



APPEAL STATEMENT

Relating to:

Conversion of 8-bed HMO to 9-bed HMO.

At

**177 Station Road
West Drayton
UB7 7NQ**

For

Mr Jag Rai

Ref. 2024.013/Appeal
28 Feb 2025

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1. Introduction

1.1. This statement is submitted in support of an appeal by Mr Jag Rai and relates to an application for the conversion of 8-bed HMO to 9-bed HMO.

1.2. Refusal was issued on 17/01/2025.

2. The Appeal Site and Planning History

2.1. 177 Station Road is a two-storey property which forms part of a semi-detached pair of dwellings located in the West Drayton Conservation Area. The roof space within the property has been converted to form an additional bedroom. The property has been converted into an HMO. The internal layout consists of 8 bedrooms and internal shared communal living space consisting of a kitchen at ground floor level.. There is a room to the front of the property which adjoins a set of doors that formerly functioned as the primary entrance to the dwelling that is stated within the most recent planning permission (47713/APP/2024/1041) to be in use as a communal study area. This space was shown on previously approved drawings relating to an application for the erection of a front porch as being a lobby area.

2.2. The property benefits from a rear garden. There is a garden room outbuilding located at the far end of the garden. There is an area to the front of the dwelling which is used as car parking.

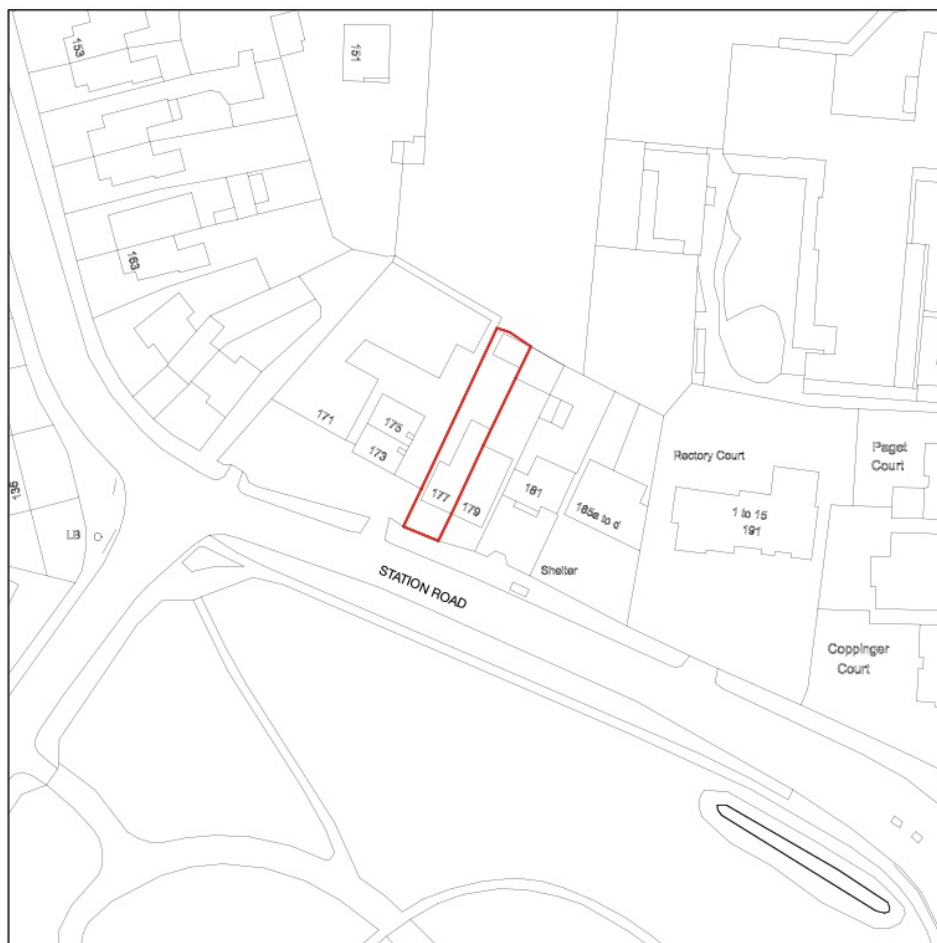
2.3. The property benefits from previous approvals:

Application Ref.	Description	Date
47713/APP/2024/2233	Erection of a front porch	07/11/2024
47713/APP/2024/1041	Conversion of existing 7no. bed 7person Sui Generis HMO to an 8no. bed 8person Sui Generis HMO (Retrospective application)	19/07/2024
47713/APP/2022/181	Erection of a single storey rear extension and conversion of loft into habitable space with 2 front roof lights and rear dormer.	18/05/2022
47713/APP/2022/196	Conversion of existing Class C3 dwelling to 7 beds, 7 people Sui Generis HMO with erection of single storey rear extension with 2 roof lights, demolition of side bay window, conversion of loft into habitable space with rear dormer and 2 front roof lights, erection of single storey detached	09/08/2022

	outbuilding and amendments to fenestration.	
47713/APP/2022/66	Erection of a single storey rear outbuilding for use as a home office (Application for a Certificate of Lawful Development for a Proposed Development)	05/03/2022

3. Proposed Development

- 3.1. Permission is sought to provide an additional bedroom, increasing the size of the property from an 8 bed to 9bed HMO.
- 3.2. A detailed description of the proposed development along with drawings which accompanied the application is included in the bundle of appeal documents.



