



Mr Sammy Chan
O P S Chartered Surveyors
17 Garvin Avenue
Beaconsfield
HP9 1RD

Application Ref:
75488/APP/2020/4271

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Change of use from a house in multiple occupation for up to 6 residents (Use Class C4) to a 7 bed, 7 person house in multiple occupation (Sui Generis)

Location of development: 19 Peachey Lane Cowley

Date of application: 04 January 2021

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 1 March 2021

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 75488/APP/2020/4271

SCHEDULE OF CONDITIONS

- 1 · The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

- 2 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2020-19PL-SGFP-3 Rev. 1.0C and 2020-19PL-SGFP-4 Rev. 1.0C and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2016).

- 3 · The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

HMO Management Supervision Plan
Site Supervision Management Plan

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that the development complies with the objectives of Policies. [Specify]

SCHEDULE OF CONDITIONS

- 4 . Prior to any occupation by more than six residents landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
 2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surf/seedling within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
 4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, and DMH5 of the Hillingdon Local Plan Part 2 (2020) .

- 5 . There shall be no more than seven bedrooms with no more than seven residents in the property.

REASON

To ensure that the amenity of the occupiers of the adjoining property is not adversely affected in accordance with policy DMH5 and DMHB11 of the Hillingdon Local Plan - Part Two (2020).

INFORMATIVES:

- 1 . The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 . The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material

SCHEDULE OF CONDITIONS

considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies

DMH 5 Houses in Multiple Occupation
DMHB 14 Trees and Landscaping
DMHB 16 Housing Standards
DMHB 18 Private Outdoor Amenity Space
DMT 2 Highways Impacts
DMT 6 Vehicle Parking
LPP 3.5 (2016) Quality and design of housing developments

- 3 . On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 75488/APP/2020/4271

SCHEDULE OF PLANS

HMO Register Nov 2020 - received 22 Dec 2020

2020-19PL-SGFP-1 Rev. 1.0C - received 22 Dec 2020

HMO Management Supervision Plan - received 22 Dec 2020

Site Supervision Management Plan - received 22 Dec 2020

Transport Statement - received 22 Dec 2020

2020-19PL-SGFP-2 Rev. 1.0C - received 22 Dec 2020

2020-19PL-SGFP-3 Rev. 1.0C - received 22 Dec 2020

Design and Access Statement - received 22 Dec 2020

2020-19PL-SGFP-4 Rev. 1.0C - received 22 Dec 2020

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at [**www.Planning-inspectorate.gov.uk**](http://www.Planning-inspectorate.gov.uk)

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are available at [**www.gov.uk/government/collections/casework-dealt-with-by-inquiries**](http://www.gov.uk/government/collections/casework-dealt-with-by-inquiries)

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address 19 PEACHEY LANE COWLEY

Development: Change of use from a house in multiple occupation for up to 6 residents (Use Class C4) to a 7 bed, 7 person house in multiple occupation (Sui Generis)

LBH Ref Nos: **75488/APP/2020/4271**

Drawing Nos: HMO Register Nov 2020
 2020-19PL-SGFP-1 Rev. 1.0C
 HMO Management Supervision Plan
 Site Supervision Management Plan
 Transport Statement
 2020-19PL-SGFP-2 Rev. 1.0C
 2020-19PL-SGFP-3 Rev. 1.0C
 Design and Access Statement
 2020-19PL-SGFP-4 Rev. 1.0C

Date Plans received : 04/01/2021

Date(s) of Amendment(s):

Date Application Valid: 04/01/2021

1. SUMMARY

The application seeks planning permission for the change of Use from Class C4 house in multiple occupancy (HMO) to Sui Generis HMO (7 bed and 7 persons) with no external alterations.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2020-19PL-SGFP-3 Rev. 1.0C and 2020-19PL-SGFP-4 Rev. 1.0C and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2016).

3 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

HMO Management Supervision Plan

Site Supervision Management Plan

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that the development complies with the objectives of Policies. [Specify]

4 RES9 Landscaping (car parking & refuse/cycle storage)

Prior to any occupation by more than six residents landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, and DMH5 of the Hillingdon Local Plan Part 2 (2020) .

5 NON2 Non Standard condition

There shall be no more than seven bedrooms with no more than seven residents in the property.

REASON

To ensure that the amenity of the occupiers of the adjoining property is not adversely affected in accordance with policy DMH5 and DMHB11 of the Hillingdon Local Plan - Part Two (2020).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act

incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMH 5 Houses in Multiple Occupation

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises a two storey semi-detached property located at the southern end of Peachey Lane, backing onto an open green area. The agent confirms that the property has been in C4 small HMO for more than 10 years, occupied by up to 4 tenants. The property has been recently extended by way of single storey side and rear extensions.

3.2 Proposed Scheme

The application seeks planning permission for the change of Use from Class C4 house in multiple occupancy (HMO) to Sui Generis HMO (7 bed and 7 persons) with no external alterations.

The accommodation would comprise:

- 1 communal kitchen & dining area with 2 sets of cooking facilities of 15.7m²
(Note: the current Local Planning Policies do not specify the minimum shared communal floor space for HMO use).
- 7 en-suite bedrooms all will be restricted to single occupancy for the purpose of this application.
- 3 x cycle storage units for up to 9 cycles
- 2 x refuse storage bins with enclosures
- 185m² rear garden as amenity space

3.3 Relevant Planning History

75488/APP/2020/1089 19 Peachey Lane Cowley

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.25 metres, and for which the height of the eaves would be 2.9 metres

Decision: 12-05-2020 PRN

75488/APP/2020/963 19 Peachey Lane Cowley

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.25 metres, and for which the height of the eaves would be 2.9 metres, and a single storey side/rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.25 metres, and the height of the eaves would be 2.9 metres

Decision: 30-04-2020 Approved

75488/APP/2020/970 19 Peachey Lane Cowley

Single storey side/rear extension

Decision: 14-05-2020 Approved

Comment on Planning History

The relevant planning history is listed above. It is noted that the extensions have been built

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

23 neighbouring properties were consulted by letter dated 7.1.21. 17 letters of objection have been received raising the following concerns:

1. No parking provided and demand for parking will increase
2. Too many students in the area
3. Out of character for this residential area
4. increase noise and disturbance.

Highways Officer:

The submitted TS states the following: The site is located on the south side of Peachey Lane and approximately 80m west of Abbots Close. The site currently comprises one half of a pair of semi-detached houses. There is no vehicular access or parking. On-street parking in the vicinity of the site is restricted through double yellow lines and Parking Management Zone (Zone C1). The proposed development comprises the extension and conversion of the existing dwelling to provide a 7 room House in Multiple Occupation. According to the TfL PTAL website the site has a PTAL rating of 1b which is "poor". The proposed HMO will not provide any car parking. The existing dwelling has a parking permit for use in Zone C1 of the Controlled Parking Zone. It is critical to the consideration of the proposals that due regard is given to the Permitted Development rights that allow the existing dwelling to be converted to a 6 room HMO without the need for a formal planning submission. As such, the consideration of the car parking requirements for the current scheme can only relate to the creation of a seventh room. On-street parking in the vicinity

of the site is regulated through double yellow lines and a Residents' Parking Permit scheme and therefore there is little risk of the proposals resulting in an unacceptable impact to highway safety (para 109 NPPF) from an increased demand for on-street parking that cannot be policed through the existing restrictions. The proposals include the provision of secure cycle parking with one space per room. Highways Comments: Whilst the site has a poor PTAL rating of 1b, given the site is located within a residents parking managements scheme with extensive double yellow lines, and that consideration relates to the extra room over and above the 6 permitted under PD, and the provision of secure and sheltered cycle parking, taking all these points into consideration the HA believes that the proposal is not likely to have any significant impact on the operation and demand of parking on the local highway network. Whilst the applicant has mentioned secure cycle parking however no provision has been shown on the deposited plan. RECOMMENDATION: No objection subject to the following condition Conditions: Cycle parking/storage in accordance with DMT 6 (adopted Jan 2020) shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be constructed and laid out in accordance with the agreed details and completed prior to occupation of the development hereby approved and shall thereafter be retained, maintained, and kept available for the occupants of the development at all times.

Landscape Officer:

This site is occupied by a two-storey semi-detached house located on the south side of Peachey Lane. The front garden is used for parking and there is a private garden to the rear. There are no TPO's or Conservation Area designations affecting the site.

COMMENT: No trees or landscape features will be affected by the proposal which involves no change to the external footprint of the building. The scheme proposes areas of soft landscape in the front garden which will go some way to mitigating the effect of the parking spaces. The private garden to the rear will accommodate bin and bike storage and should be laid out to provide attractive, usable shared space for the residents. The owner/management company will need to establish and maintain the external communal spaces and soft landscape.

RECOMMENDATION: No objection subject to conditions RES9 parts 1,2,4 and 5).

6. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMH 5 Houses in Multiple Occupation

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

In addition: Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material

considerations indicate otherwise.

The Development Plan for the 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 West London Waste Plan (2015)

The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance. Prepared and adoption is expected imminently.

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

The application proposes no extensions to the building and is only for a change of use. Therefore, the development would cause no significant harm in terms of loss of light, loss of outlook or loss of privacy.

On balance given that the existing property operates with 4 occupants it is considered that the increase to 7 occupants would not be such a significant increase or result in any material impact on the neighbouring properties to merit a refusal on that basis alone.

7.2 Impact on Street Scene

The proposed development would not involve any external alterations and would therefore have no impact on the appearance of the building and would have an acceptable impact on the visual amenities of the surrounding area.

7.3 Traffic Impact/Pedestrian Safety

Policy DMT 2: Highways Impacts states:

Development proposals must ensure that:

- i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
- iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
- v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

Policy DMT 6: Vehicle Parking states:

A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The Council may agree to vary these requirements when:

- i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
- ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

The site is located on the south side of Peachey Lane and approximately 80m west of Abbotts Close. The site currently comprises one half of a pair of semi-detached houses. There is no vehicular access or parking. On-street parking in the vicinity of the site is restricted through double yellow lines and Parking Management Zone (Zone C1). The proposed development comprises the conversion of the existing C4 dwelling to provide a 7 room House in Multiple Occupation. According to the TfL PTAL website the site has a PTAL rating of 1b which is "poor".

The proposed HMO will not provide any car parking. The existing property has a parking permit for use in Zone C1 of the Controlled Parking Zone. It is critical to the consideration of the proposals that due regard is given to the lawful use of the property as a C4 dwellinghouse (small HMO for up to 6 residents). As such, the consideration of the car parking requirements for the current scheme can only relate to the creation of a seventh room.

On-street parking in the vicinity of the site is regulated through double yellow lines and a Residents' Parking Permit scheme and therefore there is little risk of the proposals resulting in an unacceptable impact to highway safety (para 109 NPPF) from an increased demand for on-street parking that cannot be policed through the existing restrictions.

The proposals include the provision of secure cycle parking with one space per room.

Whilst the site has a poor PTAL rating of 1b, given the site is located within a residents parking managements scheme with extensive double yellow lines, and that consideration relates to the extra room over and above the 6 permitted and the provision of secure and sheltered cycle parking, taking all these points into consideration the Highway Authority considers that the proposal is not likely to have any significant impact on the operation and demand of parking on the local highway network. Whilst the applicant has mentioned secure cycle parking however no provision has been shown on the deposited plan. This could be secured by way of condition.

7.4 Carparking & Layout

See above.

7.5 Urban Design, Access and Security Considerations

The proposal involves the provision of 7 en-suite bedrooms with a communal kitchen/dining room at ground floor level and communal living room within the loft space. The rear garden would be for communal use at an area of 185 square metres. It is considered that the future occupants of the HMO would enjoy a satisfactory level of amenity in accordance with the requirements of Policies DMH5, DMHB11 and DMHB18 of

the Hillingdon Local plan - Part Two (2020).

Landscaping

It was noted throughout the course of the application, that the rear garden has been laid to hardstanding. This provides a poor quality of external amenity space for the future occupants. The proposal would be required to demonstrate some additional soft landscaping and it is considered appropriate to impose a landscaping condition to secure an improvement to the external amenity space provision.

7.6 Other Issues

Policy DMH5 states:

A) In all parts of the Borough Proposals for the provision of large HMOs, residential hostels, student accommodation and secure accommodation will be required to demonstrate that:

- i) there is good accessibility to local amenities and public transport;
- ii) they accord with the Accessible Homes standards and provide satisfactory living conditions for the intended occupiers; and
- iii) there will be no adverse impact on the amenity of neighbouring properties or the character of the area.

