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**Planning Statement for single storey rear extensions, rear dormer and change of use from Class C3 to a 6-room House in Multiple Occupation (Class C4) at 35 Angel Lane, Hayes, UB3 2QZ**

**April 2026**

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## 1. Introduction

This planning statement has been prepared by Star Plans Ltd to accompany a planning application for single storey rear extensions, rear dormer and change the use of the existing dwellinghouse at 35 Angel Lane, UB3 2QZ into a small HMO within Class C4.

## 2. Relevant Planning History

### **3339/APP/2025/3140**

Use of property as a House in Multiple Occupation (Class C4) (Application for a Certificate of Lawful Development for Existing Use). Refused. 12 December 2025. Subject to ongoing planning appeal.

### **3339/APP/2025/2751**

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height and height of the eaves would be 2.90 metres. Prior Approval not required – 29 October 2025

## 3. Supporting Documents

This application is supported by the following documents.

- Application Drawings - Star Plans
- Planning Statement - Star Plans
- Noise Assessment - Stone & Brick
- Transport Assessment - Star Plans
- HMO Management Plan - Star Plans

## 4. Site and Surroundings

The application site comprises a two storey, semi-detached house-use with two storey outrigger on a predominantly residential road. The end of the street, approximately 120 metres to the north, forms a junction with Uxbridge Road and Hayes End Local Parade. The site has not previously been extended although many of the nearby properties on the east side of Angel Lane have been enlarged at the rear.

The site is almost equidistant from Uxbridge Road Hayes minor town centre and Hillingdon Heath Local Centre, which are 800-900 metres to the west and east respectively. This part of Hayes, to the south of Uxbridge Road, is predominantly residential in character with Angel Lane containing a mix of dwelling types dating from the early to mid-20<sup>th</sup> century. The site is not located in a conservation area or subject to any other heritage designations.

## 5. The Proposal

The applicant previously submitted an LDC for an existing use of the property as a Class C4 HMO with three rooms. The Council determined that there was insufficient evidence that the property was being used as an HMO prior to the introduction of an immediate Article 4 which removed permitted development rights under Class L across the borough. This application is being made without prejudice to the outcome of the ongoing appeal against that decision. However, on the basis that the Council presently considers the lawful use of the property to be a C3 dwellinghouse, this proposal seeks a change of use of the property to a small HMO (6 rooms) under Class C4 based on the attached plans, together with a 4m deep single storey rear extension and rear dormer.

### Rear extension

The proposed 4 metre deep extension reflects the scheme for which the Council determined that prior approval was not required (application reference 3339/APP/2025/2751). The principle of a 4m deep rear extension with these dimensions has already been established.

The 3m deep rear infill extension would comply with Policy DMHD 1 of the Local Plan Part 2 which allows single-storey rear extensions up to 3.3 metres for semi-detached houses where the plot width is 5 metres or less and 3.6 metres where the plot width is more than 5 metres. The plot width at 35 Angel Lane is 5.09m. There are no amenity space standards for HMOs but the remaining rear garden for the converted house would be comfortably in excess of the 30 sq m requirement for flats with 3 or more bedrooms, having regard to Policy DMHB 18: Private Outdoor Amenity Space and Table 5.3.

### Rear dormer

The rear dormer has a volume of 30.7m cubic metres. It would fall within the 50 cubic metre allowance permitted under Class B of the Town and Country Planning (General Permitted Development) (England) Order and comply with all other relevant Class B criteria for additions to the roof of a dwellinghouse. The principle of a rear dormer of the size and form shown on the submitted plans is therefore established.

