

DESIGN AND ACCESS STATEMENT

33 DELLFIELD CRESCENT, UXBRIDGE UB8 2EU

PROPOSAL: CONVERSION OF EXISTING C3 DWELLING TO 6 PEOPLE C4 HOUSE IN MULTIPLE OCCUPATION (HMO)

APPLICANT: MR KEVIN BATES



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This Design and Access Statement should be read in conjunction with the following submissions:

- I) APPLICATION DRAWINGS
- II) HILLINGDON HMO REGISTER
- iii) HMO MANAGEMENT SUPERVISION PLAN
- IV) SITE SUPERVISION MANAGEMENT PLAN
- v) PRE-APP REPORT

SITE:

The application site comprises of a extended three storey semi-detached dwelling situated on the North-West side of 33 Dellfield Crescent, Cowley. It benefits from a frontage laid partly in hardstanding to accommodate up to several cars including a detached garage.

The surrounding area is residential in character and is made up of a mix of detached and semi-detached dwellings that are set back from the adjacent highway.

The application site lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The proposed site is not within a conservation area or a listed.

The site is within a controlled parking zone (CPZ) within single yellow line and permit holders only bays outside the property. The site is well connected to public transport and facilities. There are regular bus services along High Street, Cowley to the nearest Uxbridge Town Centre and Tube Station within walking distance of couple minutes.

PROPOSAL:

Planning permission is sought for the change of use from the existing Class C3 use single family dwellinghouse into 6-bedroom 6 people C4 HMO with the following facilities proposed:

- approx. 93sqm gross internal area, with short walking distance to the nearest Cowley Recreation Ground
- 1 communal kitchen, living & dining room space of over 18m2
- 6 single bedrooms with ensuite shower-rooms
- 1 shared WC
- Cycle storage units for up to 6 cycles
- 4 refuse storage bins
- Front and rear garden

THE RELEVANT PLANNING POLICIES:

The Local Plan Part 2: Development Management Policies (adopted version 16 Jan 2020) states that:-

“4.13 Large homes in multiple occupation (HMOs) and hostels can contribute to the overall supply of cheaper accommodation, particularly for students, young people and those on low income.

4.14 Intensive occupation of former family dwellings such as those used for student accommodation or as a HMO can have negative impacts on residential amenity within an area through increases in on-street and off-street parking, loss of front gardens, reductions in levels of privacy, alterations to exterior of buildings and increased generation of refuse. There are significant concentrations of HMOs in the Uxbridge South and Brunel Ward, where an Article 4 Direction has been imposed removing permitted development rights for HMO accommodation.”

And under Policy DMH 5: HMO and Student Accommodation, the policy suggests that:-

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 following sections will discuss the proposal and demonstrate the proposal would meet the required policies, with evidence provided.

It is recognised paragraph 4.12 above that HMOs can contribute to the overall supply of cheaper accommodation, particularly for students, young people and those on low income. At the same time there are concerns (under para. 4.12) regarding the conversion of dwellinghouse into HMO to the negative impact on residential amenity within an area through increases in:-

- i) on-street and off-street parking
- ii) loss of front gardens,
- iii) reductions in levels of privacy,
- iv) alterations to exterior of buildings and
- v) increased generation of refuse.

The proposal has been designed with care to mitigate the impact on the residential amenity within the area by:

- i) providing one additional off street parking space and 2 x cycle storage units for up to 6 bicycles, to meet the London Plan and Local Policy;
- ii) retaining over 42% of the front garden space as landscaped space, which has exceeded the policy required amount of 25%;
- iii) maintaining the existing boundary treatment to the rear garden to keep high level of privacy as before;
- iv) retaining the exterior of the building in the same condition without external alterations and
- v) providing 2 new refuse storage bins to improve the refuse storage situation for the proposed HMO use, this would meet both the planning policy and HMO regulations.

It is considered that the above steps would mitigate the impact on proposed HMO use through reasonable and responsible measurements and approaches.

