

PENDING DECISIONS LIST

WEEK 26 2016
1 July 2016 to 8 July 2016

BEDFONT, FELTHAM & HANWORTH AREA**Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	Land Adjacent to 26 Exeter Road, TW13 5NX	Hanworth	00425/ADJ26/P5	Tom.bradfield@hounslow.gov.uk
Proposal	Erection of a two storey attached three bedroom house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the character and appearance of the area due to the prominent and intrusive nature of the proposal that would result in an incongruous addition to the street scene - Harm to highway and pedestrian safety through poor parking layout, unacceptable position and scale of crossover, lack of visibility splays and no cycle parking - Poor living conditions for future residents due to lack of internal space. The National Described Space Standards require 84sqm internal space but only 76sqm is provided. - Poor quality of amenity space due to position adjacent to the footpath resulting in a lack of privacy. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	119 The Drive, Feltham TW14 0AH	Feltham North	00386/119/P1	Kiri.shuttleworth@hounslow.gov.uk
Proposal	Erection of a single storey side and rear extension to the bungalow			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Harm to the character and appearance of the original dwelling by virtue of the cumulative scale of the extension; the proposal includes a wraparound extension contrary to the Residential Extension Guidelines <p>Please note that if acceptable amended plans are received to: remove or set-back further with lowered height of side extension to reduce the impact of appearance, the application may be approved under delegated authority.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	8 Sparrow Farm Drive, Feltham TW14 0EA	Feltham North	01041/8/P4	Kiri.shuttleworth@hounslow.gov.uk
Proposal	Conversion of an existing house into 2 self contained flats			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Concerns with parking <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The property does not meet the minimum original 130sqm floor space requirement for conversion, contrary to policy SC6. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	92 Shaftesbury Avenue, Feltham, London TW14 9LR	Feltham	01005/92/P6	Nesha.burnham@hounslow.gov.uk
Proposal	Erection of a single storey side and rear extension to the house			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Traffic and parking implications <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - Due to its excessive size, the extension would detract from the character and appearance of the host property and the wider street scene contrary to policy CC1 and CC2 of the Local Plan. 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
5	100 Crispin Road, TW13 6QR	Hanworth	01388/100/P4	Katy.marks@hounslow.gov.uk
Proposal	Change of use of the existing house with attached annex into 1 x 1 bedroom house and 2 x flats with associated internal and external reorganisations.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Concerns raised with regards to fencing to rear of site and dust and disturbance during building work <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The proposals would result in the loss of a small family house of less than 130sqm of original floor space contrary to Local Plan policy SC6. 			
Outcome				

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	1 Queens Park Gardens, Feltham, TW13 4JS	Feltham West	OUTR/2014/00598	Laura.fisk@hounslow.gov.uk
Breach	Unauthorised erection of a second single storey rear extension and single storey side and rear outbuildings			
Proposed remedy	<ul style="list-style-type: none"> • Demolish the second single storey rear extension • Demolish the single storey side outbuilding • Demolish the single storey rear outbuilding • Remove all resultant debris from the site 			
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 Tivoli Road, Hounslow TW4 6AA	Hounslow West	01124/28/P3	Kiri.shuttleworth@hounslow.gov.uk
Proposal	Erection of part single / part two storey rear extensions to convert existing house into two self contained flats			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - <i>Loss of light</i> - <i>Loss of privacy through overlooking</i> - <i>Loss of garden area to accommodate additional parking which shows that the property will be occupied by several occupants</i> <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The property does not meet the minimum original 130sqm floor space requirement for conversion, contrary to policy SC6. - The proposal does not provide a family unit at ground floor, contrary to Policy SC6 - The flats do not provide adequate living accommodation; the internal floor areas are below that required under the Technical Housing Standards. - Insufficient information has been provided to demonstrate that there is sufficient space to manoeuvre into and out of the proposed parking space at the rear of the site, similarly it has not been demonstrated that it would be possible to use this space and the driveway without conflict with number 26 a and b and therefore it is likely to have an adverse impact upon highway safety 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	33 Martindale Road, Hounslow, TW4 7EW	Hounslow West	00745/33/P2	Matthew.rees@hounslow.gov.uk
Proposal	Erection of a single storey rear and side infill extension and a new front porch			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The proposal would result in an unacceptable level of loss of outlook and enclosure to 31 Martindale Road, conflicting with policy CC2 of the adopted Local Plan and the Councils Residential Extension Guidelines 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	83 Heath Road, Hounslow, TW3 2NP	Hounslow South	00586/83/P1	eamon.cassidy@hounslow.gov.uk
Proposal	Erection of two storey rear extensions to the house.			
No. of submissions: 2	<u>Summary of objections</u> <ul style="list-style-type: none"> - Loss of light - Loss of privacy - Increased overlooking - Imposing visual appearance - Unacceptable sense of enclosure <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The excessive size and scale and inappropriate position and design of the proposal would harm neighbours' living conditions and the character and appearance of the site and surrounding area. 			
Outcome				

