

PENDING DECISIONS LIST**WEEK 31 2016****5 August 2016 to 12 August 2016****BEDFONT, FELTHAM & HANWORTH AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	685 Staines Road, Feltham, TW14 8PA	Bedfont	01054/685/P26	katy.marks@hounslow.gov.uk
Proposal	Demolition of existing property and the erection of a two storey building comprising 3 flats with associated landscaping, cycle store and bin store			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Impact upon parking at neighbouring site <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Scale and design would be out of keeping with the character and appearance of the area and the conservation area - Poor quality living accommodation for future occupants - Impact upon neighbours through loss of outlook 			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Land at Feltham Community College, Browells Lane, Feltham TW13 7EF	Hanworth Park	01145/F/P23	kiri.shuttleworth@hounslow.gov.uk
Summary	<p>Variation of condition 3 to amend approved drawings to allow installation of external plant store following planning permission 01145/F/P21 dated 15/04/2016 for proposed retention of temporary modular buildings for one year and demolition of an existing single storey classroom extension and erection of a replacement two storey extension, infilling of ground floor walkway to the rear and installation of additional windows to an existing teaching block for use by the Logic Studio School.</p> <p>The variation would permit the erection of a single storey timber plant store to the rear of the main building.</p> <p>The application is recommended for approval.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	Lindon Bennett School, Main Street, TW13 6ET	Hanworth	01145/F/P23	matthew.rees@hounslow.gov.uk
Summary	<p>Variation of condition 2 (approved plans), 7 (BREEAM Final Certificate) vary the wording of the condition from Prior to first occupation to Upon completion of both phases of the development, condition 8 (Carbon Emissions) vary the condition from a 40% reduction in carbon emissions to 25% and condition 9 (Trees) removal of tree in the courtyard following planning permission 00724/D/P3 approved 12/08/14 for erection of single storey front, side and rear extensions and the erection of a two storey side extension, increase in height of existing roof over new hall</p> <p>The application is recommended for approval</p>			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	185 Bedfont Lane Feltham TW14 9NH	Feltham West	MULT/2015/00290	baldeep.chana@hounslow.gov.uk
Breach	The conversion of the property into two self-contained flats without planning permission			
Proposed remedy	<ul style="list-style-type: none"> • Cease the use of the property as two self-contained flats • Remove all but one of the kitchens and associated kitchen facilities • Remove all but one of the bathrooms and associated bathroom facilities • Remove all debris from the Land. 			
Outcome	Delegated decision			

PENDING DECISIONS LIST

WEEK 31 2016

5 August 2016 to 12 August 2016

CENTRAL HOUNSLOW AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	Flat 3, 64 Grove Road, Hounslow, TW3 3PT	Hounslow Heath	00530/64(F3)/P4	katy.marks@hounslow.gov.uk
Proposal	Retrospective application for conversion of a single flat over first and second floor into 2 separate self-contained flats			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The flats provide poor quality accommodation which falls substantially short of the National Space Standards - The proposals would result in excessive noise and disturbance to neighbouring properties 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	61 Ellerdine Road, Hounslow, TW3 2PN	Hounslow South	00391/61/P1	kieran.mccallum@hounslow.gov.uk
Proposal	Erection of a part two storey, part single storey rear extension, a rear roof extension with hip to gable conversion and a roof window to front elevation and erection of an outbuilding in rear garden for use as a gym			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Inclusion of a bathroom in the outbuilding is unreasonable and could lead to its use as residential accommodation. <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The first floor rear extension would be of a size and design incongruous to the original dwelling, causing harm to its character and the appearance of the area. - The rear roof extension and hip to gable conversion would unbalance the pair of semi-detached dwellings of which it is a part, which would be detrimental to the character of the properties and the surrounding area. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	70 Kneller Gardens, TW7 7NW	Hounslow South	00671/70/P2	sam.smith@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the house.			
No. of submissions: 0	<p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - The proposal would extend to a depth that would be contrary to the Residential Extensions Guidelines and harmful to neighbours' light and outlook. <p>NOTE: If amended plans are received reducing the extensions depth to 3.65 metres, in line with the advice of the Residential Extension Guidelines, this application may be recommended for approval under delegated powers.</p>			
Outcome	Delegated decision			

