

Planning statement

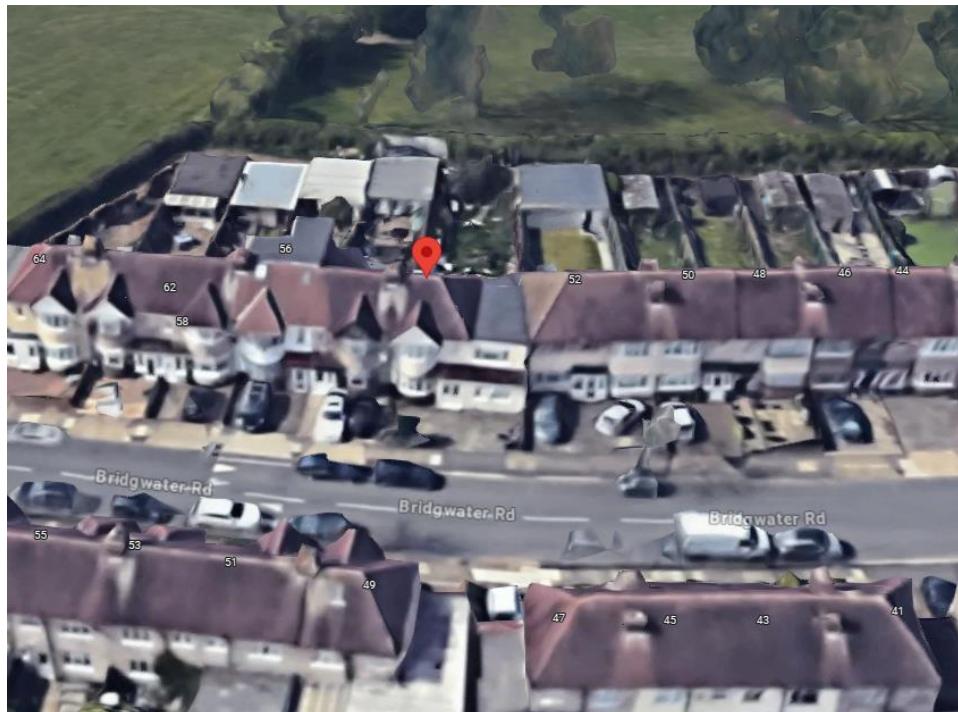
Date: 20/05/2025

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

Introduction:

The Planning Statement is in support of a full planning application for the change of use of the property from a five bedroom six-person House in Multiple Occupation (HMO) (Use Class C4) to an eight-person HMO (Sui Generis) including the erection of a single storey first floor rear extension and associated alterations.

Site Characteristics:



The application site is a two-storey terraced property located on the west side of Bridgewater Road. The immediate and surrounding area is predominantly residential. The application site is not located in a conservation area and the building is not listed.



Hillingdon Local Plan Policies:

DMH 1 – Safeguarding Existing Housing

DMH 4 – Residential Conversions and Redevelopment

DMH 5 – Houses in Multiple Occupation

DMHB – Design of New Development

DMHB – Housing Standards

DMT 1 – Managing Transport Impacts

DMT 5 – Pedestrians and Cyclists

LPP D3 – Optimising site capacity through the design-led approach

LPP D6 – Housing quality standards

National Planning Policy Framework 2024

The NPPF is written in favour of sustainable development stating that development proposals that accord with an up-to-date development plan should be approved.

The London Plan 2021 policies

D3: Optimising site capacity through the design-led approach

H2: Small sites

H10: Housing size mix

T1: Strategic approach to transport

T5: Cycling.

Principle of the development

Policy H9 of the London Plan 2021 seeks to promote the efficient use of existing housing stock, to reduce the vacant and under occupied dwellings, whilst taking into account the role that HMOs play to meet local and strategic housing needs. The supporting text notes that HMOs are an important part of London's housing offer, reducing pressure on other elements of housing stock.

Proposed Change of Use:

The proposal seeks planning permission for the change of use of the property from a five bedroom six-person House in Multiple Occupation (HMO) (Use Class C4) to an eight-person HMO (Sui Generis) including the erection of a single storey first floor rear extension and associated alterations.

The proposed change of use will create high standard rooms for single person accommodation for students, business people etc. All the proposed rooms exceed minimum standards in order to create a comfortable and a high standard HMO.

On the ground floor level, the proposal would accommodate to a high standard, 4 ensuite bedrooms and a Communal Kitchen/Living with a generous garden amenity space.

Also located on the ground floor level would be an enclosed bike store (x8 bikes) and refuse and recycling stores (x2 360 L Recycle bin, x2 360 L Refuse bin, x2 23 L Food waste).

The first floor would comprise another 4 quality ensuite bedrooms.

Proposed details on the internal layout are listed below:

- Room 1 – 10m² (1p)
- Room 2 – 10.1m² (1p)
- Room 3 – 10m² (1p)
- Room 4 – 10.5m² (1p)
- Room 5 – 10.4m² (1p)
- Room 6 – 10.4m² (1p)
- Room 7 – 10.1m² (1p)
- Room 8 – 10.8m² (1p)

Each bedroom would meet the relevant space standard and will additionally benefit from good outlook. Every bedroom will be provided with its own en-suite bathroom.

The proposal would also meet the minimum floor space for the communal kitchen and living

areas, which is also above the minimum standard required by the Council.

Overall, it is considered that the proposed HMO will provide a good standard of accommodation as well as private amenity and will adequately serve future occupiers.

Design:

The proposed first floor extension would respect the existing built form and integrate well with the property. The extension will align well with the existing side wall and would 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.

Overall, the proposed first floor extension is considered to be modest and subservient to the existing main building. The proposal in the context of adjoining buildings and other buildings in the terrace is considered to preserve the character and appearance of the streetscene.

Amenity of the neighbours:

The proposed number of occupants (8) is considered to be a reasonable number of persons which could reside in a typical HMO. As such, the use of the property as an HMO (*sui generis*) is not considered not to adversely harm the amenities enjoyed by neighbouring occupiers.

Transport and Highways:

In terms of transport and parking, the site is PTAL-rated 2, indicating good accessibility by public transport. The proposal has provision to ensure that no significant traffic impact is anticipated.

Cycle storage

8 secure cycle parking spaces would be allocated in the front garden of the building in order to encourage the use of more sustainable transport methods and in accordance with the requirements set out in the London Plan (2021).

Refuse and recycle storages:

Adequate refuse and recycle storages have been provided in a suitable location in the front garden area for the 8 occupants of the building.

X 2 360 L Recycle bin

X 2 360 L Refuse bin

X 2 23 L Food waste

Conclusion:

The proposal overall is considered to play an important role in increasing housing supply without putting pressure on the amenity, parking and general activities in the surrounding area or the street scene. The proposed HMO unit has been designed to meet the Council's HMO standards and to comply with the relevant Council policies and the London Plan. We therefore anticipate that the Council would take a positive and favourable view in assessing this application.