has failed to demonstrate that additional parking demand could be safely accommodated on the surrounding highway network. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	8-10 Wood Lane, Isleworth, TW7 5ER	Syon	01225/8-10/P2	george.clarke@hounslow.gov.uk
Proposal	Part change of use of existing storage area of the garage workshop from Sui Generis (garage workshop) to kitchen facility for catering purpose for deliveries			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The applicant has failed to demonstrate that the proposed change of use would not cause harm to the area due to the effect on highway safety, traffic flow and parking. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	14 Osterley Crescent, Isleworth, TW7 5LF	Osterley & Spring Grove	00841/14/P3	george.clarke@hounslow.gov.uk
Proposal	Erection of a rear roof extension incorporating hip to gable conversion and a juliet balcony to the house			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The guidelines state that Rear Dormer Extensions should be of modest size and not dominate the roof. The proposed plans appear to show an extension which is the full height of the roof. - The proposed double doors with balcony will directly overlook our back garden and we regard this as an extreme invasion of our privacy. - A hip to gable roof extension would appear overly dominant and harm the appearance of the street. <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The hip to gable extension would harm the appearance of the street scene in the Spring Grove Conservation Area. - The rear dormer is of an excessive scale and would not comply with the Council's Residential Extension Guidelines. This would harm the appearance of the Spring Grove Conservation Area. 			
Outcome				
Item	Address	Ward	Ref. No.	Case officer details
2	50-52 Everley Crescent, Ashton House School, Isleworth, TW7 4LW	Osterley & Spring Grove	00423/50-52/P7	george.clarke@hounslow.gov.uk
Proposal	Construction of an outdoor play structure in the form of an Adobe Dome and Amphitheatre			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The structure would block light to our property and harm outlook - The structure would harm the appearance of the area - Adequate measure should be taken to protect neighbouring homes during construction <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Excessive scale in relation to adjoining gardens, harmful to neighbours' outlook and unnecessarily imposing <p>Note: A location further from the boundary and with reduced height may result in a recommendation for approval under delegated powers</p>			
Outcome				

Development on Council Land

Item	Address	Ward	Ref. No.	Case officer details
Item 1	Feltham Ex – Serviceman's Club, Bedfont Lane, Feltham, TW14 9NW	Feltham North	00094/AO/P1	matthew.rees@hounslow.gov.uk
Summary Outcome	<p>Proposal: Demolition of the existing Feltham Ex-Servicemen's Club and surrounding structures and the erection of 94 Older Person's Extra Care (C2) units with associated communal facilities, landscaping and parking.</p> <p>This is a Council own application</p> <p>It is anticipated that this item will be presented to Planning Committee on 1 September 2016</p>			
Outcome				