### Change of use

Policy DMH 5 (Houses in Multiple Occupation (HMOs) and Student Accommodation) of the Council's adopted Local Plan contains a number of criteria against which planning applications will be assessed. Given that the site is not located in a conservation area, only the following criteria are considered relevant under part B of the policy, in order for an application to 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;*

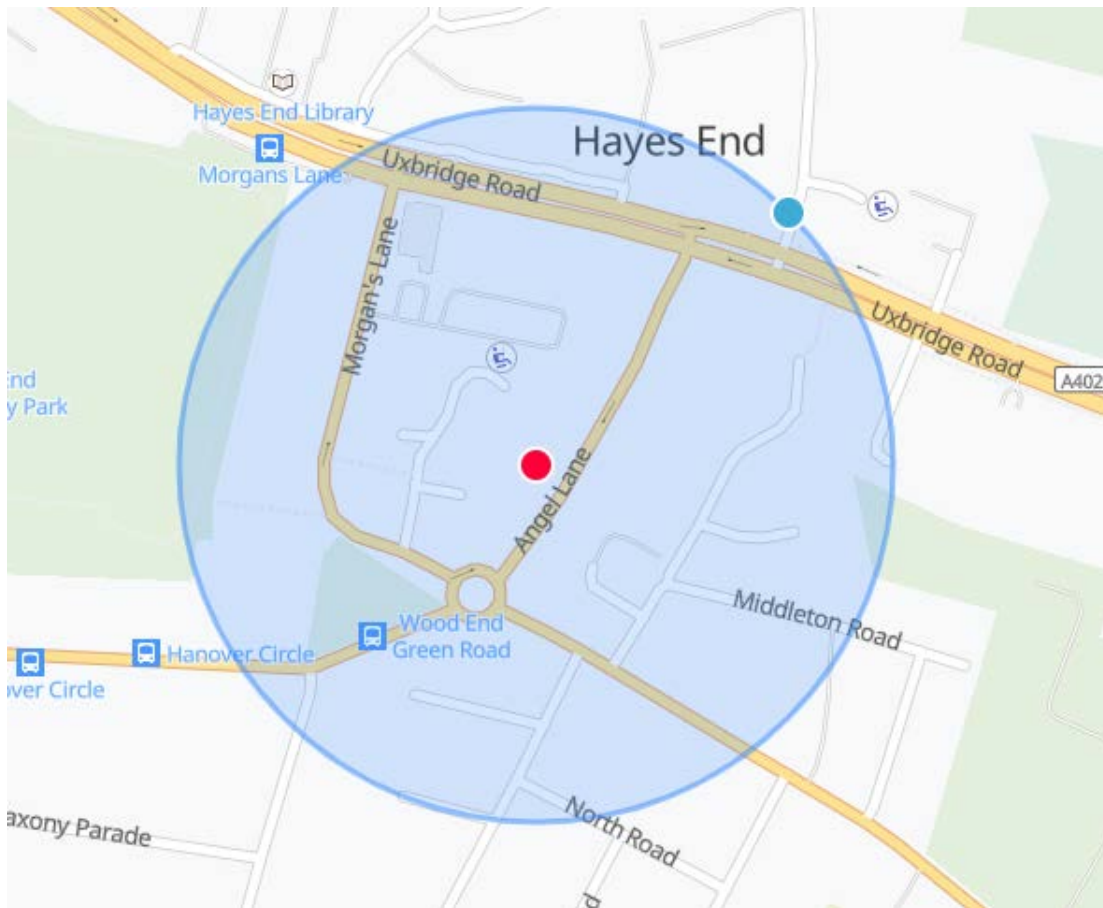
*iii) where less than 15% of properties within 100 metres of a street length either side of an application property are exempt from paying council tax because they are entirely*

*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; a*

*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 plan does not define what constitutes a neighbourhood area. There are no designated neighbourhood areas under the Localism Act within the vicinity of the site. However, based on a search of a 200 metre radius around the site, as indicated in Figure 1, the latest published HMO register (January 2026) records the following HMOs:

<b>Road</b>	<b>Number of HMOs</b>
Angel Lane	0
Cromwell Road	0
Dawson Close	0
Hayes End Road	0
Melina Close	0
Middleton Road	0
Morgan's Lane	0
Newport Road	0
Rosedale Walk	0
Roslyn Close	0
South Walk	1
Wood End Green Road	0
1158 - 1312 Uxbridge Road	0
615 – 755 Uxbridge Road	0



**Figure 1. Plan showing 200 metre radius around 35 Angel Lane**

Based on the published evidence, there are almost no HMOs in the area and certainly, fewer than 15% of properties within 100 metres of a street length either side of the application site. The application is considered to meet criteria i) and iii) of Part B of the policy.