4. Planning Policy

- 4.1. The appeal site is in the settlement area of West Drayton and relevant development plan policies have been considered by the Local Authority:
- London Plan Designation and London Plan Part 1 and Part 2 policies
 - The Development Plan for London Borough of Hillingdon currently consists of the following documents:
 - The Local Plan: Part 1 – Strategic Policies (2012)
 - The Local Plan: Part 2 – Development Management Policies (2020)
 - The Local Plan: Part 2 – Site Allocations and Designations (2020)
 - The London Plan (2012)
 - The National Planning Policy Framework (NPPF) (2021)

5. Design Principles

- 5.1. As per the Planning Officers report, the proposed scheme of the development would comply with all Policies listed above.
- 5.2. No physical alterations are proposed to the dwelling that would otherwise impact on the amenity of the adjoining properties.
- 5.3. The provision of an additional room and impact of a 9 bed HMO is not going to cause a significant imbalance between the semi-detached pair, and the overall design is not expected to impact the street scene nor be harmful to the character of the area and significance of the Conservation Area.
- 5.4. The impact of a 9-bedroom HMO on neighbouring amenity was considered under the appeal relating to planning application 47713/APP/2022/2694. At that time, the inspector addressed that an increase in the number of rooms to either 8 or 9 would increase the potential number of comings and goings at the site, including from visitors and deliveries, and there may be an associated increase in activity at times in the rear hard surfaced communal amenity space, however, this increase in activity would be relatively small in the context of the permitted use and character of the surrounding area.
- The rear yard is well screened by tall solid fencing on all sides and such a relatively small increase in occupation of the property would not lead to significant additional noise or disturbance to neighbouring properties.
- 5.5. The conversion of the front room incorporating the consented porch retains the front door. The front door would **only** be used as a fire exit. The occupant of the front room would have to use the communal access, which is located at the side of 177 Station Road. The front elevation will not appear unbalanced.

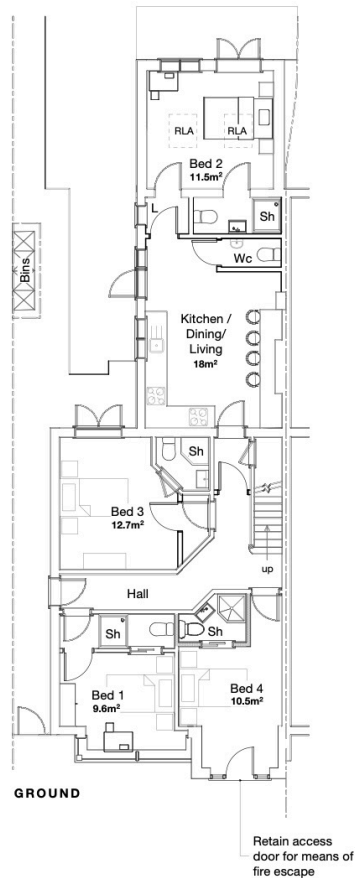


Fig 2. Showing proposed ground floor access retaining the front door as a fire escape Only.



Fig 3. Showing proposed South elevation retaining the front door as a fire escape Only. Externally and superficially, would still read as a front entrance.

- 5.6. Regarding amenity space, the property is currently occupied by 3 tenants who all have a key and have access to the games room amenity space. Once approval is obtained for 9bed HMO, all tenants will have access to the additional amenity space (games room). Communal space including the outbuilding (games room) is a total of 38.5 square meters, which complies with policy.
- 5.7. Please note, the appeal relating to planning application 47713/APP/2022/2694 had no objections to the external works proposed for similar reasons to that identified in previous applications and that the outbuilding is considered acceptable, with no harmful impact on amenity or character preserving the conservation area.

It was also noted that within an HMO, the bedroom is the occupant's only private living space and it's the space in which they are likely to spend most of their time. Therefore, it is necessary to ensure that bedrooms have sufficient floorspace to provide adequate living conditions.

The proposal is now for 9 occupants and the additional games room provides more than adequate amenity space.

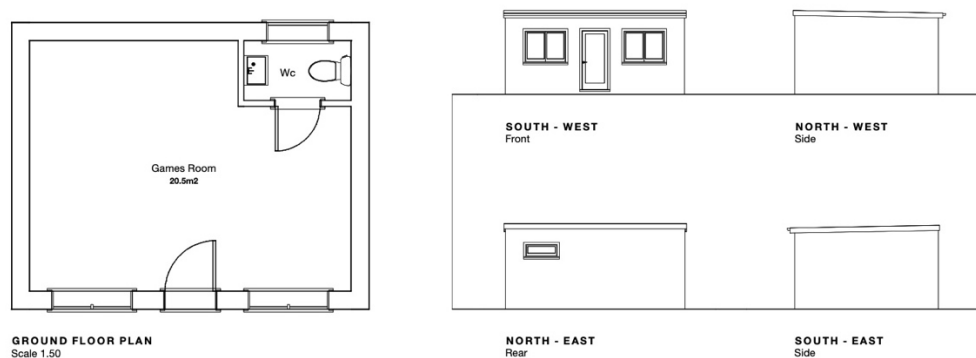


Fig 4. Showing additional amenity space (games room)

Summary of Appeal

- 5.8. Proposed design has no harmful impact on residential amenity, outlook, overshadowing, loss of light or highways impacts. It is in keeping with the pattern of development in the area and is designed to complement the appeal property.
- 5.9. Given the above considerations and the lack of any genuine harm created by the development, we urge the Inspectorate to allow this appeal and grant planning permission accordingly.

Ends