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	82 Grove Road, Hounslow, TW3 3PT	Hounslow Heath	BWR/2016/00049	Laura.fisk@hounslow.gov.uk
Breach	Unauthorised erection of a single storey rear extension			
Proposed remedy	<ul style="list-style-type: none"> • Demolish the single storey rear extension • Remove all resultant debris from the site 			
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	28 Whitehall Park Road, Chiswick W4 3NE	Chiswick Riverside	01199/28/P1	Joney.ramirez@hounslow.gov.uk
Proposal	Erection of a single storey rear and side infill extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - The proposed single storey rear wraparound extension due to the proposed height at eaves would cause harm to neighbouring amenities. NOTE: If amendments are received lowering the eaves at the infill extension to 2.00m, the application would be recommended for approval under delegated powers			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	30 Whitehall Park Road, Chiswick W4 3NE	Chiswick Riverside	01199/30/P1	Joney.ramirez@hounslow.gov.uk
Proposal	Erection of a single storey rear and side infill extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - The proposed single storey rear wraparound extension due to the proposed height at eaves would cause harm to neighbouring amenities. NOTE: If amendments are received lowering the eaves at the infill extension to 2.00m, the application would be recommended for approval under delegated powers			
Outcome				

Wards: Turnham Green – Chiswick Homefields – Chiswick Riverside

Item	Address	Ward	Ref. No.	Case officer details
3	118 Airedale Avenue South, Chiswick W4 2PX	Chiswick Homefields	01257/118/P1	Joney.ramirez@hounslow.gov.uk
Proposal	Erection of a rear roof extension with front roof windows and 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 insertion of two front rooflights and the proposed rear roof extension, by reason of its design, would appear an incongruous feature in the streetscene, harming the Conservation Area. <p>NOTE: If amended plans are received providing with windows to match the house at the proposed rear roof extension, and removing one front rooflight, the application would be recommended for approval under delegated powers.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	82 Turnham Green Terrace, Chiswick W4 1QN	Chiswick Homefields	01135/82/P3	Joney.ramirez@hounslow.gov.uk
Proposal	Erection of a rear extension to first floor flat and a rear roof extension to the second floor flat.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The proposed rear roof extension would result on a bulky addition which would fail to preserve or enhance the character and appearance of the Conservation Area. - The proposed rear terrace and fence would be harmful to the neighbouring amenities in terms of noise and disturbance. <p>NOTE: If amendments are received reducing the width of the proposed rear roof extension and omit the rear terrace, the application would be recommended for approval under delegated powers.</p>			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
5	3 Spencer Road, Chiswick W4 3SS	Chiswick Riverside	01043/3/P6	Joney.ramirez@hounslow.gov.uk
Proposal	Formation of vehicle access to the front of the house.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The proposed crossover would result on the loss more than half of the front garden of the house, harming the character and appearance of the Conservation Area. Trial holes are required in order to assess if the proposal would harm an existing mature street tree. 			
Outcome				

Wards: Turnham Green – Chiswick Homefields – Chiswick Riverside

Item	Address	Ward	Ref. No.	Case officer details
6	36 Balfern Grove, Chiswick, W4 2JX	Chiswick Homefields	00070/36/P1	james.hansel@hounslow.gov.uk
Proposal	Erection of a single storey rear infill extension to the house			
No. of submissions: 0	<u>Summary of reasons for refusal</u> <ul style="list-style-type: none"> - The proposed extension would result in harm to neighbours living conditions NOTE: If amended plans are received reducing the height at the boundary to 2m, the application will be recommended for approval under delegated powers.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
7	37 Magnolia Road, Chiswick,	Chiswick Riverside	00723/37/P3	james.hansel@hounslow.gov.uk
Proposal	Erection of a two storey side extension, single storey rear extension, rear roof extension with front roof windows and conversion to form two residential units - a ground floor flat and maisonette above.			
No. of submissions: 3	<u>Summary of objections</u> <ul style="list-style-type: none"> - Concerns over remaining parking spaces. - Concerns over light and privacy for neighbours. - Unable to access plans. <u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - The principle of converting the property into flats would be unacceptable as the existing dwelling would fail to provide the minimum original floor area threshold for a conversion contrary to Policy SC6. - The extensions would harm the character and appearance of the property and the area. 			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	35 Wavendon Avenue, Chiswick W4 4NT	Turnham Green	01176/35/P2	Joney.ramirez@hounslow.gov.uk
Proposal	Erection of a single storey rear infill extension and formation of basement to the house			
No. of submissions: 4	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Increased occupancy of the building - Increased parking stress - Bedroom in basement would have little light and ventilation, not appropriate for habitable room. - Site on Flood Risk Zone 3, no accommodation should be provided on basement - Impacts of basement extension on integrity of other houses - No basement extensions in the road, out of character - Constrained site. A basement will result on loss of garden space, especially to the front of the property. <p><u>Summary of reasons for approval</u></p> <ul style="list-style-type: none"> - The application was included in the Pending Decisions List W20 with a recommendation for refusal. Since then, amended plans were received removing the proposed bedroom from the basement and reducing the size of the front lightwell. As such the proposal would not result in harm to the streetscene and would comply with Environment Agency requirements. Conditions requiring Construction Method Statement and limiting construction hours would be imposed. 			
Outcome				

