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## Design & Access Statement

**Date: 18.04.2024**

**Site Address: 54 Chapel Lane, Uxbridge, London, UB8 3DS**

**Planning application reference number: PP-12981536**

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## **Introduction:**

**The** Design and Access Statement has been prepared in support of a full planning application for the change of use from a small HMO class C4 to a 8 person Sui Generis large HMO.

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

## **Relevant Planning History:**

- **13428/APP/2023/3618** - Erection of a single storey rear extension – **Granted**
- **13428/APP/2023/3695** - Change of use from Class C3 (Dwellinghouse) to C4 (Small HMO) up to six persons (Application for a Certificate of Lawful Development for a Proposed Development) (Amended Description) – **Granted**

## **The Site and Its Surroundings:**

The application site comprises a large 2 storey semi detached property on the western side of Chapel Lane, with a two storey side extension, a built in garage and an allocated parking space. There is also an application approved for a ground floor extension.

The surrounding area mainly residential in character, with terraced properties of a mainly similar style, appearance and age. The application site is not located within a conservation area and is not subject to a listed building. No designations are associated with the subject site.

## **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.

## **Design and Appearance:**

The proposal includes an alteration on the front elevation by replacing the garage door into a window, the alterations will form the ground floor to be matching to the rest of the front elevation of the property.

This will be an addition to the existing 3 studio flats and 1 retail unit within the property. The new unit meets the minimum floor space standards set out in the Nationally Described Space Standard (applied through Policy SC5 – Ensuring Suitable Internal and External Space).

The proposed unit is dual aspect, to ensure high-levels of residential amenity combined with the large private garden area, in accord with the requirements of Policy CC7 – Urban Design and Architecture.

### Room sizes schedule

<b>Bedroom</b>	<b>Occupancy</b>	<b>Size (m<sup>2</sup>)</b>	<b>Standard (m<sup>2</sup>)</b>	<b>Complies?</b>
1	1	10	6.51	Yes
2	1	10.13	6.51	Yes
3	1	10.13	6.51	Yes
4	1	10	6.51	Yes
5	1	11.76	6.51	Yes
6	1	10	6.51	Yes
7	1	10	6.51	Yes
8	1	10.59	6.51	Yes
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<b>Kitchen</b>	<b>Users</b>			
1	8	9.6	Adequate	Yes
<hr/>				
<b>Bathroom</b>	<b>Users</b>			
8	1	2-3	n/a	Yes
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<b>Garden</b>	<b>Users</b>			
1	8	192	n/a	Yes

### Impact on Amenity:

The proposal would not raise any material amenity concerns in terms of loss of sunlight/daylight, outlook and privacy to the amenity of the neighbouring properties to warrant a refusal for the application.

### Transport:

The development does not have any adverse material impacts on the local highway network.

#### Cycle storage

8No. cycle parking spaces are proposed, this will be located with the garden and designed with reference to the west London Cycle Parking Guidance. To be finalised via planning condition.

### Conclusion:

The proposal overall is considered to be acceptable and there would be no unacceptable impacts to adjacent properties or to the character of the area/appearance of the existing building. It is, therefore, our understanding that planning permission should be granted.