

Planning Statement

151 North Hyde Road
Hayes UB3 4NS

Part 1

Design

1. Introduction

This Planning Statement is one of the documents supporting the planning application for the change of use from flat (C3) at 151, North Hyde Road, Hayes, UB3 4NS to house in multiple occupation (C4)

This document is compiled with careful consideration to the guidance offered on the Hillingdon Council website.

2. Site Context

The application site is 151, North Hyde Road, Hayes, UB3 4NS.

The site is a mixed-use development with a shop on the ground and a flat on the upper floors. The site is connected by good public transport links such as buses on North Hyde Road and nearby Hayes and Harlington station. There is same mixed-use development on both sides

The site does not fall within a conservation or designated residential area.



Site shown in red

3. Existing

The existing development has a shop and warehouse at the ground floor accessed from front and rear side of the site. There is no access from the shop to flats above. The flat on the upper floor is accessed via a front entrance. The flat has 4 beds, a living room, a kitchen, 3 bathrooms and 2WCs over 2 floors.

4. Proposal

The proposal is to change the use of flat to HMO. The landlord is finding it difficult to rent the whole flat to a single family. Considering the rent increase in recent months, it is almost unaffordable for a single family to rent a 4-bed flat. There is a strong market for house shares to keep the rents low. Hence, the landlord is looking to convert the flat to HMO. There is no change to external elevations.

5. Use

There is a proposal to change the use from flat (C3) to (C4).

6. Areas

The table below should be used to determine the permitted number of occupants for the dwelling:

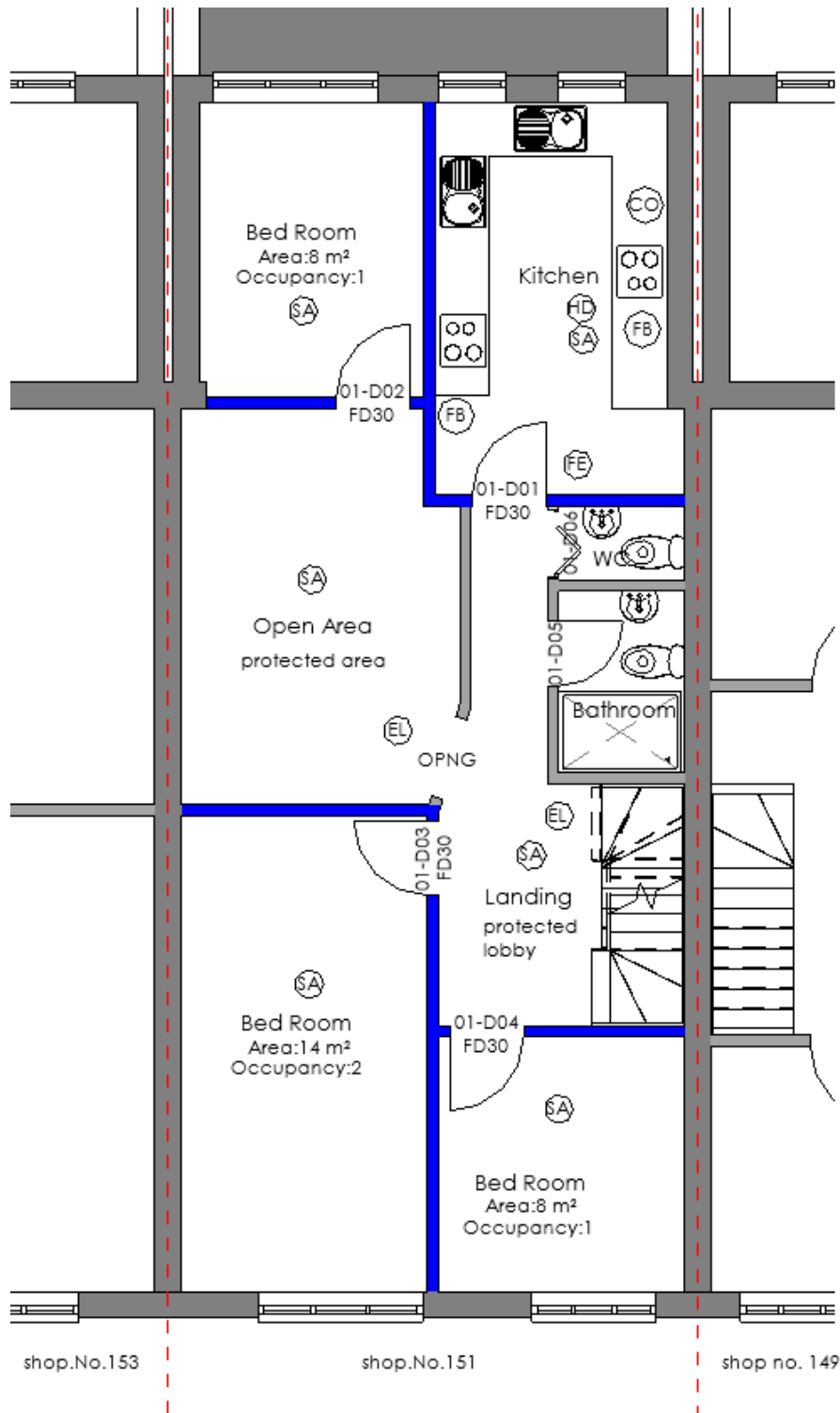
Maximum Number of Occupants Per Room Based on Usable Floor Space	
4.64m ² - 6.5m ² (Approx 50 - 69 sq ft)	1 Occupant under 10 years old
6.51m ² - 10.2m ² (Approx 70 - 110 sq ft)	1 Occupant (1 Household)
More than 10.2m ² (Approx 111 sq ft or more)	2 Occupants (1 Household)