B) In wards covered by an Article 4 Direction for HMOs

Planning applications for the change of use from dwelling house (Use Class C3) to HMO (Use Class C4 and Sui Generis) will only be permitted:

- i) where it is in a neighbourhood area where less than 20% of properties are or would be exempt from paying council tax (or in the case of Conservation Areas 10%) because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs;
- ii) in Conservation Areas where less than 10% of properties are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs and the change of use does not form a consecutive HMO use in a street frontage;
- iii) where less than 15% of properties within 100 metres of a street length either side of an application property are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs; and
- iv) where the accommodation complies with all other planning standards relating to car

parking,
waste storage, retention of amenity space and garages and will not have a detrimental impact upon
the residential amenity of adjoining properties.

The applicant has confirmed that the concentration of HMO's is less than 20% within the neighbourhood area (12.8%) and less than 15% within 100m of a street length (7.1%).

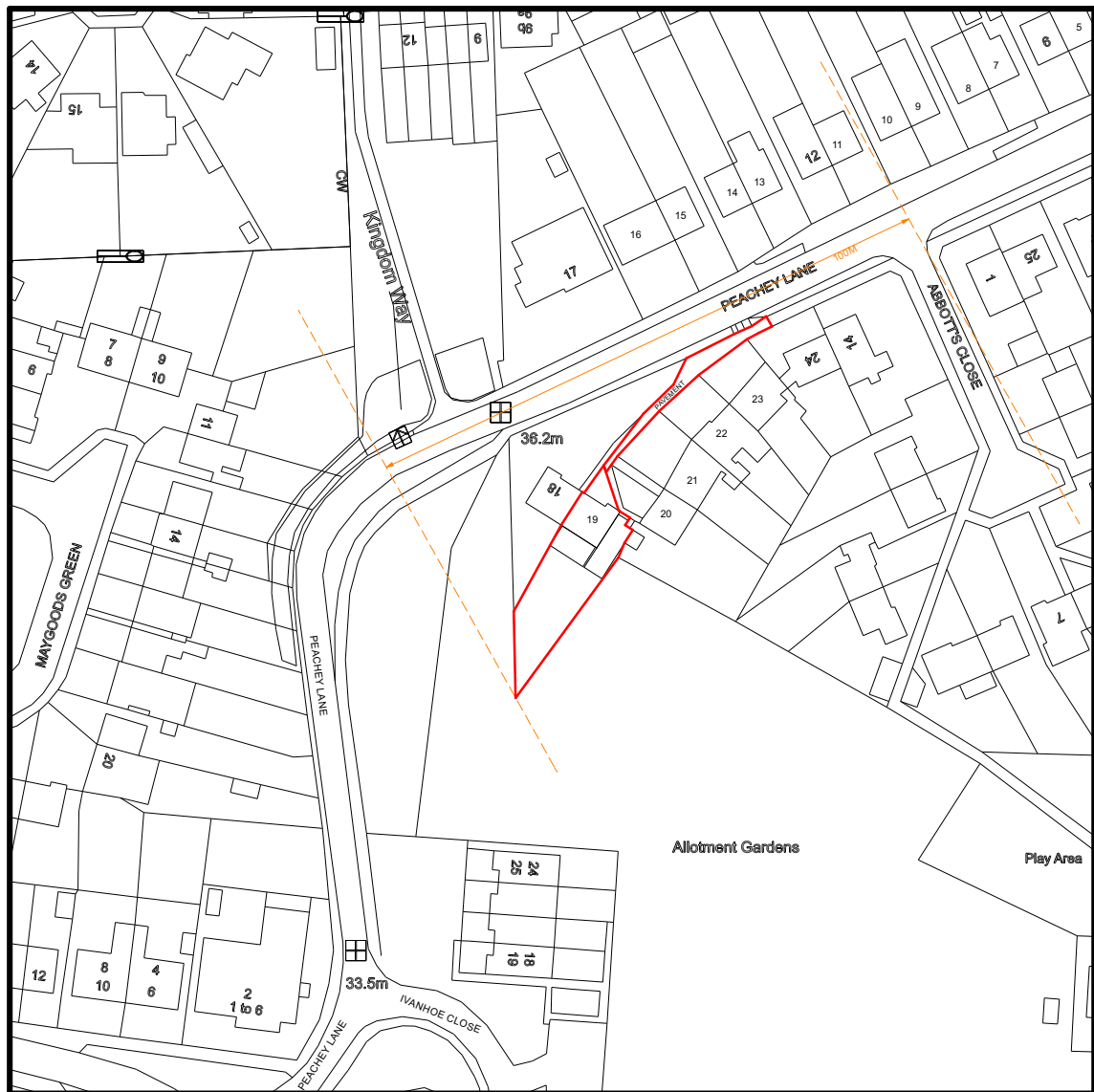
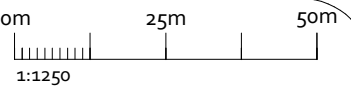
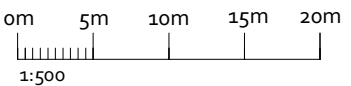
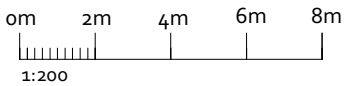
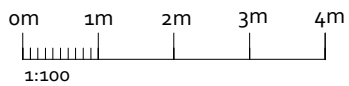
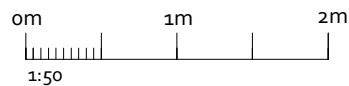
The applicant has submitted both an HMO management plan and Site Supervision Management Plan to ensure the development would not have detrimental impact upon the residential amenity of adjoining properties and living conditions of adjoining occupants.

8. Reference Documents

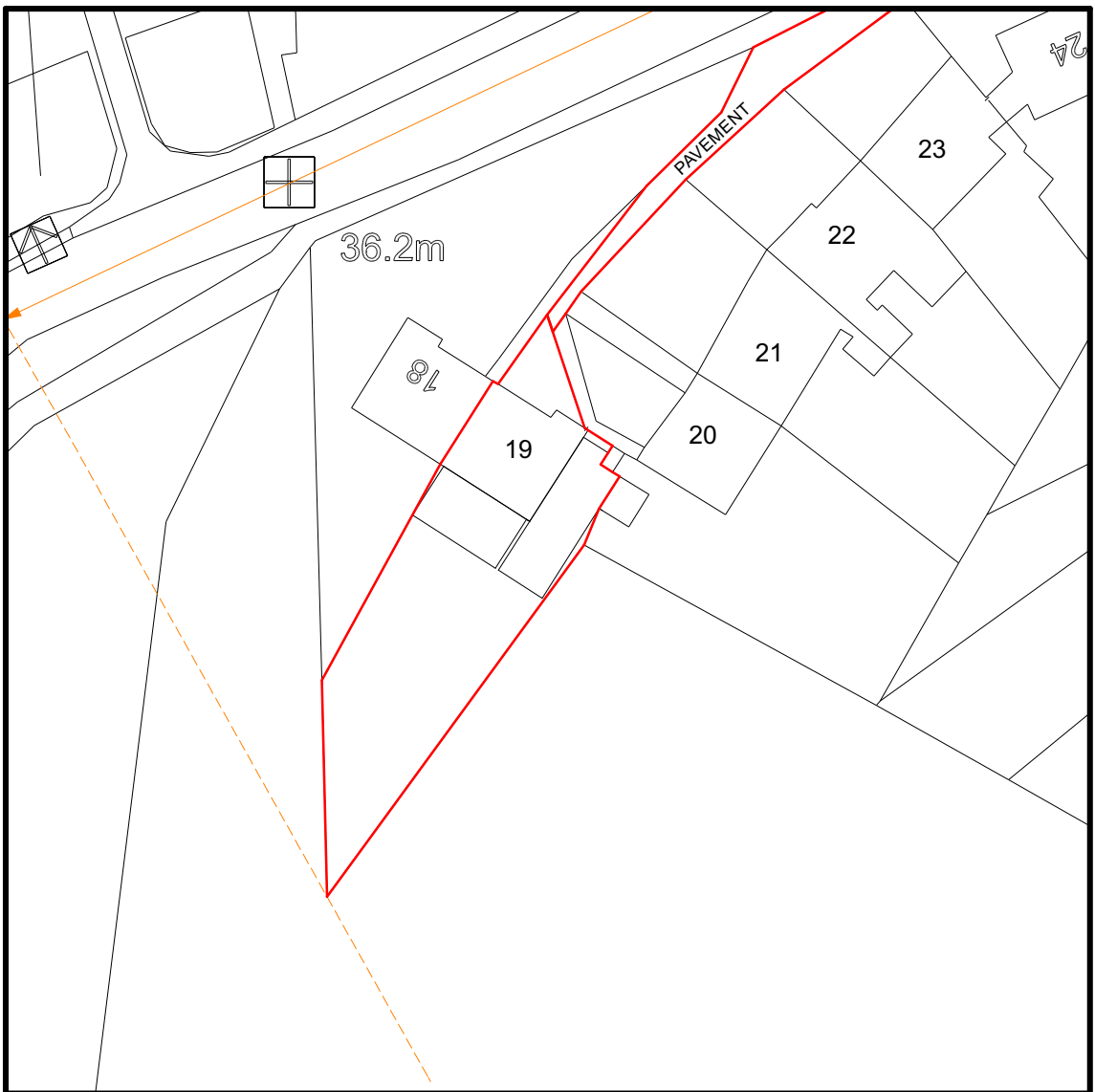
The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)
The London Plan (2021)

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



LOCATION PLAN (1:1250)



PROPOSED SITE PLAN (1:500)



 17 Garvin Avenue Beaconsfield Bucks HP9 1RD info@ops-surveyors.co.uk www.ops-surveyors.co.uk Tel: 07881457903	Address: 19 Peachey Lane, Uxbridge, UB8 3RX		Scales: 1:50, 1:100, 1:200, 1:500, 1:1250 @ISO A3 (297 x 420)
	Drawing Ref.: 2020-19PL-SGFP-1		
	Applicant: Mr Malkit Purewal		Sheet # 1 / 4
Project: Conversion of C4 HMO into 7bed and 7 people SG HMO.		Date: 15/01/2021	Revision: 1.0B

SMOKE DETECTION

MAINS OPERATED LINKED SMOKE ALARM DETECTION SYSTEM TO BS 5446 – 1:2000 AND BS5839-6:2004:-

2 STOREYS HMO: INTERLINKED MAINS POWERED WITH BATTERY BACKUP

3+ STOREYS HMO: GRADE A LD2 AFD SYSTEM WITH CONTROL PANELS AND CALL POINTS

SMOKE ALARMS SHOULD BE SITED SO THAT THERE IS A SMOKE ALARM IN THE CIRCULATION SPACE ON ALL LEVELS/ STOREYS AND WITHIN 7.5M OF THE DOOR TO EVERY HABITABLE ROOM.

TO BE PROVIDED TO HALL AND LANDING WHERE GROUND FLOOR HABITABLE ROOM HAS NO FINAL EXIT DOOR.

WHERE THE KITCHEN AREA IS NOT SEPARATED FROM THE STAIRWAY OR CIRCULATION SPACE BY A DOOR THERE SHOULD BE AN INTERLINKED HEAT DETECTOR IN THE KITCHEN.

CARBON MONOXIDE (CO) DETECTION

BATTERY OPERATED CO DETECTOR TO BE INSTALLED AT LEAST 1.5M AWAY FROM GAS APPLIANCE. AND TESTED REGULARLY.

EMERGENCY LIGHTING (3+ STOREY HMO)

SUPPLY AND INSTALL A SECONDARY LIGHTING SYSTEM IN ACCORDANCE WITH BS 5266: PART 1:1988, SUPPLIED WITH ELECTRICITY FROM A SOURCE INDEPENDENT OF THE MAIN SUPPLY.

THE SECONDARY LIGHTING SHOULD SUFFICIENTLY ILLUMINATE ALL STAIRWAYS, CORRIDORS AND EXIT ROUTES TO ENABLE PERSONS TO MAKE THEIR WAY OUT OF THE PREMISES AND SHOULD COME INTO OPERATION AUTOMATICALLY ON FAILURE OF THE MAIN LIGHTING.

THE SYSTEM SHOULD BE CAPABLE OF MAINTAINING THE NECESSARY LEVEL OF ILLUMINATION FOR A MINIMUM PERIOD OF ONE HOUR FROM THE TIME OF FAILURE OR DISCONNECTION OF THE NORMAL SUPPLY.

FINAL EXIT

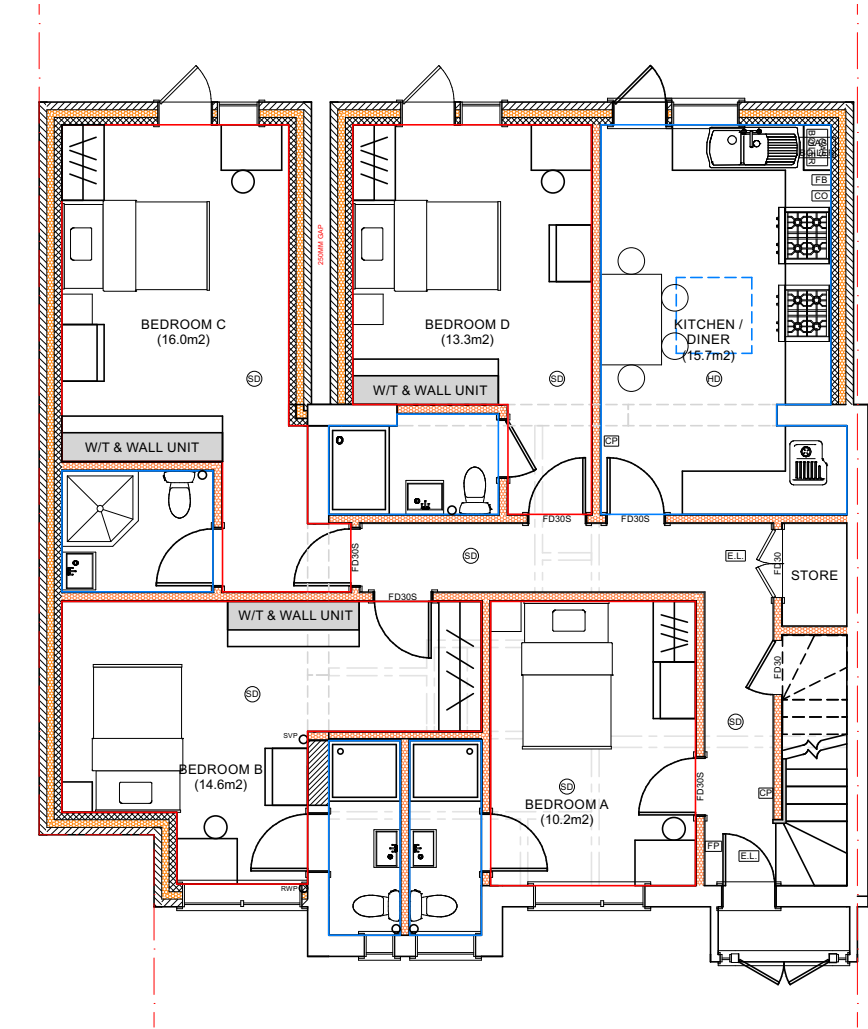
ALL FINAL EXIT DOOR TO BE OPERATED WITHOUT A KEY FROM THE INSIDE OF THE PREMISES OR FITTED WITH THUMB-TURN MECHANISM ON THE INSIDE.

UNDERSTAIRS SOFFIT / COMMUNAL CUPBOARDS

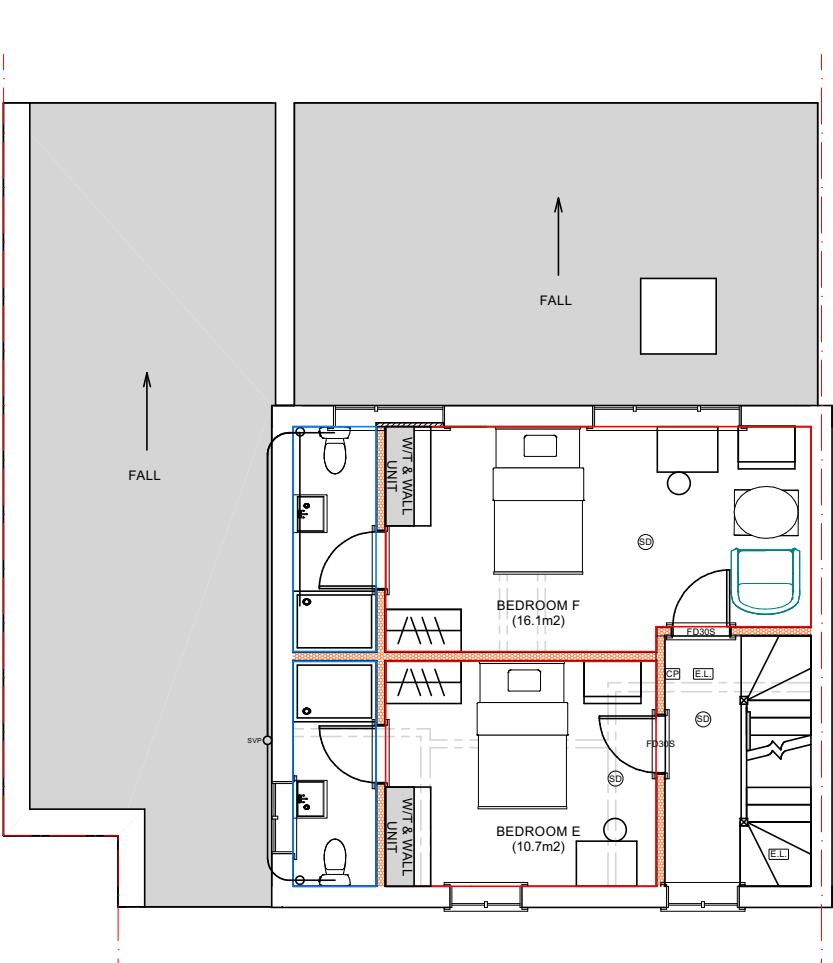
INTERNALLY LINED WITH 12.5MM PLASTERBOARD WITH MIN. 3MM SKIMMING.

KEYS:

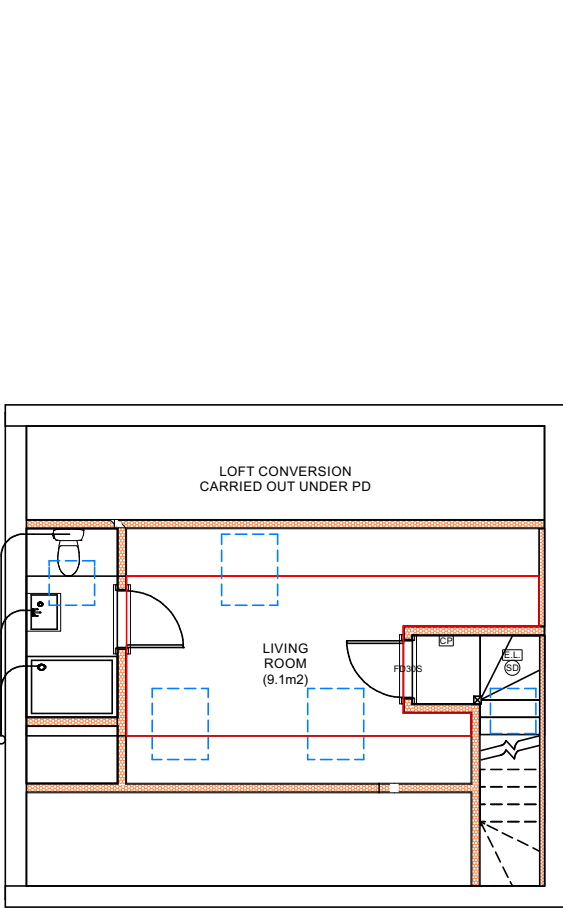
SD :- SMOKE DETECTOR
HD :- HEAT DETECTOR
CO :- CO DETECTOR
CO2 :- CO2 FIRE EXTINGUISHER
FP :- FIRE CONTROL PANEL
CP :- CALL POINT
DW :- DISHWASHER
MO :- MICROWAVE OVEN



EXISTING G/F (1:100)



EXISTING 1/F (1:100)



EXISTING 2/F (1:100)

EL :- EMERGENCY LIGHT
FB :- FIRE BLANKET
WM :- WASHING MACHINE
TD :- TUMBLE DRYER
GB :- GAS BOILER
RF :- REFRIGERATOR
FD30 :- 30MINS FIRE DOOR
FD30S :- 30MINS FIRE DOOR W/ S/CLOSER
FD30SV:- 30MINS FIRE DOOR W/ S/ CLOSER & VISION PANEL

ROOM SIZES: OPTION 1

BEDROOM A: 10.2m2
BEDROOM B: 14.6m2
BEDROOM C: 16.0m2
BEDROOM D: 13.3m2
BEDROOM E: 10.7m2
BEDROOM F: 16.1m2
LIVING : 9.10m2
KITCHEN : 15.7m2



OPS Chartered Surveyors

17 Garvin Avenue | Beaconsfield | Bucks | HP9 1RD
info@ops-surveyors.co.uk
www.ops-surveyors.co.uk
Tel: 07881457903

Address: 19 Peachey Lane, Uxbridge, UB8 3RX

Drawing Ref.: 2020-19PL-SGFP-2

Applicant: Mr Malkit Purewal

Project: Conversion of C4 HMO into 7bed and 7 people SG HMO.

Date: 15/01/2021

Revision: 1.0B

Scales: 1:50,
1:100,1:200,1:500,1:1250
@ISO A3 (297 x 420)

Sheet # 2 / 4

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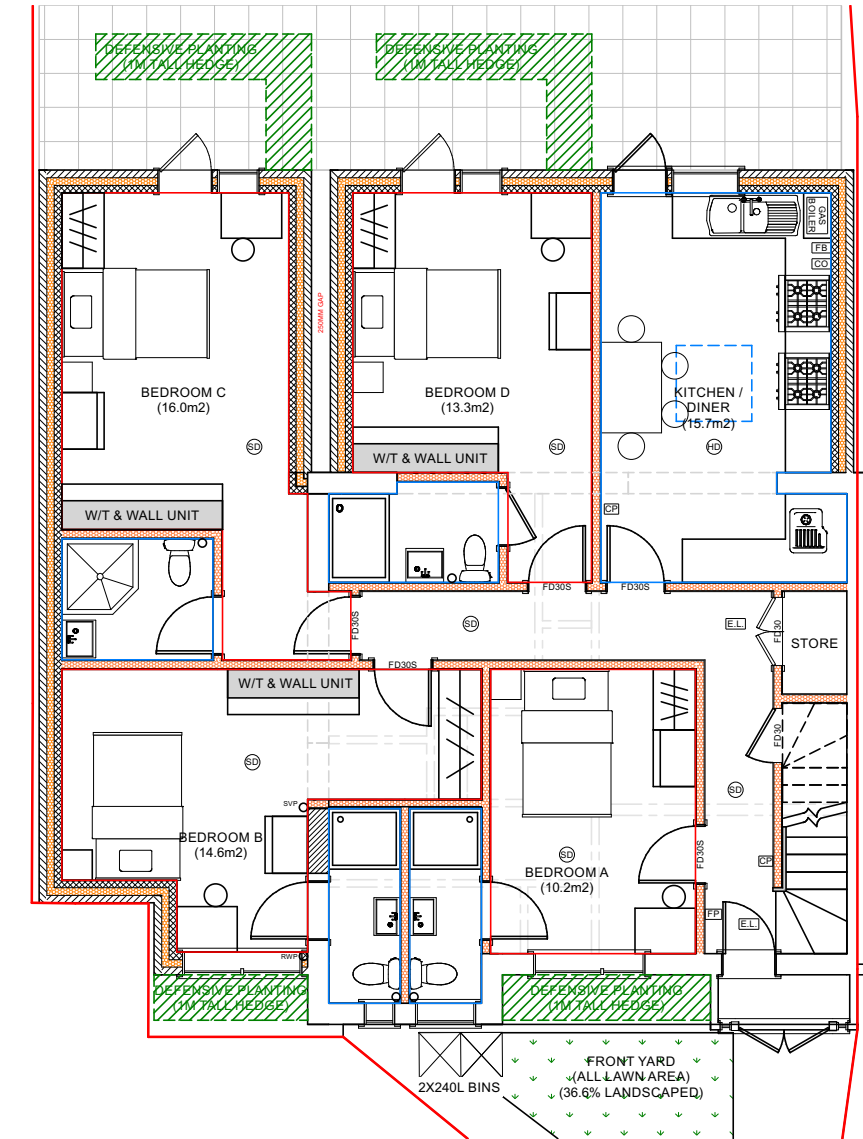
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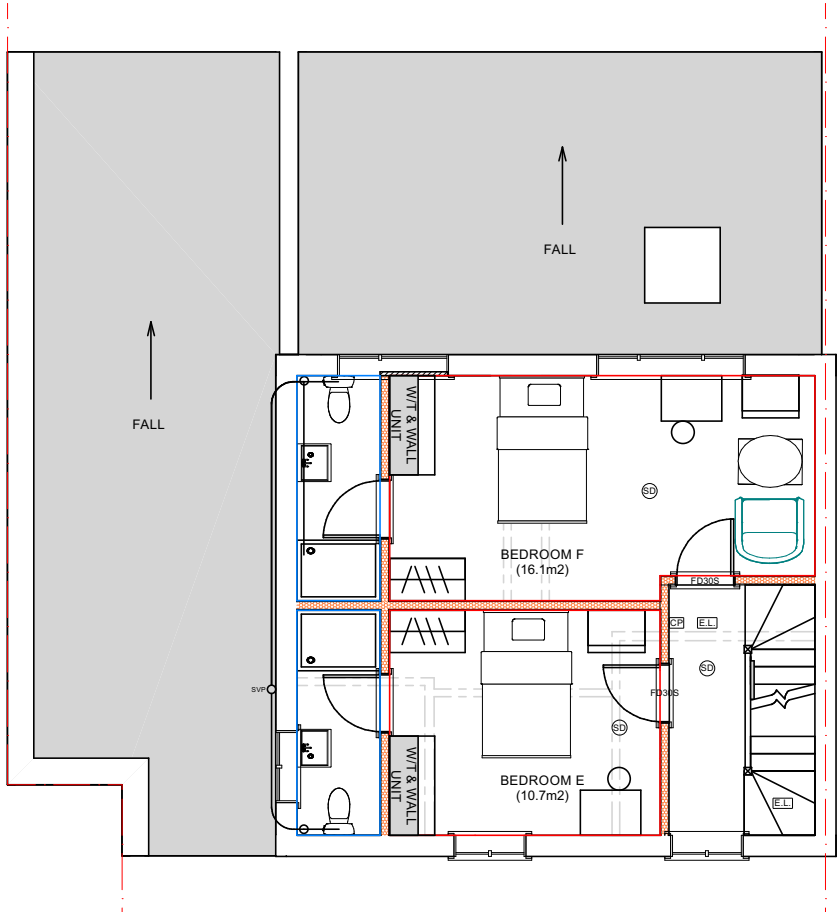
INTERNALLY LINED WITH 12.5MM PLASTERBOARD WITH MIN. 3MM SKIMMING.

KEYS:

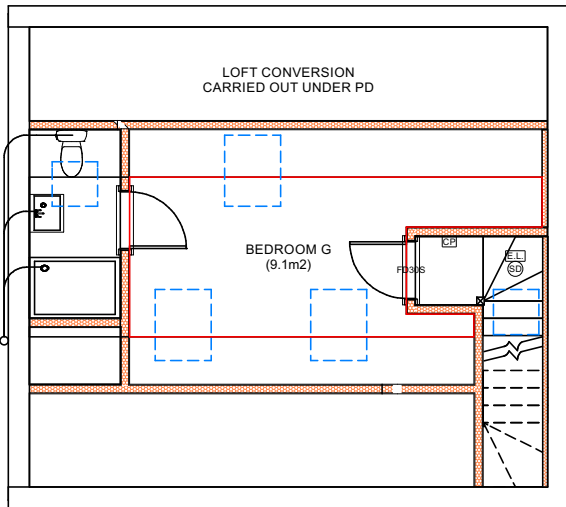
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CO2 :- CO2 FIRE EXTINGUISHER
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CP :- CALL POINT
DW :- DISHWASHER
MO :- MICROWAVE OVEN



PROPOSED G/F (1:100)



PROPOSED 1/F (1:100)



PROPOSED 2/F (1:100)

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FB :- FIRE BLANKET
WM :- WASHING MACHINE
TD :- TUMBLE DRYER
GB :- GAS BOILER
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BEDROOM E: 10.7m²
BEDROOM F: 16.1m²
BEDROOM G: 9.10m²
KITCHEN : 15.7m²



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Tel: 07881457903

Address: 19 Peachey Lane, Uxbridge, UB8 3RX

Drawing Ref.: 2020-19PL-SGFP-3

Applicant: Mr Malkit Purewal

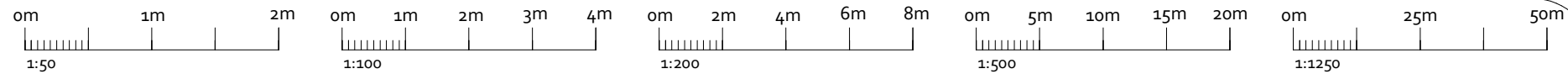
Project: Conversion of C4 HMO into 7bed and 7 people SG HMO.

Date: 15/01/2021

Revision: 1.0B

Scales: 1:50,
1:100,1:200,1:500,1:1250
@ISO A3 (297 x 420)

Sheet # 3 / 4



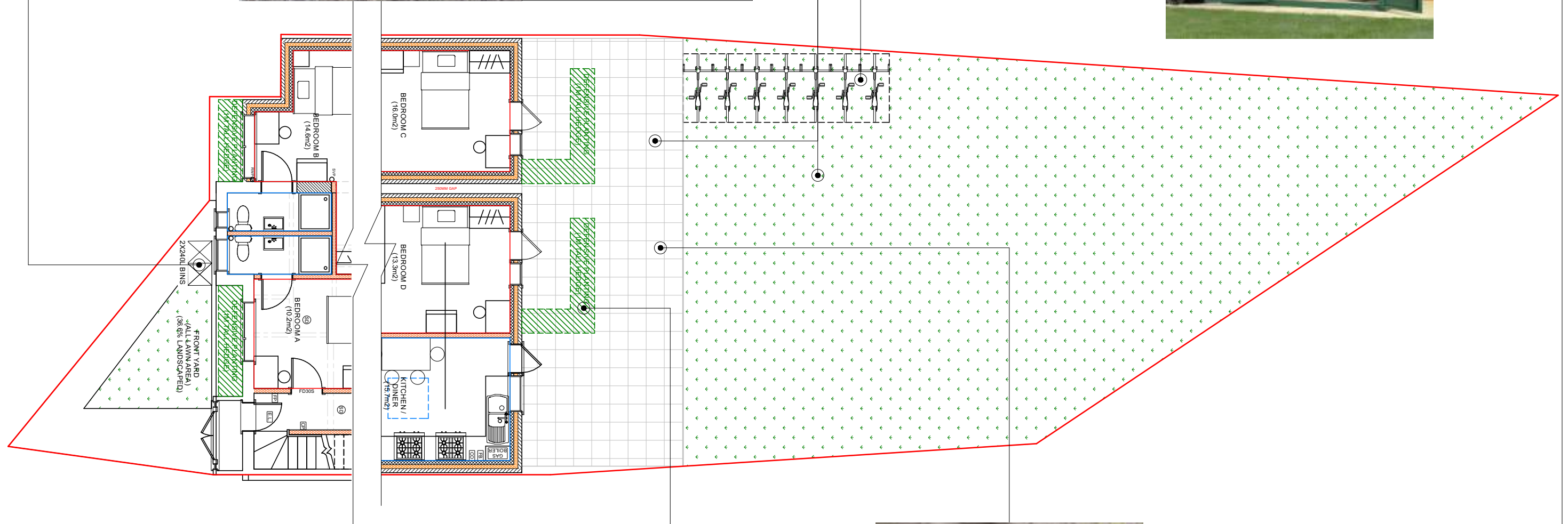
PROPOSED 2 X REFUSE BINS



REFUSE STORAGE FOR UP TO 2 BINS
(1.4M X 1.2M X 0.90M)

PROPOSED REAR GARDEN
WITH SOFT AND HARD
LANDSCAPING

PROPOSED CYCLE STORAGE UNIT X 3
UP TO 3 CYCLES PER UNIT
[1.83M X 1.44M X 0.92M X 2 UNITS]



PLANTING SPECIFICAITONS

EXCAVATE NOT MORE THAN 1-2 DAYS BEFORE PLANTING AND RETAIN TOPSOIL FOR RE-SUE WHERE NECESSARY.
SIZE: 75MM DEEPER THAN ROOT SYSTEM AND WIDE ENOUGH TO ACCOMMODATE ROOTS WHEN FULLY SPREAD. BREAK UP BOTTOMS OF PITS TO A DEPTH OF 150MM. BACKFILL WITH PREVIOUSLY PREPARED MIXTURE OF TOPSOIL EXCAVATED FROM THE PIT AND ADDITIONAL TOPSOIL AS REQUIRED TOGETHER WITH COMPOST/SOIL CONDITIONER/AMELIORANT AT 1M3/10M3. WATER PLANTS THOROUGHLY IMMEDIATE AFTER PLANNING. LIGHT FIRM SOIL AROUND PLANTS. PLANT PROTECTION SHOULD BE PROVIDED TO PROTECT VULNERABLE BEDS TO ENSURE SUCCESSFUL ESTABLISHMENT OF PLANTS.

ALL HEDGES TO BE MAINTAINED AS PER SUPPLIER'S INSTRUCTIONS AND AT A MAX. HEIGHT BETWEEN 1M TO 1.5M TO PROVIDE ADEQUATE PRIVACY TO THE OCCUPIERS OF THE BEDROOMS.



PROPOSED REFUSE & CYCLE STORAGE AND AMENITY PLAN (1:100)



OPS Chartered
Surveyors

17 Garvin Avenue | Beaconsfield | Bucks | HP9 1RD
info@ops-surveyors.co.uk
www.ops-surveyors.co.uk
Tel: 07881457903

Address: 19 Peachey Lane, Uxbridge, UB8 3RX

Drawing Ref.: 2020-19PL-SGFP-4

Applicant: Mr Malkit Purewal

Project: Conversion of C4 HMO into 7bed and 7 people SG HMO.

Date: 15/01/2021

Revision: 1.0B

Scales: 1:50,
1:100,1:200,1:500,1:1250
@ISO A3 (297 x 420)

Sheet # 4 / 4

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received ☐
2. Application complies with all relevant planning policies and is acceptable on planning grounds ☐
3. There is no Committee resolution for the enforcement action ☐
4. There is no effect on listed buildings or their settings ☐
5. The site is not in the Green Belt (but see 11 below) ☐

REFUSAL RECOMMENDED: GENERAL

6. Application is contrary to relevant planning policies/standards ☐
7. No petition of 20 or more signatures has been received ☐
8. Application has not been supported independently by a person/s ☐
9. The site is not in Green Belt (but see 11 below) ☐

RESIDENTIAL DEVELOPMENT

10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha ☐
11. Householder application in the Green Belt ☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses ☐
13. Refusal of change of use from retail class A1 to any other use ☐
14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. ☐

CERTIFICATE OF LAWFULNESS

15. Certificate of Lawfulness (for proposed use or Development) ☐
16. Certificate of Lawfulness (for existing use or Development) ☐
17. Certificate of Appropriate Alternative Development ☐

CERTIFICATE OF LAWFULNESS

18. ADVERTISEMENT CONSENT (excluding Hoardings) ☐
19. PRIOR APPROVAL APPLICATION ☐
20. OUT-OF-BOROUGH OBSERVATIONS ☐
21. CIRCULAR 18/84 APPLICATION ☐
22. CORPSEWOOD COVENANT APPLICATION ☐
23. APPROVAL OF DETAILS ☐
24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval ☐
25. WORKS TO TREES ☐
26. OTHER (please specify) ☐

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address 19 PEACHEY LANE COWLEY

Development: Change of use from a house in multiple occupation for up to 6 residents (Use Class C4) to a 7 bed, 7 person house in multiple occupation (Sui Generis)

LBH Ref Nos: **75488/APP/2020/4271**

Drawing Nos: HMO Register Nov 2020
 2020-19PL-SGFP-1 Rev. 1.0C
 HMO Management Supervision Plan
 Site Supervision Management Plan
 Transport Statement
 2020-19PL-SGFP-2 Rev. 1.0C
 2020-19PL-SGFP-3 Rev. 1.0C
 Design and Access Statement
 2020-19PL-SGFP-4 Rev. 1.0C

Date Plans received : 04/01/2021

Date(s) of Amendment(s):

Date Application Valid: 04/01/2021

1. SUMMARY

The application seeks planning permission for the change of Use from Class C4 house in multiple occupancy (HMO) to Sui Generis HMO (7 bed and 7 persons) with no external alterations.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2020-19PL-SGFP-3 Rev. 1.0C and 2020-19PL-SGFP-4 Rev. 1.0C and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2016).

3 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

HMO Management Supervision Plan

Site Supervision Management Plan

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that the development complies with the objectives of Policies. [Specify]

4 RES9 Landscaping (car parking & refuse/cycle storage)

Prior to any occupation by more than six residents landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, and DMH5 of the Hillingdon Local Plan Part 2 (2020) .

5 NON2 Non Standard condition

There shall be no more than seven bedrooms with no more than seven residents in the property.

REASON

To ensure that the amenity of the occupiers of the adjoining property is not adversely affected in accordance with policy DMH5 and DMHB11 of the Hillingdon Local Plan - Part Two (2020).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act

incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMH 5 Houses in Multiple Occupation

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises a two storey semi-detached property located at the southern end of Peachey Lane, backing onto an open green area. The agent confirms that the property has been in C4 small HMO for more than 10 years, occupied by up to 4 tenants. The property has been recently extended by way of single storey side and rear extensions.

3.2 Proposed Scheme

The application seeks planning permission for the change of Use from Class C4 house in multiple occupancy (HMO) to Sui Generis HMO (7 bed and 7 persons) with no external alterations.

