

Supporting letter: **96 Oakdene Road, Uxbridge UB10 0SQ.**

Planning letter to support the retrospective planning application at the above property. We wish to provide context to assist in the assessment of the current submission.

## 1. Relevant Planning History

- **Ref: 17448/APP/2024/2862** – This application for a dormer and change of use to a 4-bedroom HMO was validated on **28 October 2024** and subsequently refused on **11 December 2025**.
- **Ref: 17448/APP/2024/2861** – This application for a single-storey rear extension was validated on **28 October 2024** and **approved on 27 November 2024**. Notably, a condition was imposed removing the property's Permitted Development (PD) rights at the time of approval.
- **Ref: 17448/APP/2025/1511** – This application for conversion of roofspace to habitable use to include a hip to gable roof extension, rear dormer and 3 front rooflights, single storey rear extension and change of use to 6bedroom 6person HMO(Part retrospective) was validated on **14 July 2025** and subsequently refused on **08 September 2025**.

Reasons for refusal and commentary:

**1** The use of the property by six individuals would result in undue noise and general disturbance to neighbouring residents, particularly as a result of a marked increase in comings and goings, use of the rear garden and the lack of information relating to sound insulation and would have a demonstrably negative impact on the amenity of the adjoining residents. The proposal would therefore be contrary to the requirements of Policies DMH 5 and DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and paragraph 135 (f) of the NPPF (2024). **It is clear to note the council are not favouring HMO applications. The clear unjust to add a planning condition to remove PD rights for this property has hampered the proposals to move forwards. There is no stopping all neighbouring properties on this street and within the borough (excluding Article 4 area) to continue to convert HMO's under Permitted Development rights.**

**2** The proposed development fails to provide an adequate level of outlook for the future occupiers of bedroom 6 due to its reliance solely on rooflights, which are set at high level and reduced ceiling height of this room furthermore the habitable communal living space does not benefit from adequate natural light or outlook. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy DMHB 11 and DMH5 of the Hillingdon Local Plan: Part Two - Development Management Policies and Policy D6 of the London Plan (2021). **Updated plans now show loft room to provide 1 bedroom in the loft space. Ground floor kitchen and communal space will also been amended (subject to approval) which satisfies this refusal point.**

**3** The applicant has failed to provide an acceptable quantity of car and cycle parking and has the potential to lead to undue on-street parking displacement to the detriment of parking capacity and safety on the local public highway, contrary to Paragraph 112 of the NPPF 2024; Policies T2, T4 and T5 of the London Plan 2021 and Policies DMT 1, DMT 2, DMT 5 and DMT 6 of the Hillingdon Local Plan Part 2 Development Management Policies. **Updated plans show 5**

**cycle storage to rear garden and 1no car parking space to front. It is important to note, there a numerous public transport options within 10-15 minutes walking distance.**

**4** The proposed development, by reason of the design and excessive size, scale and bulk of the hip to gable extension and rear dormer extension results in an incongruous and visually obtrusive form of development which fails to respect the architectural composition of the original terraced dwelling and is detrimental to the character and appearance of the street scene and surrounding area. **This refusal point is based on having our permitted development rights removed. There is no stopping all surrounding properties to erect rear box dormers under Permitted Development.**

We believe the latest plans have been carefully amended to address the retrospective elements, and we respectfully request that planning permission now be granted.