



PLANNING REPORT

Printed for officer by

Fariba Ismat on 12 August 2024

Application reference: 24/1564/CON

Date application received	Date made valid	Target report date	8 Week date
19.06.2024	19.06.2024	14.08.2024	14.08.2024

Site:

84 Bath Road, Hounslow, TW3 3EQ, , ,

Proposal:

Detailed submitted pursuant to Condition 11 (Land Quality) and Condition 16 (Vehicular access) of permission 00083/84/S2 dated 30/03/2023 Erection of a part three, part two-storey building and one single storey building to provide six dwellings, incorporating associated cycle storage and landscaping, following the demolition of the existing building

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

AGENT NAME

Development Management
 Hounslow House, 7 Bath Road
 Hounslow
 TW3 3EB

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

LBRUT Transport – no response received

Expiry Date

08.07.2024

LBRUT Environmental Health Contaminated Land - no objection

08.07.2024

Neighbours: N/A

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History: Development Management, Appeals, Building Control, Enforcements: N/A



Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials):FI.....

Dated:12/08/2024.....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner - EL

Dated: 13/08/2024.....

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

22/2565/CON	LB of Hounslow Ref: 00083/84/S2
Address	84 Bath Road, Hounslow, TW3 3EQ
Proposal	Detailed submitted pursuant to Condition 11 (Land Quality) and Condition 16 (Vehicular access) of permission 00083/84/S2 dated 30/03/2023 Erection of a part three, part two-storey building and one single storey building to provide six dwellings, incorporating associated cycle storage and landscaping, following the demolition of the existing building
Determination Date	12/10/2022

Site Description

The site is occupied by a detached dwellinghouse located on the southern side of Bath Road within London Borough of Hounslow. The site is corner property and currently a derelict house.

Proposal

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Professional Comments

The application is for discharge of two conditions, condition 11 (Land Quality) and Condition 16 (Vehicular access) of the approved application Ref. 00083/84/S2 dated 30/03/2023.

The proposal is sited a good distance away from the borough boundary. There will be some implications for noise and nuisance, but again, due to good distance between the site and Richmond boundary, siting of the development and the scale of the works, the proposal is not considered to have negative impact on surrounding sites and neighbouring borough, therefore, is not objected to.

Residential Amenity

Owing to the siting of the development and the scope of the development, the proposal is not considered to unduly impact upon the residents within this Borough.

Transport

Richmond Council do not wish to comment on the proposal.

Design and Siting

Richmond Council do not wish to comment on the proposed development and therefore raise no objection to the proposal.



Conclusion

The Council raises no objection.