The accommodation would comprise:

- 1 communal kitchen & dining area with 2 sets of cooking facilities of 15.7m²
(Note: the current Local Planning Policies do not specify the minimum shared communal floor space for HMO use).
- 7 en-suite bedrooms all will be restricted to single occupancy for the purpose of this application.
- 3 x cycle storage units for up to 9 cycles
- 2 x refuse storage bins with enclosures
- 185m² rear garden as amenity space

3.3 Relevant Planning History

75488/APP/2020/1089 19 Peachey Lane Cowley

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.25 metres, and for which the height of the eaves would be 2.9 metres

Decision: 12-05-2020 PRN

75488/APP/2020/963 19 Peachey Lane Cowley

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.25 metres, and for which the height of the eaves would be 2.9 metres, and a single storey side/rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.25 metres, and the height of the eaves would be 2.9 metres

Decision: 30-04-2020 Approved

75488/APP/2020/970 19 Peachey Lane Cowley

Single storey side/rear extension

Decision: 14-05-2020 Approved

Comment on Planning History

The relevant planning history is listed above. It is noted that the extensions have been built

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

23 neighbouring properties were consulted by letter dated 7.1.21. 17 letters of objection have been received raising the following concerns:

1. No parking provided and demand for parking will increase
2. Too many students in the area
3. Out of character for this residential area
4. increase noise and disturbance.

Highways Officer:

The submitted TS states the following: The site is located on the south side of Peachey Lane and approximately 80m west of Abbotts Close. The site currently comprises one half of a pair of semi-detached houses. There is no vehicular access or parking. On-street parking in the vicinity of the site is restricted through double yellow lines and Parking Management Zone (Zone C1). The proposed development comprises the extension and conversion of the existing dwelling to provide a 7 room House in Multiple Occupation. According to the TfL PTAL website the site has a PTAL rating of 1b which is "poor". The proposed HMO will not provide any car parking. The existing dwelling has a parking permit for use in Zone C1 of the Controlled Parking Zone. It is critical to the consideration of the proposals that due regard is given to the Permitted Development rights that allow the existing dwelling to be converted to a 6 room HMO without the need for a formal planning submission. As such, the consideration of the car parking requirements for the current scheme can only relate to the creation of a seventh room. On-street parking in the vicinity

of the site is regulated through double yellow lines and a Residents' Parking Permit scheme and therefore there is little risk of the proposals resulting in an unacceptable impact to highway safety (para 109 NPPF) from an increased demand for on-street parking that cannot be policed through the existing restrictions. The proposals include the provision of secure cycle parking with one space per room. Highways Comments: Whilst the site has a poor PTAL rating of 1b, given the site is located within a residents parking managements scheme with extensive double yellow lines, and that consideration relates to the extra room over and above the 6 permitted under PD, and the provision of secure and sheltered cycle parking, taking all these points into consideration the HA believes that the proposal is not likely to have any significant impact on the operation and demand of parking on the local highway network. Whilst the applicant has mentioned secure cycle parking however no provision has been shown on the deposited plan. RECOMMENDATION: No objection subject to the following condition Conditions: Cycle parking/storage in accordance with DMT 6 (adopted Jan 2020) shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be constructed and laid out in accordance with the agreed details and completed prior to occupation of the development hereby approved and shall thereafter be retained, maintained, and kept available for the occupants of the development at all times.

Landscape Officer:

This site is occupied by a two-storey semi-detached house located on the south side of Peachey Lane. The front garden is used for parking and there is a private garden to the rear. There are no TPO's or Conservation Area designations affecting the site.

COMMENT: No trees or landscape features will be affected by the proposal which involves no change to the external footprint of the building. The scheme proposes areas of soft landscape in the front garden which will go some way to mitigating the effect of the parking spaces. The private garden to the rear will accommodate bin and bike storage and should be laid out to provide attractive, usable shared space for the residents. The owner/management company will need to establish and maintain the external communal spaces and soft landscape.

RECOMMENDATION: No objection subject to conditions RES9 parts 1,2,4 and 5).

6. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMH 5 Houses in Multiple Occupation

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

In addition: Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material

considerations indicate otherwise.

The Development Plan for the 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 West London Waste Plan (2015)

The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance. Prepared and adoption is expected imminently.

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

The application proposes no extensions to the building and is only for a change of use. Therefore, the development would cause no significant harm in terms of loss of light, loss of outlook or loss of privacy.

On balance given that the existing property operates with 4 occupants it is considered that the increase to 7 occupants would not be such a significant increase or result in any material impact on the neighbouring properties to merit a refusal on that basis alone.

7.2 Impact on Street Scene

The proposed development would not involve any external alterations and would therefore have no impact on the appearance of the building and would have an acceptable impact on the visual amenities of the surrounding area.

7.3 Traffic Impact/Pedestrian Safety

Policy DMT 2: Highways Impacts states:

Development proposals must ensure that:

- i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
- iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
- v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

Policy DMT 6: Vehicle Parking states:

A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The Council may agree to vary these requirements when:

- i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
- ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

The site is located on the south side of Peachey Lane and approximately 80m west of Abbotts Close. The site currently comprises one half of a pair of semi-detached houses. There is no vehicular access or parking. On-street parking in the vicinity of the site is restricted through double yellow lines and Parking Management Zone (Zone C1). The proposed development comprises the conversion of the existing C4 dwelling to provide a 7 room House in Multiple Occupation. According to the TfL PTAL website the site has a PTAL rating of 1b which is "poor".

The proposed HMO will not provide any car parking. The existing property has a parking permit for use in Zone C1 of the Controlled Parking Zone. It is critical to the consideration of the proposals that due regard is given to the lawful use of the property as a C4 dwellinghouse (small HMO for up to 6 residents). As such, the consideration of the car parking requirements for the current scheme can only relate to the creation of a seventh room.

On-street parking in the vicinity of the site is regulated through double yellow lines and a Residents' Parking Permit scheme and therefore there is little risk of the proposals resulting in an unacceptable impact to highway safety (para 109 NPPF) from an increased demand for on-street parking that cannot be policed through the existing restrictions.

The proposals include the provision of secure cycle parking with one space per room.

Whilst the site has a poor PTAL rating of 1b, given the site is located within a residents parking managements scheme with extensive double yellow lines, and that consideration relates to the extra room over and above the 6 permitted and the provision of secure and sheltered cycle parking, taking all these points into consideration the Highway Authority considers that the proposal is not likely to have any significant impact on the operation and demand of parking on the local highway network. Whilst the applicant has mentioned secure cycle parking however no provision has been shown on the deposited plan. This could be secured by way of condition.

7.4 Carparking & Layout

See above.

7.5 Urban Design, Access and Security Considerations

The proposal involves the provision of 7 en-suite bedrooms with a communal kitchen/dining room at ground floor level and communal living room within the loft space. The rear garden would be for communal use at an area of 185 square metres. It is considered that the future occupants of the HMO would enjoy a satisfactory level of amenity in accordance with the requirements of Policies DMH5, DMHB11 and DMHB18 of

the Hillingdon Local plan - Part Two (2020).

Landscaping

It was noted throughout the course of the application, that the rear garden has been laid to hardstanding. This provides a poor quality of external amenity space for the future occupants. The proposal would be required to demonstrate some additional soft landscaping and it is considered appropriate to impose a landscaping condition to secure an improvement to the external amenity space provision.

7.6 Other Issues

Policy DMH5 states:

A) In all parts of the Borough Proposals for the provision of large HMOs, residential hostels, student accommodation and secure accommodation will be required to demonstrate that:

- i) there is good accessibility to local amenities and public transport;
- ii) they accord with the Accessible Homes standards and provide satisfactory living conditions for the intended occupiers; and
- iii) there will be no adverse impact on the amenity of neighbouring properties or the character of the area.

B) In wards covered by an Article 4 Direction for HMOs

Planning applications for the change of use from dwelling house (Use Class C3) to HMO (Use Class C4 and Sui Generis) will only be permitted:

- i) where it is in a neighbourhood area where less than 20% of properties are or would be exempt from paying council tax (or in the case of Conservation Areas 10%) because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs;
- ii) in Conservation Areas where less than 10% of properties are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs and the change of use does not form a consecutive HMO use in a street frontage;
- iii) where less than 15% of properties within 100 metres of a street length either side of an application property are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs; and
- iv) where the accommodation complies with all other planning standards relating to car

parking,
waste storage, retention of amenity space and garages and will not have a detrimental impact upon
the residential amenity of adjoining properties.

The applicant has confirmed that the concentration of HMO's is less than 20% within the neighbourhood area (12.8%) and less than 15% within 100m of a street length (7.1%).

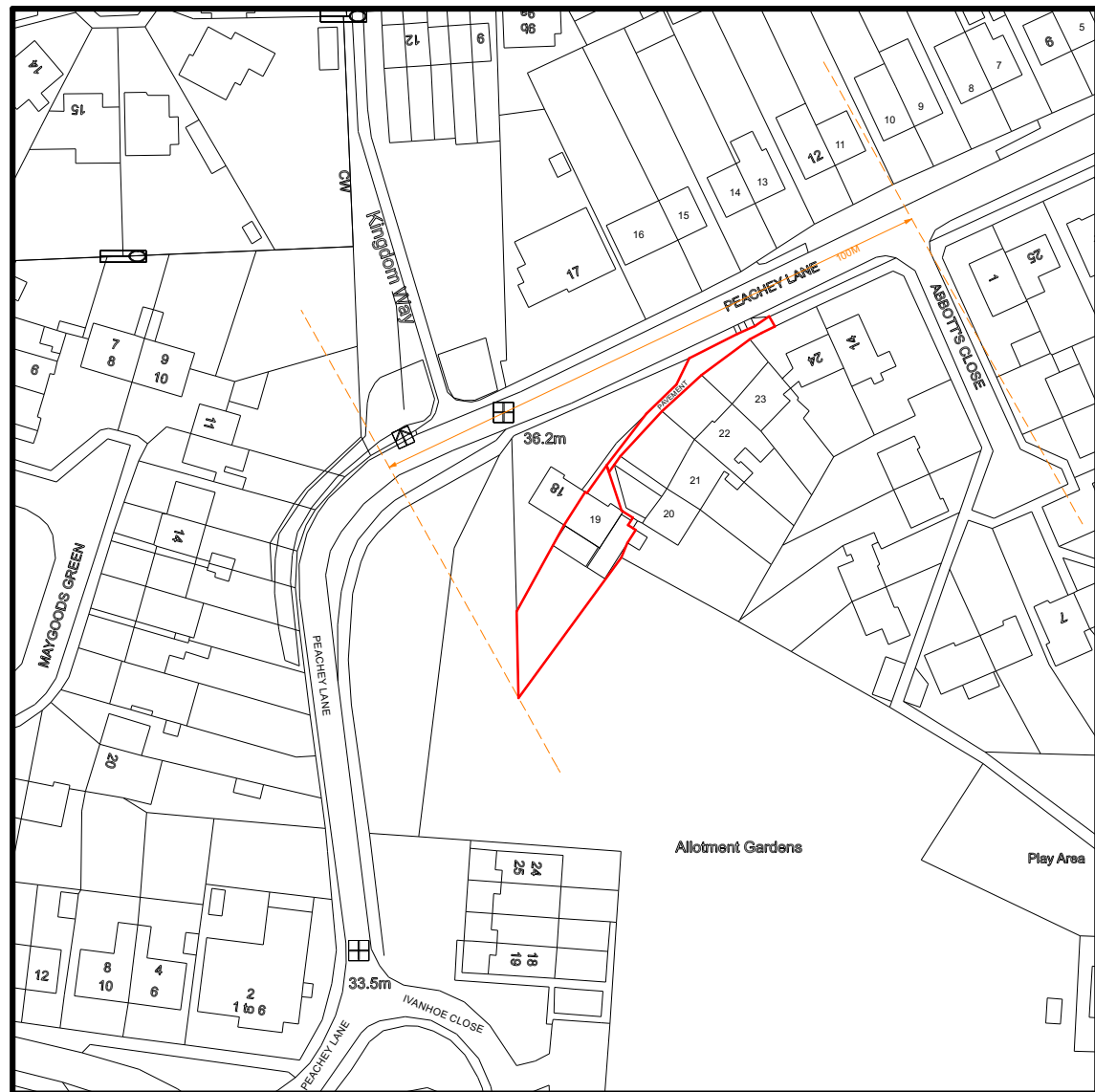
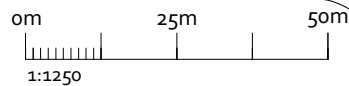
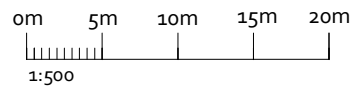
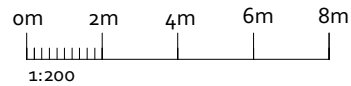
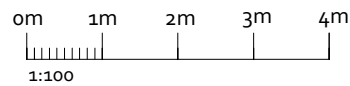
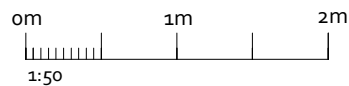
The applicant has submitted both an HMO management plan and Site Supervision Management Plan to ensure the development would not have detrimental impact upon the residential amenity of adjoining properties and living conditions of adjoining occupants.

8. Reference Documents

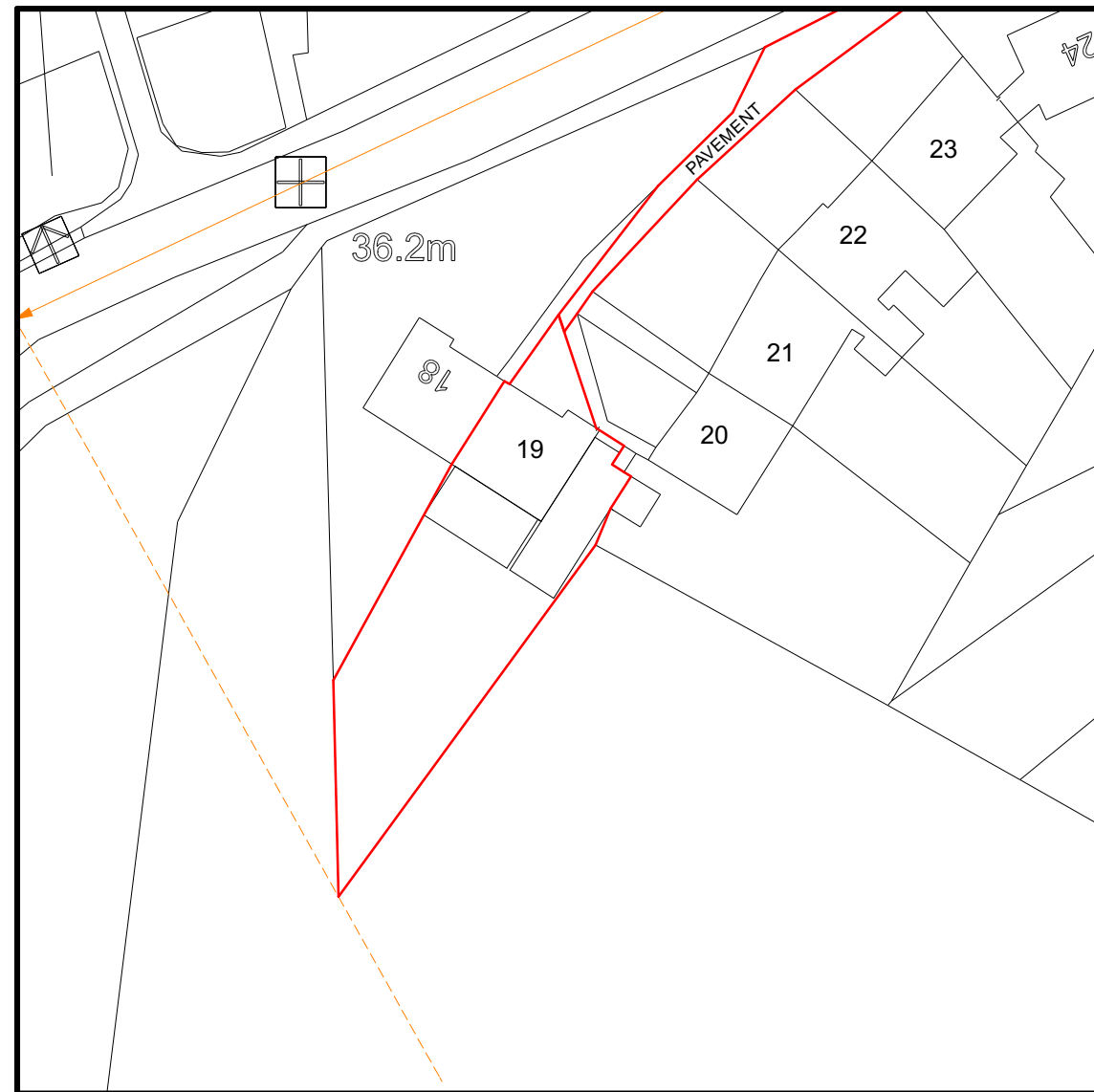
The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)
The London Plan (2021)

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



LOCATION PLAN (1:1250)



PROPOSED SITE PLAN (1:500)



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info@ops-surveyors.co.uk
www.ops-surveyors.co.uk
Tel: 07881457903

Address: 19 Peachey Lane, Uxbridge, UB8 3RX

Drawing Ref.: 2020-19PL-SGFP-1

Applicant: Mr Malkit Purewal

Project: Conversion of C4 HMO into 7bed and 7 people SG HMO.

Date: 15/01/2021

Revision: 1.0B

Scales: 1:50,
1:100, 1:200, 1:500, 1:1250
@ISO A3 (297 x 420)

Sheet # 1 / 4

SMOKE DETECTION

MAINS OPERATED LINKED SMOKE ALARM DETECTION SYSTEM TO BS 5446 – 1:2000 AND BS5839-6:2004:-

2 STOREYS HMO: INTERLINKED MAINS POWERED WITH BATTERY BACKUP

3+ STOREYS HMO: GRADE A LD2 AFD SYSTEM WITH CONTROL PANELS AND CALL POINTS

SMOKE ALARMS SHOULD BE SITED SO THAT THERE IS A SMOKE ALARM IN THE CIRCULATION SPACE ON ALL LEVELS/ STOREYS AND WITHIN 7.5M OF THE DOOR TO EVERY HABITABLE ROOM.

TO BE PROVIDED TO HALL AND LANDING WHERE GROUND FLOOR HABITABLE ROOM HAS NO FINAL EXIT DOOR.

WHERE THE KITCHEN AREA IS NOT SEPARATED FROM THE STAIRWAY OR CIRCULATION SPACE BY A DOOR THERE SHOULD BE AN INTERLINKED HEAT DETECTOR IN THE KITCHEN.

CARBON MONOXIDE (CO) DETECTION

BATTERY OPERATED CO DETECTOR TO BE INSTALLED AT LEAST 1.5M AWAY FROM GAS APPLIANCE. AND TESTED REGULARLY.

EMERGENCY LIGHTING (3+ STOREY HMO)

SUPPLY AND INSTALL A SECONDARY LIGHTING SYSTEM IN ACCORDANCE WITH BS 5266: PART 1:1988, SUPPLIED WITH ELECTRICITY FROM A SOURCE INDEPENDENT OF THE MAIN SUPPLY.

THE SECONDARY LIGHTING SHOULD SUFFICIENTLY ILLUMINATE ALL STAIRWAYS, CORRIDORS AND EXIT ROUTES TO ENABLE PERSONS TO MAKE THEIR WAY OUT OF THE PREMISES AND SHOULD COME INTO OPERATION AUTOMATICALLY ON FAILURE OF THE MAIN LIGHTING.

THE SYSTEM SHOULD BE CAPABLE OF MAINTAINING THE NECESSARY LEVEL OF ILLUMINATION FOR A MINIMUM PERIOD OF ONE HOUR FROM THE TIME OF FAILURE OR DISCONNECTION OF THE NORMAL SUPPLY.

FINAL EXIT

ALL FINAL EXIT DOOR TO BE OPERATED WITHOUT A KEY FROM THE INSIDE OF THE PREMISES OR FITTED WITH THUMB-TURN MECHANISM ON THE INSIDE.

UNDERSTAIRS SOFFIT / COMMUNAL CUPBOARDS

INTERNALLY LINED WITH 12.5MM PLASTERBOARD WITH MIN. 3MM SKIMMING.

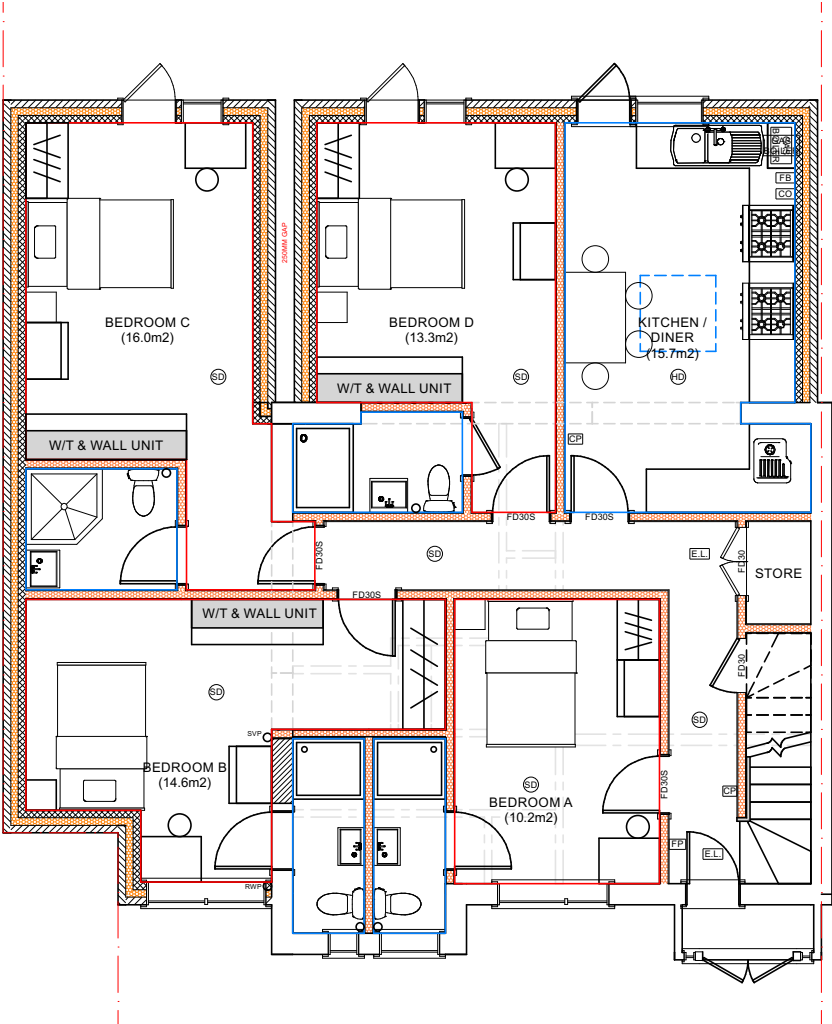
KEYS:

SD :- SMOKE DETECTOR
HD :- HEAT DETECTOR
CO :- CO DETECTOR
CO2 :- CO2 FIRE EXTINGUISHER
FP :- FIRE CONTROL PANEL
CP :- CALL POINT
DW :- DISHWASHER
MO :- MICROWAVE OVEN

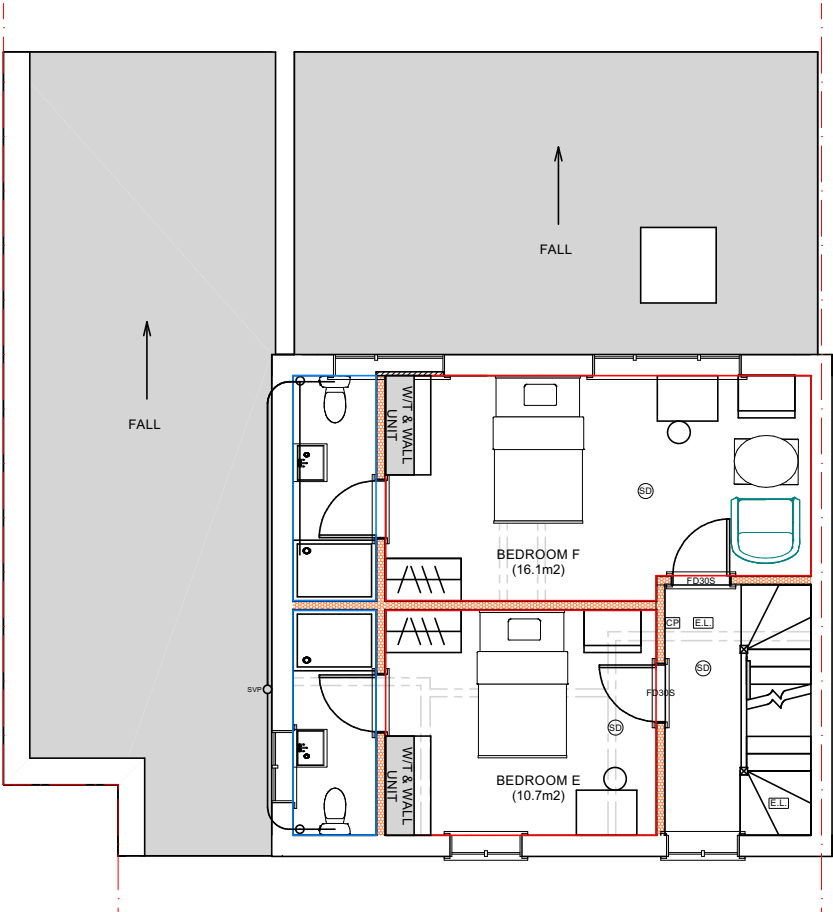
EL :- EMERGENCY LIGHT
FB :- FIRE BLANKET
WM :- WASHING MACHINE
TD :- TUMBLE DRYER
GB :- GAS BOILER
RF :- REFRIGERATOR
FD30 :- 30MINS FIRE DOOR
FD30S :- 30MINS FIRE DOOR W/ S/CLOSER
FD30SV:- 30MINS FIRE DOOR W/ S/ CLOSER & VISION PANEL

