

Design and Access Statement

Proposed Development: Change of Use from 6-Bedroom HMO (C4) to 7-Bedroom HMO (Sui Generis)

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

1. Introduction

This statement is submitted in support of a planning application for the change of use of an existing six-bedroom licensed House in Multiple Occupation (HMO), currently operating under Use Class C4, to a seven-bedroom HMO (Sui Generis Use Class) at 20 Dorset Avenue, Hayes, UB4 8NS.

The property is already in active and lawful use as a C4 HMO. This application proposes a modest intensification of the existing use to provide one additional bedroom, with no external alterations, and all other communal and operational arrangements already meeting or exceeding the standards outlined in the Hillingdon Local Plan, HMO SPG (2004), and London Plan policies.

2. Site Description

The property is a two-storey, mid-terraced dwelling located on a residential street within a sustainable area well-served by public transport and local amenities. The house lies approximately 1.5 miles (5 minutes' drive) from 49 Central Avenue, Hayes, a location where a similar Sui Generis HMO scheme was successfully approved on appeal.

The surrounding area comprises a mix of family homes and other HMOs, demonstrating the accepted character and established pattern of intensified residential use in this part of Hayes.

3. Proposal Summary

This application proposes the following:

- Conversion from a **6-bedroom HMO (C4)** to a **7-bedroom HMO (Sui Generis)**.
- **All rooms are double-sized**, capable of accommodating two adults (subject to HMO licence conditions).
- Each room will have **private ensuite facilities**, eliminating the need for shared bathrooms.
- A **communal kitchen and dining space** in compliance with amenity standards.

- Retention of refuse and cycle storage areas within the curtilage of the site.
- **Fire alarm system** already installed and up to regulation.
- Property **uses electricity only** – no gas is present, increasing safety and reducing maintenance complexity.

4. Policy Compliance and Justification

a. Use Class and Intensification

As per Paragraph 2.8 of the Hillingdon HMO SPG (2004), the transition from a C4 HMO to a Sui Generis use does not constitute a loss of residential accommodation. The application is therefore consistent with Policy H2 of the Hillingdon Local Plan: Part Two – Saved UDP Policies (2012).

The property has a total internal area exceeding 120 sqm, which is the threshold set in SPG 3.5 for HMO conversions. The addition of one bedroom represents a **low-intensity increase** within a structure that is already configured for shared living.

b. