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Planning statement

Date: 30/01/2025

Site Address: 54 Bridgewater Road, Hillingdon, HA4 0EB

Application reference number: 11329/APP/2025/149

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Introduction:

This planning statement has been prepared in support of a planning application for the change of use of the property from a six-person House in Multiple Occupation (HMO) (Use Class C4) to a seven-person HMO (Sui Generis), alongside the construction of a first-floor rear extension.

This statement should be read in conjunction with the drawings and reports provided with this planning application.

SAM Planning is the acting agent on behalf of the owner of the site.

Relevant Planning History:

N/A

The Site and Its Surroundings:

The site is a two-storey end-of-terrace property located on the western side of Bridgewater Road. The immediate surrounding area is residential in character, with two-storey terraced properties of various architectural styles, yet similar in appearance and age. The site is not located within a conservation

area and is not subject to a listed building. No designations are associated with the subject site. The property is located within the London Borough of Hillingdon and is not subject to an Article 4 Direction restricting HMO use. The site benefits from a large private garden providing ample amenity space for residents.

Principle of Development

From a land-use principal perspective, we consider that the principle of shared accommodation is acceptable. This is because the size, layout and amenity this site is offering and the location not being overcrowded, thereby offering enhanced living conditions for the residents without depriving the amenities for the surrounding neighbourhood.

All rooms will be of single occupancy.

The Hounslow Local Plan (Policy SC1 – Housing Growth and Policy TC2 – Ensuring the Future Vitality of Town Centres) all encourage development to focus towards. The proposed layout gives complimenting spacious rooms of accommodation, that would be enjoyed by the future occupiers. The property also benefits of a large back garden with hard and soft landscaping.

There will also be cycle stands and refuse and recycling storage according to the London plan.

Proposed Development and Impact

The proposed development seeks to change the use of the property from a six-person House in Multiple Occupation (HMO) (Use Class C4) to a seven-person HMO (Sui Generis), alongside the addition of a first-floor rear extension. The conversion from C4 to Sui Generis will increase the occupancy by one individual, a modest change that will not significantly alter the character or function of the property.

The first-floor extension has been designed to respect the existing built form and seamlessly integrate with the property. The extension will extend the rear elevation, aligning with the existing side wall and following its angle to ensure a cohesive design. The scale of the extension remains modest, and in accordance with the 45-degree rule, thereby minimising any potential impacts on light and overshadowing for neighbouring properties. The extension's massing is well proportioned and in keeping with the character of the existing dwelling, ensuring that the overall appearance of the property is not overbearing or out of place within the context of the surrounding area.

The design also ensures that there are no external changes to the front of the property, preserving the streetscape and the overall character of the area. The proposed development respects the residential nature of the street and ensures that the extension does not disrupt the visual or aesthetic qualities of the neighbourhood.

The modest increase in occupancy by one person is not expected to result in a noticeable increase in traffic, parking demand, or other externalities typically associated with higher-density residential uses. The property benefits from a large private garden, which offers substantial amenity space for the future residents, thereby supporting high-quality living conditions.

The extension and the change of use will not adversely affect the amenity of neighbouring properties, as careful consideration has been given to the design and layout. The proposal meets the minimum space standards for HMOs, ensuring that the accommodation will provide comfortable living conditions for all occupants.

Room sizes schedule

Bedroom	Occupancy	Size (m ²)	Standard (m ²)	Complies?
1	1	13	6.51	Yes
2	1	11	6.51	Yes
3	1	13	6.51	Yes
4	1	13	6.51	Yes
5	1	12	6.51	Yes
6	1	14	6.51	Yes
7	1	11	6.51	Yes
8	1	12	6.51	Yes
Kitchen	Users			
1	8	14	Practical layout	Yes
Bathroom	Users			
8	1	2	Adequate size and layout	Yes
Garden	Users			
1	8	N/A	132	Yes

Refuse and recycling

Refuse and recycling requirements and its' provision are shown on the plans to be kept in the front garden where it will be practically accessible to the occupiers and still keep a nice, tidy uncluttered street scene.

Amenity

As mentioned, the property has plenty of private amenity space as annotated on the drawings.

Transport, Parking and Bicycle Storage

In terms of transport and parking, the site is PTAL-rated 2, indicating good accessibility by public transport. There is 1 on-site parking space, and ample cycle storage is provided, ensuring that no significant traffic impact is anticipated.

Planning Policy Compliance

Extensions and Design Policies

The proposed first-floor extension has been designed to comply with relevant local and national planning policies, including:

Policy DMHD 1 of the Hillingdon Local Plan: This policy sets out design requirements for residential extensions, ensuring they remain in keeping with the character of the surrounding area and do not result in unacceptable harm to neighbouring properties.

London Plan Policy D3 (Optimising Site Capacity through the Design-Led Approach): The proposal respects the existing building and its context while making efficient use of the site.

HMO Conversion Policies

Policy DMH 5 (Houses in Multiple Occupation): The proposal meets all space and amenity requirements and does not result in an over-concentration of HMOs in the area.

London Plan Policy H9 (Ensuring the Best Use of Housing Stock): This policy supports the provision of high-quality shared housing that meets the needs of different residents.

National Planning Policy Framework (NPPF) Paragraph 60: Encourages the efficient use of land for housing to meet local demand.

The proposed development aligns with Hillingdon's strategic housing objectives by contributing to the supply of high-quality, affordable housing. The borough has identified a need for additional shared accommodation to meet the diverse needs of its residents. This application supports that goal by providing well-designed and sustainable housing for multiple occupants.

Summary and Conclusion

The proposal for a 7-person HMO and first-floor extension is fully compliant with local and national planning policies. The modest nature of the extension ensures there is no adverse impact on neighbours, and the addition of one occupant does not significantly alter the intensity of the use. The proposal makes efficient use of the existing property and contributes positively to Hillingdon's housing targets.

For these reasons, we respectfully request that the application be approved.