ROOM SIZES: OPTION 1

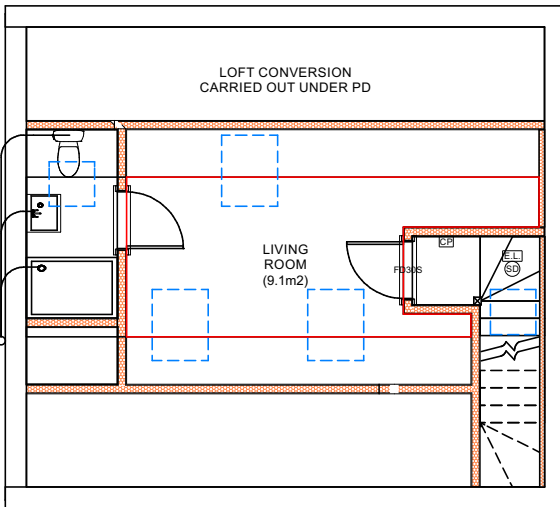
BEDROOM A: 10.2m2
BEDROOM B: 14.6m2
BEDROOM C: 16.0m2
BEDROOM D: 13.3m2
BEDROOM E: 10.7m2
BEDROOM F: 16.1m2
LIVING : 9.10m2
KITCHEN : 15.7m2



EXISTING G/F (1:100)



EXISTING 1/F (1:100)



EXISTING 2/F (1:100)



OPS Chartered Surveyors

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Tel: 07881457903

Address: 19 Peachey Lane, Uxbridge, UB8 3RX

Drawing Ref.: 2020-19PL-SGFP-2

Applicant: Mr Malkit Purewal

Project: Conversion of C4 HMO into 7bed and 7 people SG HMO.

Date: 15/01/2021

Revision: 1.0B

Scales: 1:50,
1:100,1:200,1:500,1:1250
@ISO A3 (297 x 420)

Sheet # 2 / 4

SMOKE DETECTION

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FINAL EXIT

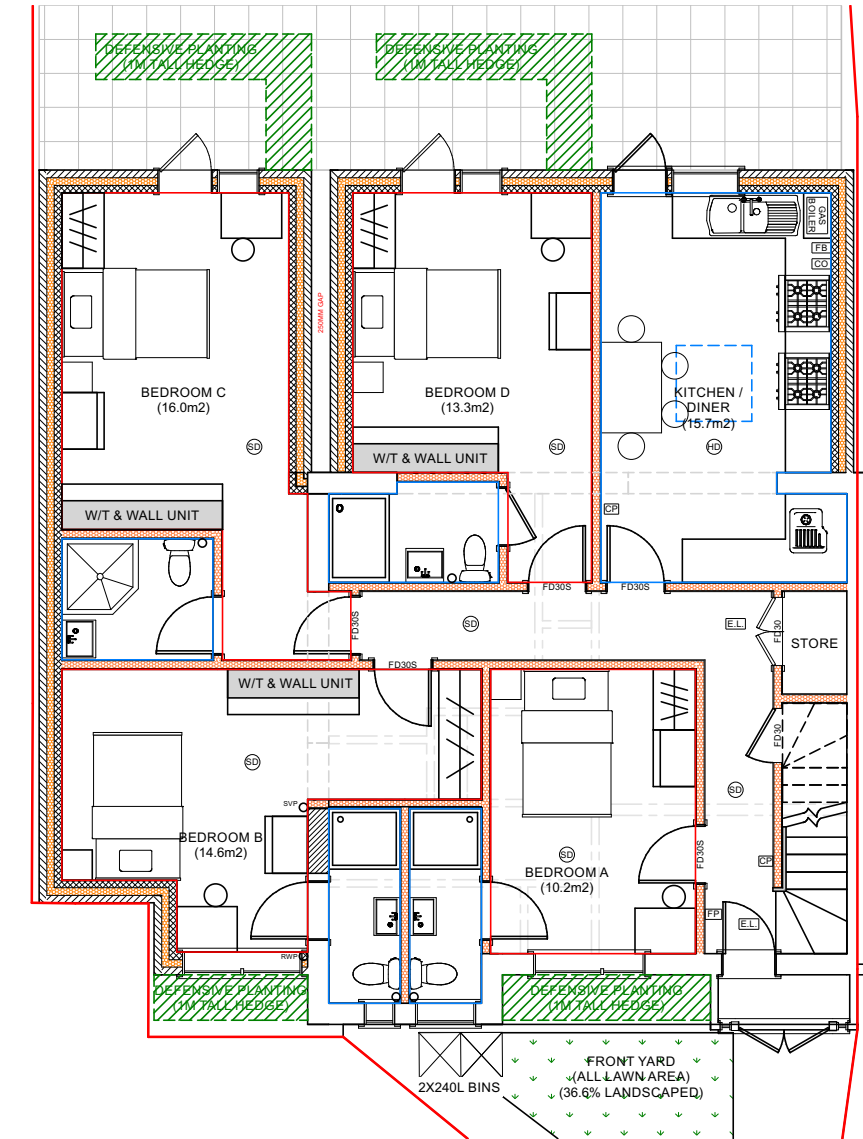
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UNDERSTAIRS SOFFIT / COMMUNAL CUPBOARDS

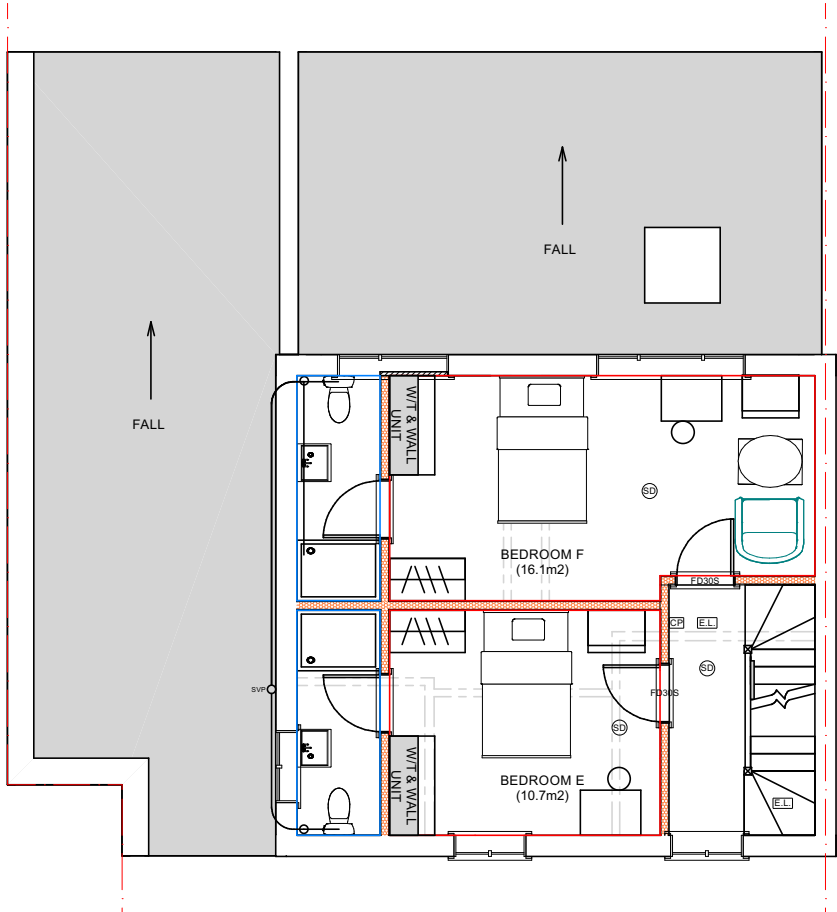
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KEYS:

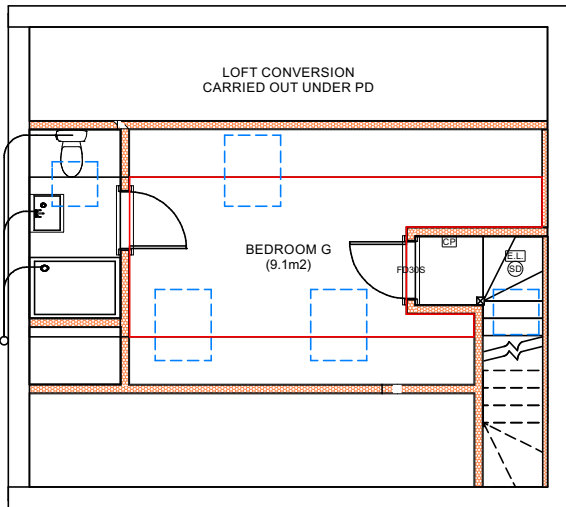
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CO :- CO DETECTOR
CO2 :- CO2 FIRE EXTINGUISHER
FP :- FIRE CONTROL PANEL
CP :- CALL POINT
DW :- DISHWASHER
MO :- MICROWAVE OVEN



PROPOSED G/F (1:100)



PROPOSED 1/F (1:100)



PROPOSED 2/F (1:100)

EL :- EMERGENCY LIGHT FB :- FIRE BLANKET WM :- WASHING MACHINE TD :- TUMBLE DRYER GB :- GAS BOILER RF :- REFRIGERATOR FD30 :- 30MINS FIRE DOOR FD30S :- 30MINS FIRE DOOR W/ S/CLOSER FD30SV:- 30MINS FIRE DOOR W/ S/ CLOSER & VISION PANEL	ROOM SIZES: OPTION 1 BEDROOM A: 10.2m2 BEDROOM B: 14.6m2 BEDROOM C: 16.0m2 BEDROOM D: 13.3m2 BEDROOM E: 10.7m2 BEDROOM F: 16.1m2 BEDROOM G: 9.10m2 KITCHEN : 15.7m2



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Address: 19 Peachey Lane, Uxbridge, UB8 3RX

Drawing Ref.: 2020-19PL-SGFP-3

Applicant: Mr Malkit Purewal

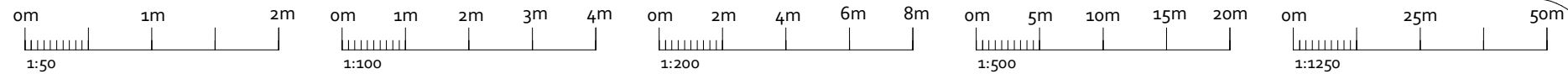
Project: Conversion of C4 HMO into 7bed and 7 people SG HMO.