Note: The total maximum occupancy of the property will also depend on the level of kitchen and bathroom facilities provided being sufficient to support the maximum number of occupants.

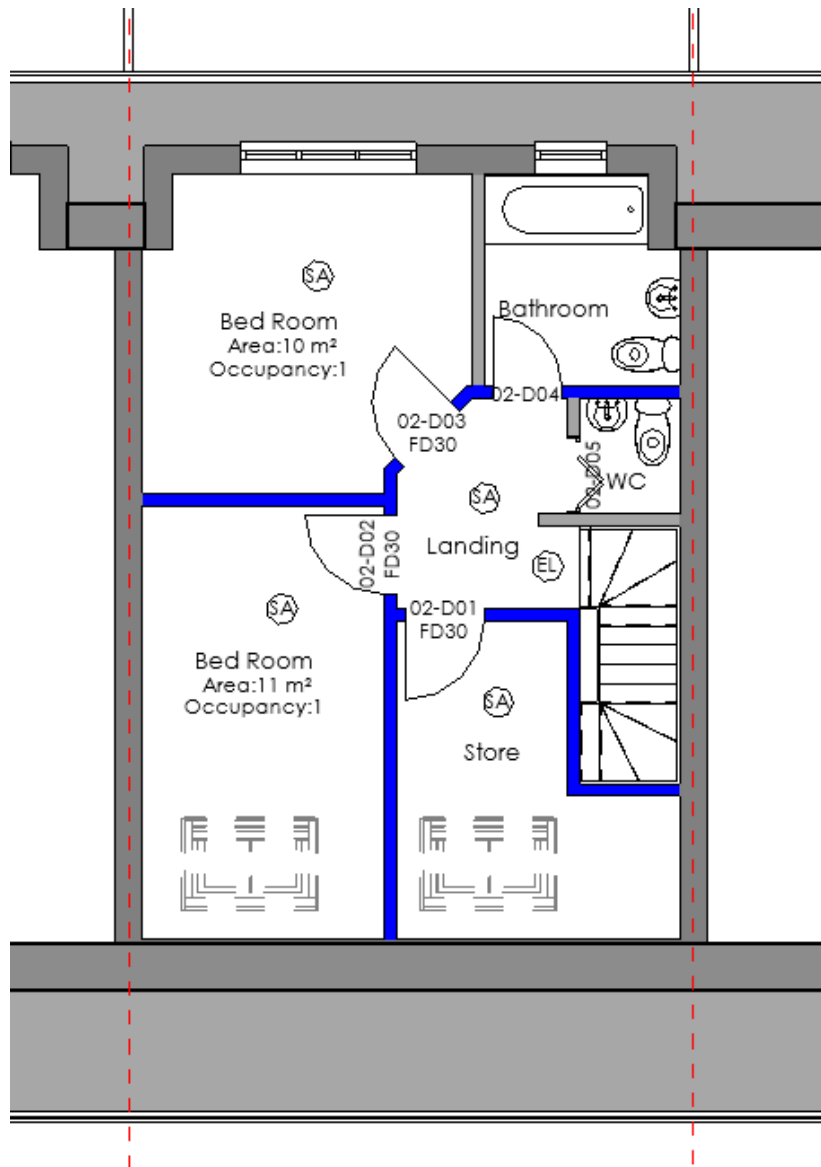
All rooms for shown occupancy have areas more than mentioned in Hillingdon's minimum standards for HMO. Kitchen, bathrooms and WCs facilities also meet Hillingdon's HMO requirements.

7. Layout

Ground floor consists of shop and warehouse. The first floor will have 3 bedrooms,



Proposed First Floor Plan



Proposed Loft Plan

8. Scale

There is no change to the scale and appearance of the existing building.

9. Appearance

No changes are proposed to external elevations.

10. Details

Separating elements between the shop and flat will comply with current building regulations requirements for fire and acoustic performance.

Part 2

Access

1. Vehicular and Transport Links

The site has no provision for vehicular parking. The front footpath has a provision for bike parking. The bus stops are in front of the site. The Hayes and Harlington train station is nearby about 15mins walk.

Part 3

Relevant Policies

Hillingdon Policies

- Minimum Standards for Houses in Multiple Occupation within the London Borough of Hillingdon

London Plan 2021