DEVELOPMENT DENSITY AND AMENITY PROVISION:

Although the previous SGP for HMO 2004 has been replaced by the latest Local Plan Part 2 and there is no suggestion of living space requirement for HMO conversion within the latest Local Plan. In terms of intensification of the property, paragraph 3.9 of the SPG HMO 2004 suggests that proposals for conversions from a semi-detached house to a HMO will be required to retain at least one ground floor habitable room over 10sq.m, other than a kitchen, for communal living purposes.

In relation to private amenity space, the previous SPG HMO advises that a minimum of 15sq.m of private usable amenity space per habitable room (excluding those used for communal living purposes) is required.

The latest Policy DMH paragraphs 5.68-5.69 suggest that there should be sufficient private outdoor amenity space for the occupants.

The proposal would provide 6 bedrooms and 93sq.m of private amenity space. Although there is a slight shortfall of 7m² when comparing to the above policy, due to the close distance from the

application to the nearest recreational ground is within a few minute walk, the above shortfall can be compensated by the near by park, and should not lead to any adverse effect on the living condition of the future occupants. Hence, this should not be considered as a refusal reason.

The following table provides a comparison between the proposed figures and those set out by council's local plan part 2:

LOCAL PLAN / SPG REQUIREMENT	MIN. REQUIREMENT	PROPOSAL	COMP.
Communal living space (SPG) HMO kitchen space standard	10sqm 6.5sqm	Combined Area 18.2sqm	✓
Amenity space	100sqm for 4+bedrooms house	93sqm (shortfall of 7m2 but close to nearest recreational ground within 5mins walk)	✓
Bedroom space	6.51sqm Single 10.22sqm Double	7.5/7.5/8.8/8.8/10.7/12.0 (sqm) (All single room use)	✓
Table 1(b) - HMO Car parking Cycle	1 space per 2 occupants 1 per occupant	Car free development with undertaking 6 per 6 occupants	✓ ✓
Concentration of HMO in the area. (*) DMH 5(B)(i): Less than 20% within the neighbourhood DMH 5(B)(ii): Less than 10% within a conservation area DMH 5(B)(iii): Less than 15% within 100m of a street length	20% Not in C.A., hence not applicable. 15%	2.5% registered HMO within the neighbourhood or within 100m of a street length. (Data source: from Hillingdon HMO Register)	✓

*Research Data:

ROAD NAME	NO. OF HOUSES	NO. OF HMOS	(%)
<i>Dellfield Crescent</i>	79	2	2.5
<i>Field Way (within 100M)</i>	-	0	0
<i>Hamilton Road(within 100M)</i>	-	0	0
<i>Clayton Road (within 100M)</i>	-	0	0

In connection with Policy DMH 5(B)(iv) relating to car parking, waste storage, retention of amenity space and garages, the above paragraphs together proposed drawings have demonstrated that the proposal would meet these planning standards.

LIVING CONDITIONS FOR FUTURE OCCUPIERS

The proposal development would incorporate two supervision plans to ensure the proposal development would not have detrimental impact upon the residential amenity of adjoining properties and living conditions of adjoining occupants:-

- 1) HMO Management Supervision Plan
- 2) Site Supervision Management Plan

The current house is capable of housing up to 6-7 people under the current housing and space standards where the proposal would maintain the number down at 6 occupiers. Upon the implementation of the HMO Management Supervision Plan & Site Supervision Management Plan with strict rules to ensure the HMO is being operated in full compliance of all the regulations including separate regulation under the Housing Act 2004: Mandatory HMO Licensing law. The above steps would ensure there should be no impact on neighbourhood.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA:

The proposal will not have a negative impact on the character and appearance of the area, as there would be no external alteration to the building. The current proposal will maintain the existing garden space with a significant increase in the amount of soft landscaping to site.

Local plan policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the Local Authority considers it desirable to retain or enhance. Policy BE19 seeks to ensure that development will complement the amenity and character of the residential area in which it is situated. In assessing planning applications for HMO's, the Council will seek to ensure that the change of use will not be detrimental to the residential amenity of the area.

The Supplementary Planning Guidance on House in Multiple Occupation and other non-self containing housing (August 2004) states that established residential streets derive part of their character from having enclosed and planted front gardens.

