

Middx and Herts Architectural Designers

DESIGN & ACCESS STATEMENT

12 PRINCES WAY, RUISLIP, MIDDLESEX, HA4 0PX

May 2026



Proposal: CHANGE OF USE OF FROM CLASS C3 (DWELLING HOUSE) TO C4 (HMO FOR UP TO 5 PERSONS) AND ERECTION OF SINGLE STOREY REAR EXTENSION

This Statement supports a planning application drawing reference: NWB/1806/01-04 in relation to 12 Princes Way, Ruislip, Middlesex, HA4 0PX.

The proposal is for the change of existing C3 use (dwelling house) to class C4 (HMO for up to 5 persons). External width of new extension is 7.59m and depth 3m projection from existing house. There is an existing loft room with rear dormer currently. All details are shown in the planning application associated scaled drawings. Proposal is shown in the proposed floor layouts on ground, first and second floors as detailed in the drawings for the 5 persons.

The application site is located in Ruislip and is close to the Victoria Road retail Park and also close to public transport facilitating access to the proposed development. There are a number of bus services that exist around Ruislip, with stops in close proximity to the proposed development. There are also underground stations in close proximity, ie. Eastcote and South Ruislip.

Adequate parking is provided for and is shown in the associated drawings.

The proposal is very much needed given the increase in population in the area and the need for additional living facilities for people who cannot afford their own homes.

The external appearance at the front will not change and the rear extension is not considered obtrusive with a rear projection of only a modest 3m which is in keeping in the area without affecting the privacy of adjoining properties at numbers 10 & 14.

HMO management plan is relatively straightforward being a property with only 5 occupants therefore no strict detailed management plan is considered necessary.

National and local planning policy requires that applicants and Local Planning Authorities consider the potential harm to the area and, as such this would not breach any guidelines.

It is therefore believed that the proposal is not contentious and can be supported favourably for the reasons as detailed above.

Statement prepared by Mr Nomaan Sheikh (Middlesex & Herts)

29th May 2026