Criteria iv) relates to car parking, waste storage, amenity space, garages and residential amenity which are addressed in turn below.

#### Parking:

The car parking standards are set out in Appendix C of the Local Plan and are stated as maximum parking standards. For HMOs, the *maximum* parking requirement is 1 space per 2 occupants. Although a three-bedroom single dwelling has a slightly lower notional maximum parking requirement (2 space), the site currently provides no off-street parking.

The Council's parking standards are expressed as maxima and Policy DMT 6 (Vehicle Parking) states that the Council may agree to vary these requirements where it would not lead to a 'deleterious impact on street parking provision, congestion or local amenity.' Given that there is no parking within the site for the existing dwelling, it is not considered that there would be any material impact on on-street parking, congestion or local amenity. It should also be emphasised that the site is in a genuinely sustainable location within two minutes walk of Hayes End shopping parade and bus stops 278 and 427; regular bus services run each hour throughout the week, serving multiple destinations including Heathrow, Hillingdon, Ruislip, Southall and Uxbridge. Provision for six cycle parking spaces in the rear garden is shown on the attached plans.

Further details are set out in the Transport Assessment accompanying the application.

#### Waste storage:

There is space at both the front and rear of the property for waste storage as per the existing dwelling.

#### Amenity space:

The property has a rear garden measuring 107 sq m . Table 5.3 of the adopted Local Plan includes a minimum amenity space provision of 60 sq m for 2 and 3 bedroom houses and 30 sq m for 3+ bedroom flats. There would be no reduction in amenity space arising from the application.

There are no specific Local Plan standards for small HMOs beyond general residential benchmarks, and the level of private amenity space retained would comfortably exceed typical expectations for properties of this type.

#### Garages:

The property does not have any garaging.

#### Residential amenity:

The use of the property as a small HMO would not result in any change to the appearance of the property or impact on the amenity or privacy of other properties nearby; a separate noise assessment and a detailed management plan for the property has been submitted separately. Each of the bedrooms is anticipated to be used by a single person and there would be a modest change to how the house is used, compared to its original land use within Class C3. In an area where there are almost no other HMOs, there would be no cumulative impact.

## 6. Other matters

HMOs make an important contribution to providing more affordable accommodation, particularly for students and those on low incomes. The supply of HMOs is dependent on landlords investing in suitable properties and the introduction of an immediate Article 4 has significant implications for those who have purchased properties to be let as HMOs.

The applicant has previously sought to provide evidence for an LDC for the existing use of the property and has submitted an appeal against the refusal of that application. Should this planning application be granted, the appeal will be withdrawn. However, should this planning application be refused, the applicant will continue to pursue the appeal and is intending to seek compensation based on the potential and significant cost exposure and loss resulting from the introduction of the immediate Article 4 Direction.

The risk of compensation payments was highlighted in the report to the meeting of full Council on 27 November 2025 which clarified that

*"property owners may be potentially eligible for compensation if they have planning permission refused for a conversion which would otherwise be permitted development or if*

*conditions are attached to a planning permission which make the conversion more onerous than it would have been were it to have been undertaken under permitted development."*

The Council resolved to introduce an immediate rather than non-immediate Article 4 Direction. On the basis that the conversion of 35 Angel Lane into an HMO would have been permitted development prior to the introduction of the Article 4 Direction, my client has clarified that he will pursue a compensation claim should planning permission for a change of use not be obtained.

## 7. Summary

The proposed ground floor and loft extension, which will enable the property to accommodate the Class C4 HMO, would reflect the amount of development which could be built under permitted development rights. The change of use would comply with the requirements of Policy DMH 5 and provide much needed affordable accommodation in a neighbourhood area where there are presently very few other HMOs. Accordingly, the Council is respectfully requested to approve the application.