It would therefore be considered to be in accordance with Policy BE13 and BE19 of the Hillingdon Local Plan: part Two – saved UDP Policies (November 2012).

In assessing applications for HMO's, the Council will seek to ensure that the change of use will not be detrimental to the residential amenity of the area, including whether the dwelling is large enough and that any increase in the number of residents will not have an adverse impact on noise levels and the level of amenity neighbouring residents can reasonably be expected to enjoy.

The proposed building is already a 4/5 bedrooms house with potential for up to 7 people to reside in. The old SPG HMO 2004 suggests that for semi-detached properties, the maximum HMO occupancy is 9 people, although the newly adopted Local Plan Part 2 has not specified the maximum number of people, as the current proposal is for up to a maximum of 6 people this would not exceed any of the policies or guideline adopted by the authority.

The current proposal comprises a large communal living & dining room which is an added benefit to house and occupiers whereas most of the Class C4 HMO do not have such facility because it is not a legal requirement for HMO set up to have large open plan kitchen, living and dining rooms. The current proposal would meet the HMO sanitary requirement ratio of 2 (shower/bath) +1 (wc) : 6-10 (persons).

TRANSPORTATION & PARKING

The proposal include cycle storage units for up to 6 cycles to meet the Local Plan Part 2 requirements. (Table below extracted from LP Pt2 – page 152)

London Borough of Hillingdon	
Local Plan Part 2 - Development Management Policies	
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DWELLINGS WITH CURTILAGE	
2 spaces per dwelling	(a) 1 per 1 or 2 bed unit. (b) 2 per 3 or more bed unit
FLATS	
3 - 4 or more bedrooms - 2 spaces per unit 1 – 2 bedrooms - 1.5 - 1 spaces per unit Studio - 1 space per 2 units (a) Proposals must also accommodate visitor's car parking on-site additional to the above (b) Car parks must be allocated to dwellings.	(a) 1 per studio, 1 or 2 bed unit. (b) 2 per 3 or more bed unit.
HOSTELS	
1 space per manager plus 1 space per 20 resident bed spaces. Variance to this may be permitted, subject to a transport appraisal and travel plan.	Level of provision subject to appraisal.
HOUSES IN MULTIPLE OCCUPATION	
For a HMO with up to 6 occupants: 1 space per 2 occupants. For HMOs over 6 occupants, car parking requirements will be assessed through a transport appraisal and travel plan.	1 per occupant

DUE TO THE LOCATION OF THE PROPERTY BEING IN A CONTROL PARKING ZONE, IT IS PROPOSED THAT THE PROPOSAL WOULD BE A CAR FREE DEVELOPMENT WITH UNDERTAKING TO ACCEPT S106 ARRANGMENT TO REMOVE PARKING PERMIT. THIS ARRANGEMENT WAS CONSIDERED ACCEPTABLE BY HIGHWAY OFFICER DURING PRE-APPLICATION ADVICE. (PLEASE SEE OFFICER REPORT ATTACHED)

REFUSE STORAGE

The proposal would provide two 240L wheelie bins with permanent enclosure, located to the front of the property. All refuse collection to be arranged based on the council's collection schedules.

CONCLUSION

The government encourages local planning authorities to help maintain balanced communities. A balanced community is defined as one that is not dominated by one particular household type, size or tenure. There is no possibility of a sustainable community without an appropriate balance between settled residents and a transient population. The key issue with imbalance in neighbourhoods, which the government has recognised, is that it leads to rising problems and declining community, and potentially to unsustainability.

It should be recognised that HMOs are an important element of the city's housing stock and it is not the aim of the policy to reduce their overall numbers. Shared and/or rented housing fulfils a need for students and residents other than students, especially at the lower cost end of the housing market.

It is clear from the comparison table above that the site is not located in a high HMO concentration area and the proposal has adopted the council's current policy and HMO standards to meet the strict requirements for both planning and housing purpose, the conversion should therefore be considered acceptable to the LPA based on the above information provided.

- END OF STATEMENT -