Date: 15/01/2021

Revision: 1.0B

Scales: 1:50,
1:100,1:200,1:500,1:1250
@ISO A3 (297 x 420)

Sheet # 3 / 4



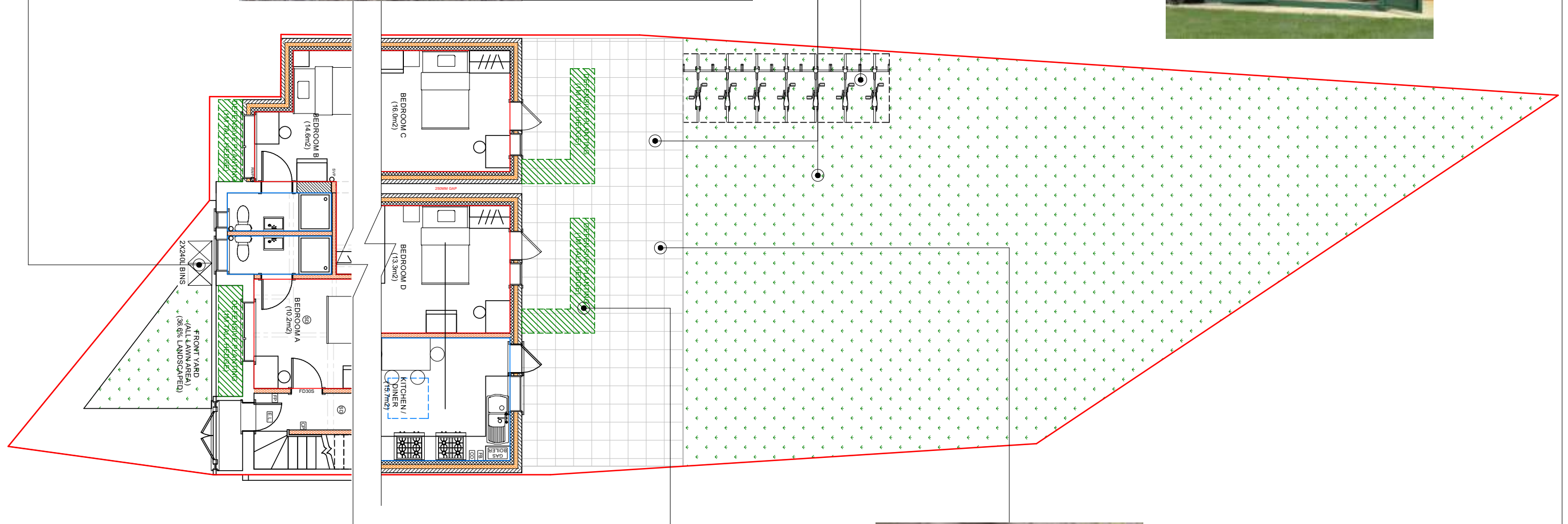
PROPOSED 2 X REFUSE BINS



REFUSE STORAGE FOR UP TO 2 BINS
(1.4M X 1.2M X 0.90M)

PROPOSED REAR GARDEN
WITH SOFT AND HARD
LANDSCAPING

PROPOSED CYCLE STORAGE UNIT X 3
UP TO 3 CYCLES PER UNIT
[1.83M X 1.44M X 0.92M X 2 UNITS]



PLANTING SPECIFICAITONS

EXCAVATE NOT MORE THAN 1-2 DAYS BEFORE PLANTING AND RETAIN TOPSOIL FOR RE-SUE WHERE NECESSARY.
SIZE: 75MM DEEPER THAN ROOT SYSTEM AND WIDE ENOUGH TO ACCOMMODATE ROOTS WHEN FULLY SPREAD. BREAK UP BOTTOMS OF PITS TO A DEPTH OF 150MM. BACKFILL WITH PREVIOUSLY PREPARED MIXTURE OF TOPSOIL EXCAVATED FROM THE PIT AND ADDITIONAL TOPSOIL AS REQUIRED TOGETHER WITH COMPOST/SOIL CONDITIONER/AMELIORANT AT 1M3/10M3. WATER PLANTS THOROUGHLY IMMEDIATE AFTER PLANNING. LIGHT FIRM SOIL AROUND PLANTS. PLANT PROTECTION SHOULD BE PROVIDED TO PROTECT VULNERABLE BEDS TO ENSURE SUCCESSFUL ESTABLISHMENT OF PLANTS.

ALL HEDGES TO BE MAINTAINED AS PER SUPPLIER'S INSTRUCTIONS AND AT A MAX. HEIGHT BETWEEN 1M TO 1.5M TO PROVIDE ADEQUATE PRIVACY TO THE OCCUPIERS OF THE BEDROOMS.



PROPOSED REFUSE & CYCLE STORAGE AND AMENITY PLAN (1:100)



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Surveyors

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www.ops-surveyors.co.uk
Tel: 07881457903

Address: 19 Peachey Lane, Uxbridge, UB8 3RX

Drawing Ref.: 2020-19PL-SGFP-4

Applicant: Mr Malkit Purewal

Project: Conversion of C4 HMO into 7bed and 7 people SG HMO.

Date: 15/01/2021

Revision: 1.0B

Scales: 1:50,
1:100, 1:200, 1:500, 1:1250
@ISO A3 (297 x 420)

Sheet # 4 / 4

HMO MANAGEMENT SUPERVISION PLAN

19 PEACHEY LANE, UXBRIDGE, UB8 3RX

PROPOSAL: CHANGE OF USE FROM C4 HOUSE IN MULTIPLE OCCUPANCY (HMO) TO SUI GENERIS HMO (7 BED & 7 PERSONS) WITH NO EXTERNAL EXTERATIONS.

APPLICANT: MR SANJAY KUMAR



Date: 18th December 2020 (Rev.1.0)

OPS Chartered Surveyors

17 Garvin Avenue, Beaconsfield, Buckinghamshire, HP9 1RD

M: 07881 457903 | E: info@ops-surveyors.co.uk



HMO MANAGER'S GENERAL DUTIES AND COMPLAINTS:

The manager must ensure that:

- his name, address and any telephone contact number are made available to each household in the HMO; and
- such details are clearly displayed in a prominent position in the HMO.

Maintenance of safety measures:

The manager must ensure that all means of escape from fire in the HMO are:

- kept free from obstruction; and
- maintained in good order and repair.

The manager must ensure that any fire fighting equipment and fire alarms are maintained in good working order.

The manager must ensure that all notices indicating the location of means of escape from fire are displayed in positions within the HMO that enable them to be clearly visible to the occupiers.

The manager must take all such measures as are reasonably required to protect the occupiers of the HMO from injury, having regard to:

- the design of the HMO;
- the structural conditions in the HMO; and
- the number of occupiers in the HMO.

In performing the imposed duty the manager must in particular:

- in relation to any roof or balcony that is unsafe, either ensure that it is made safe or take all reasonable measures to prevent access to it for so long as it remains unsafe; and
- in relation to any window the sill of which is at or near floor level, ensure that bars or other such safeguards as may be necessary are provided to protect the occupiers against the danger of accidents which may be caused in connection with such windows.

In compliance with the London Borough of Hillingdon Private Sector Housing – prescribed HMO Fire Safety Standards, the means of escape from fire must be kept free of obstruction and kept in good order and repair; reports of any defects should be made to the HMO manager immediately. Regular inspections of the common parts are undertaken by the HMO manager or his representative.

Fire extinguisher is no longer required by London Borough of Hillingdon and London Fire Service within HMOs, but fire blanket must be fitted in all shared kitchen within the property together with mains powered with battery backup interlinked smoke and heat detectors in communal areas (& bedrooms within a 3 or more storeys building) which must be tested on a monthly basis.

All kitchen, bedrooms and storage rooms are to be fitted with FD30 fire doors with intumescent seals incorporating automatic door closers.

Fire safety checklist

In the event of fire:

- Raise the alarm
- Call the fire brigade immediately
- Make sure that everyone has left the building safely
- Tackle the fire with the equipment provided ONLY if it is safe to do so, i.e. if it will not put you or others at risk
- Contain the fire by closing the door of the room involved
- Evacuate to a safe distance from the premises
- Meet the fire brigade on arrival and give them as much information as possible
- Don't let anyone go back inside until told it is safe to do so by the fire brigade
- Keep staircases and escape routes clear and accessible at all times. Exit doors must open easily
- Store combustible materials outside the building. Empty waste bins and clear rubbish daily
- Do not use portable heaters. Ensure that guards are securely fitted to installed heating equipment where required
- Use electrical equipment safely, e.g. electric blankets, irons etc, and always follow the manufacturer's instructions. Switch off and unplug after use.
- Check your premises last thing at night and close all doors
- Check regularly that fire smoke alarms are in working order
- Never wedge, tie or jam open fire doors. When not in use they should be allowed to close securely into their frame, forming a barrier to fire and smoke
- Never tamper with items installed to protect your health and safety

Maintenance of water supply and drainage

The manager must ensure that the water supply and drainage system serving the HMO is maintained in good, clean and working condition and in particular he must ensure that:

- any tank, cistern or similar receptacle used for the storage of water for drinking or other domestic purposes is kept in a good, clean and working condition, with a cover kept over it to keep the water in a clean and proper condition; and
- any water fitting which is liable to damage by frost is protected from frost damage.
- The manager must not unreasonably cause or permit the water or drainage supply that is used by any occupier at the HMO to be interrupted.
- In this regulation "water fitting" means a pipe, tap, cock, valve, ferrule, meter, cistern, bath, water closet or soil pan used in connection with the supply or use of water, but the reference in this definition to a pipe does not include an overflow pipe or the mains supply pipe.

Maintenance of gas and electricity supply

The manager must supply to the local housing authority within 7 days of receiving a request in writing from that authority the latest gas appliance test certificate it has received in relation to the testing of any gas appliance at the HMO by a recognised engineer.

The manager must:-

- ensure that every fixed electrical installation is inspected and tested at intervals not exceeding five years by a person qualified to undertake such inspection and testing;
- obtain a certificate from the person conducting that test, specifying the results of the test; and
- supply that certificate to the local housing authority within 7 days of receiving a request in writing for it from that authority.

The manager must not unreasonably cause the gas or electricity supply that is used by any occupier within the HMO to be interrupted.

Maintenance of common parts fixtures fittings and appliances

Common parts are defined as the front door to the HMO and to each unit of accommodation within it, any areas which are used by the occupants to gain access to their respective units of living accommodation. The common parts at this property comprise the entrance hall stairs, kitchen/lounge/dining room.

All common parts of the HMO must be kept clean, safe, in good decorative repair and working order and free from obstruction and are inspected weekly by the building manager or his representative.

All communal fixtures, fittings or appliances must be kept in good repair and are inspected weekly by the building manager or his representative. Tenants are provided with access to the kitchen facilities and washing facilities including the common washing machine and drier. Tenants are required to clean all ovens, hobs, sinks, work surfaces etc after use. A weekly clean of the common areas will be undertaken by the landlord's appointed contractors. (There is no duty on the manager to maintain any fixtures or fittings that the occupants are entitled to take away with them or which, for other reasons, are not within the manager's control).

The common parts are equipped with light fittings available at all times for every occupier to use, and a supply of spare bulbs is provided on site.

Gardens, yards, outbuildings, boundary walls/fences or gates which are part of the HMO should be safe, maintained in good condition.

Maintenance of living accommodation

Each unit of accommodation, and all furniture supplied in it, should be in a clean condition at the beginning of the tenant's occupation.

The internal structure, fixtures, fittings and appliances, including windows and other means of ventilation, of each room should be kept in good repair and in working order. There is no duty to repair or clean furniture which is damaged as a result of the tenant's unreasonable behaviour. Nor is there a duty to repair or clean furniture which is damaged as a result of the tenant's unreasonable behaviour. Nor is there a duty to repair or clean furniture which belongs to the tenant or which is outside the manager's control for other reasons.

Should any demised area fall into disrepair or furniture become faulty it should be reported to the manager as soon as possible.

Waste disposal facilities

The manager must ensure that adequately-sized bins are provided in sufficient numbers for the number of occupants. A number of wheelie bins are provided to the rear of the property for general refuse. The bins must be transported to the front of the property to allow for collection by the councils refuse collectors. Recycling bags and green waste bags are available on site provided by Hillingdon council.

Duties of the HMO occupiers at the premises.

- Not to obstruct the manager in the performance of their duties
- Allow the manager access to the accommodation at all reasonable times for the purpose of carrying out their duties
- Provide information to the manager which would be reasonably expected to enable them to carry out their duties
- Act reasonably to avoid causing damage to anything the manager is under a duty to supply, maintain or repair
- Store and dispose of litter/refuse as directed
- Comply with reasonable instructions of the manager as regards to any fire escape, fire prevention measure and fire equipment

- END OF HMO MANAGEMENT PLAN -

SITE SUPERVISION MANAGEMENT PLAN

19 PEACHEY LANE, UXBRIDGE, UB8 3RX

PROPOSAL: CHANGE OF USE FROM C4 HOUSE IN MULTIPLE OCCUPANCY (HMO) TO SUI GENERIS HMO (7 BED & 7 PERSONS) WITH NO EXTERNAL EXTERATIONS.

APPLICANT: MR SANJAY KUMAR



Date: 18th December 2020 (Rev.1.0)

OPS Chartered Surveyors

17 Garvin Avenue, Beaconsfield, Buckinghamshire, HP9 1RD

M: 07881 457903 | E: info@ops-surveyors.co.uk



SITE SUPERVISION MANAGEMENT PLAN

The following management measures will be implemented:

1. Bi-weekly inspection of the property of exterior and internal communal areas.
2. Any repairs identified during the inspection to be repaired within 1 to 2 weeks.
3. Front /rear gardens and driveway areas to be cleaned and maintained regularly or every 4 weeks.
4. Garden lawn to be mowed every 2 – 3 weeks during the summer months, and regularly maintained as necessary throughout the year.
5. Any damaged or broken external facades of the building to be repaired within a 2 week period.
6. Communal areas of the property will be maintained and painted once a year.
7. A dedicated property managing agent Savoys Properties of Savoys Office, Carter House, West Drayton, Colham Mill Road, Middlesex, UB7 7AE (or any future registered letting agent) will be managing the property. The agent will carry out regular inspection of the property and be the first point of contact for the residents.
8. An insurance cover plan is in place to cover all water, gas, heating, plumbing and electrics related issues. Any reported issues will be dealt with as soon as possible.
9. Weekly test of the Automatic Fire Detection System (AFDS).
10. Electricians will carry out annual inspections of the Automatic Fire Detection System and Emergency Lighting System.
11. Annual gas safety inspection will be carried out by qualified Gas Safe Registered engineer and inspection certificate will be issued upon inspection.