

Planning Support Statement: Change of Use from C4 (6-Bed HMO) to Sui Generis (7-Bed HMO)

Site Address: 20 Dorset Avenue, Hayes, UB4 8NS

Applicant: Prestbury Property Investments Ltd.

Date:

1. Introduction

This application seeks full planning permission for a change of use from a 6-bedroom House in Multiple Occupation (HMO) (Use Class C4) to a 7-bedroom HMO (sui generis) at the above address. The proposal involves no external alterations or internal structural changes, as the existing property layout can accommodate the additional occupant comfortably. All bedrooms are generously sized, each equipped with ensuite facilities, and the property includes off-street parking and a private rear garden.

2. Site Description and Existing Use

The property is a substantial two-storey dwelling located in Hayes, within the London Borough of Hillingdon. It currently operates as a licensed 6-bedroom HMO, fully compliant with the Council's HMO licensing standards. Each bedroom exceeds the minimum space requirements and includes an ensuite bathroom, ensuring high living standards for occupants. The property also benefits from:

- **Off-street parking** accommodating multiple vehicles.
- **A private rear garden** providing outdoor amenity space.

3. Proposed Development

The proposal seeks to increase the number of occupants from six to seven, transitioning the property's use class from C4 to sui generis. The additional occupant will utilize an existing spacious room, requiring no structural modifications. The property's current layout, amenities, and management practices are sufficient to support this minor intensification.

4. Planning Policy Context

4.1 National Planning Policy Framework (NPPF)

The NPPF emphasizes the need to make effective use of land and existing housing stock to meet the diverse needs of communities. Paragraph 60 highlights the importance of delivering a sufficient supply of homes, including those for specific groups such as students and renters.

4.2 The London Plan (2021)

Policy H10 of the London Plan supports the provision of a range of housing types, including HMOs, to meet the varied needs of London's population. It encourages the optimization of housing output from existing residential buildings, provided that the resulting accommodation is of high quality and manages potential impacts on local amenity.

4.3 Hillingdon Local Plan: Part 1 – Strategic Policies (2012)

Policy H4 supports the provision of a mix of housing types and sizes to meet the needs of all residents. It recognizes the role of HMOs in providing affordable accommodation, particularly for single-person households.

4.4 Hillingdon Local Plan: Part 2 – Development Management Policies (2020)

Policy DMH 6 addresses HMOs, stating that proposals will be supported where:

- The property is of sufficient size to accommodate the number of units proposed.
- There is no adverse impact on the amenity of adjoining occupiers.
- Adequate provision is made for parking, refuse storage, and outdoor amenity space.

5. Justification

5.1 Compliance with Space Standards

Each of the seven bedrooms exceeds the minimum space requirements set out in Hillingdon's HMO standards. The rooms are large enough to accommodate two persons if necessary, although the proposal is for single occupancy per room. The inclusion of ensuite facilities in each bedroom reduces the demand on shared amenities, enhancing privacy and comfort for occupants.

5.2 Minimal Impact on Local Amenity

The increase from six to seven occupants represents a marginal intensification of use. The property's substantial size, combined with its existing facilities, ensures that the additional occupant will not adversely affect the living conditions of current residents or neighboring properties. The provision of off-street parking mitigates potential impacts on local parking availability.

5.3 High-Quality Management

The applicant has extensive experience managing licensed HMOs within the borough, maintaining high standards of property upkeep and tenant relations. A comprehensive management plan is in place, covering aspects such as waste disposal, maintenance schedules, and tenant conduct, ensuring the property's continued positive contribution to the local community.

5.4 Alignment with Housing Demand

Hayes is identified as an Opportunity Area in the London Plan, with potential for significant housing and employment growth. The demand for affordable, high-quality rental accommodation, particularly among young professionals and key workers, is high. This proposal contributes to meeting that demand by optimizing existing housing stock without the need for new construction.

5.5 Accessibility and Transport Links

The property benefits from excellent transport connectivity, including proximity to Hayes & Harlington Station, which offers services on the Elizabeth Line. This enhances access to employment hubs across London, making the location attractive to potential tenants and supporting sustainable commuting patterns.

5.6 Relevant Case Law

An appeal decision (Ref: 38444/APP/2016/744) concerning a similar proposal at 49 Central Avenue, Hayes, allowed the change of use from a 6-bed HMO (C4) to a 7-bed HMO (*sui generis*). The Inspector concluded that the additional occupant did not result in material harm to the character of the area or the living conditions of neighbouring occupiers, setting a precedent supportive of this application.

6. Conclusion

The proposed change of use from a 6-bedroom HMO to a 7-bedroom HMO is consistent with national, regional, and local planning policies. It makes efficient use of existing housing stock, meets identified housing needs, and maintains high standards of accommodation and management. The minor intensification will not adversely affect local amenity, and the property's existing facilities are sufficient to support the additional occupant.

We respectfully request that the London Borough of Hillingdon grants planning permission for this proposal.