Major Applications

Item	Address	Ward	Ref. No.	Case officer details
1	Hounslow Town Primary School, Pears Road, Hounslow TW3 1SR	Hounslow Central	00870/F/P6	Stephen.hissett@hounslow.gov.uk
Summary	Demolition of existing building and erection of new 5-form entry primary school and 284 residential homes, including access, landscaping, servicing arrangements, cycle and car parking, with refuse and recycling facilities.			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	23 Cromwell Road, Hounslow, TW3 3QE	Hounslow Heath	OUTB/2013/00148	Baldeep.chana@hounslow.gov.uk
Breach	Unauthorised use of the property as a HMO for more than 6 persons			
Proposed remedy	<ul style="list-style-type: none"> • Cease the use of the property as a <i>sui generis</i> HMO • Remove all but one the kitchens and associated kitchen facilities • Remove all resultant debris from the Land 			
Outcome	Delegated decision			

PENDING DECISIONS LIST**WEEK 31 2016****5 August 2016 to 12 August 2016****CHISWICK AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	11 Park Place, Acton W3 8JY	Turnham Green	00856/11/P7	joney.ramirez@hounslow.gov.uk
Proposal	Retrospective application for erection of a side and rear roof extension incorporating 2 front roof windows to the house.			
No. of submissions: 1	<p>Summary of objections</p> <ul style="list-style-type: none"> - Overly large roof extensions, out of character. Rear roof extension has a large window that results in loss of privacy. - Materials do not match the house <p>Summary of likely reasons for refusal</p> <p>The proposal is a bulky addition to the property which has harmed the character and appearance of the Conservation Area, contrary to policies CC2 and CC4 of the Local Plan.</p>			
Outcome	Delegated decision			

PENDING DECISIONS LIST**WEEK 31 2016****5 August 2016 to 12 August 2016****HESTON & CRANFORD AREA****Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	11 Elmdon Road, Hounslow, TW4 7RG	Heston Central	00399/11/P1	kieran.mccallum@hounslow.gov.uk
Proposal	Erection of a single storey outbuilding to be used as a residential unit			
No. of submissions: 1	<u>Summary of objections</u> <ul style="list-style-type: none"> - Use of outbuilding as a residential unit is inappropriate. <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The use of the outbuilding as a separate residential unit would cause unacceptable harm to neighbours living conditions. - The outbuilding would be poor quality accommodation due to a lack of private amenity space, leading to an unacceptable standard of living for potential occupiers. 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	34 Crosslands Avenue, Southall, UB2 5QZ	Heston East	00328/34/P5	kieran.mccallum@hounslow.gov.uk
Proposal	Erection of an outbuilding in rear garden for use as storage and games room following removal of existing outbuilding			
No. of submissions: 2	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Too large for an outbuilding, lack of one metre set back from the boundaries, and lack of appropriate maintenance access. - Object to the outbuildings use as a business. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The outbuilding is in keeping with examples at both adjacent neighbours, and amendments have been received which ensure that the roof drains onto the applicant site, as required by the Residential Extension Guidelines. - This application does not cover any use of the outbuilding as a separate business premises. 			
Outcome	Delegated decision			