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	2A The Ridgeway, Chiswick, W4 8LL	Turnham Green	BWR/2015/00635	Laura.fisk@hounslow.gov.uk
Breach	Unauthorised erection of a single storey side extension			
Proposed remedy	<ul style="list-style-type: none"> • Demolish the single storey side extension • Remove all resultant debris from the site 			
Outcome				

Wards: Turnham Green – Chiswick Homefields – Chiswick Riverside

Item	Address	Ward	Ref. No.	Case officer details
2	7 Princes Avenue, Chiswick, W3 8LZ	Turnham Green	BWR/2016/00083	Laura.fisk@hounslow.gov.uk
Breach	Unauthorised erection of a rear roof extension incorporating two front rooflights			
Proposed remedy	<ul style="list-style-type: none"> • Demolish the rear roof extension • Remove the two front rooflights • Remove all resultant debris 			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	156 Chiswick High Road, Chiswick, W4 1PR	Chiswick Homefields	COND/2015/00331	Baldeep.chana@hounslow.gov.uk
Breach	Unauthorised installation of air conditioning units at the rear of the property			
Proposed remedy	<ul style="list-style-type: none"> • Remove the unauthorised air conditioning units • Remove all resultant debris from the Land 			
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	62 Berkeley Avenue, Hounslow, TW4 6LA	Cranford	00111/62/P1	Katy.marks@hounslow.gov.uk
Proposal	Erection of a part two storey, part single storey rear extension and a rear roof extension with hip to gable conversion and a roof window to front elevation			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> <ul style="list-style-type: none"> - Hip to gable extension would unbalance the pair of semi-detached properties and the rear roof dormer would appear overly dominant to the rear roof slope - The ground and first floor rear extensions would be overly deep resulting in harm to the living conditions of neighbours - Cumulatively the proposals would not remain subordinate to the original property and would result in harm to the character and appearance of the property and the area in general. 			
Outcome				

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ISLEWORTH & BRENTFORD AREA**Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	360 London Road, Isleworth, TW7 5AJ	Syon	00707/360/P3	eamon.cassidy@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the flat.			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Excessive depth - Loss of outlook - Increased overshadowing <p><u>Summary of likely reasons for refusal</u></p> <ul style="list-style-type: none"> - The excessive size and scale and inappropriate position and design of the proposal would harm neighbours' living conditions and the character and appearance of the site and surrounding area. <p>Note: If the rear extension is reduced in depth and side extension is deleted application will be recommended approval under delegated powers.</p>			
Outcome				

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	25 Northumberland Avenue Isleworth TW7 5HZ	Osterley and Spring Grove	BWR/2015/00599	Baldeep.chana@hounslow.gov.uk
Breach	Unauthorised construction of a second rear extension (canopy extension)			
Proposed remedy	<ul style="list-style-type: none"> Demolish the second rear extension (canopy extension) Remove all resultant debris from the Land 			
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/S15	George.clarke@hounslow.gov.uk
Proposal	Installation of a roof mounted ventilation plant and associated works including the erection of handrails to roof perimeter and access ladders			
No. of submissions: 1	<p><u>Summary of objections</u></p> <ul style="list-style-type: none"> - Harm to the appearance of the area - Loss of light <p><u>Summary of likely recommendation</u></p> <ul style="list-style-type: none"> - The ventilation plant and associated works would improve the air quality within classrooms whilst keeping windows shut so to provide adequate noise insulation - The proposed additions to the school roof are of a modest scale and appropriately placed so not to harm the appearance of the area - They would be far enough away from neighbouring residential properties so not to cause loss of light 			
Outcome				