PENDING DECISIONS LIST

WEEK 31 2016

5 August 2016 to 12 August 2016

ISLEWORTH & BRENTFORD AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	Concorde House, 61 High Street, TW8 0AH	Syon	00607/61/P17	sam.smith@hounslow.gov.uk
Proposal	Erection of a new boundary wall and railings together with canopy to main entrance door			
No. of submissions: 0	<p>Summary of likely reasons for refusal</p> <ul style="list-style-type: none"> - The boundary treatment would prohibit satisfactory visibility splays and the bin store access doors would open directly onto an existing Zebra Crossing on Town Meadow, which would affect pedestrian and road safety. - No details of how access to the resident's car park would be controlled have been submitted. 			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	26 Eastbourne Road, Brentford TW8 9PE	Brentford	00380/26/P2	joney.ramirez@hounslow.gov.uk
Proposal	Erection of a single storey rear and side infill extension and a rear roof extension with 2 roof windows to front elevation			
No. of submissions: 0	<ul style="list-style-type: none"> - By reason of its height and depth, the proposed wraparound extension would result in harm to neighbouring amenities. - A side and rear wraparound extension would not appear subordinate to the dwelling, and would be contrary to the advice of the Residential Extension Guidelines. - The rear roof extension would result in the increase of ridge of the property, harming the appearance of the street scene. The rear roof extension would result in a bulky addition to the property. <p>NOTE: If amended plans reducing the height of the eaves to 2.00m at the rear extension, retaining the ridge of the property, separating the side and rear elements, and reducing the width of the rear roof extension are received, the application may be recommended for approval under delegated powers.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	26 Eastbourne Road, Brentford TW8 9PE	Brentford	00380/26/P3	joney.ramirez@hounslow.gov.uk
Proposal	Erection of a single storey rear and side infill extension, increase of ridge height of outrigger and a rear roof extension with juliet balcony and 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"> - By reason of its height and depth, the proposed wraparound extension would result in harm to neighbouring amenities. - A side and rear wraparound extension would not appear subordinate to the dwelling, and would be contrary to the advice of the Residential Extension Guidelines. - The proposed rear roof extension would result in the increase of ridge of the property, harming the appearance of the street scene. The rear roof extension would result in a bulky addition to the property. <p>NOTE: If amended plans reducing the height of the eaves to 2.00m at the rear extension, retaining the ridge of the property, separating the side and rear elements, and reducing the width of the rear roof extension are received, the application may be recommended for approval under delegated powers.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
5	45 Harewood Road, Isleworth, TW7 5HN	Osterley and Spring Grove	00556/45/P3	kieran.mccallum@hounslow.gov.uk
Proposal	Erection of a side roof extension incorporating front roof windows to the house			
No. of submissions: 0	<p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The proposal would be an incongruous addition to the dwelling, out of keeping with the adjoining properties to the north and south, and therefore would cause detriment to the character of the dwelling and the appearance of the street scene. <p>NOTE: If amendments are received featuring a hipped roof the application may be recommended for approval under delegated powers.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
6	22 The Butts, TW8 8BL	Syon	00185/22/P4 & L7	sam.smith@hounslow.gov.uk
Proposal	Erection of a shed to the rear garden			
No. of submissions:	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Proposal is for a Miami summerhouse and not a shed - Design would be incongruous within The Butts Conservation Area - Large expanses of glazing will allow “electric light” to impact the garden, harmful to the character of the Conservation Area - Proposal has “non-appropriate impact on garden to built structure balance” - Light disturbance and harm to privacy - Would be an occupied building which would create nocturnal disturbances <p><u>Summary of reasons for refusal</u></p> <ul style="list-style-type: none"> - Insufficient evidence has been provided to demonstrate that the proposal would not affect the setting of a listed building. - The outbuilding does not feature a setback from the boundaries of one metre, as advised by the Residential Extension Guidelines. 			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	16 Clifden Road, Brentford, TW8 0PF	Brentford	00279/16/P2	joney.ramirez@hounslow.gov.uk
Proposal	Erection of a single storey rear and side infill extension			
No. of submissions:	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - The proposed rear extension would project more than the existing extension at 14 Clifden Road, harming neighbouring amenities <p><u>Summary of reasons for approval</u></p> <p>The proposal would not result in harm to neighbouring amenities and would preserve the overall appearance of the Conservation Area.</p>			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	9 Osterley Crescent, Isleworth, TW7 5LF	Osterley and Spring Grove	00841/9/P1	eamon.cassidy@hounslow.gov.uk
Proposal	Erection of a single storey side and rear extension and hip to gable and rear roof extension with two front roof windows to the house.			
No. of submissions: 2	<p>Summary of objections</p> <ul style="list-style-type: none"> - By reason of design and appearance the proposal fails to preserve or enhance the character and appearance of the Spring Grove Conservation Area. - By reason of size, scale, design and appearance the proposal would be over dominant and would be an obtrusive feature out of scale with the existing building. <p>Summary of reasons for approval</p> <ul style="list-style-type: none"> - The hip to gable conversion and rear roof extension would match that of the attached house, and would therefore re-balance the pair of semi-detached houses, enhancing the character and appearance of the Spring Grove Conservation Area. <p>The single storey rear and side extensions are in accordance with the Residential Extension Guidelines.</p>			
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
Summary	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.			
Outcome	Delegated decision			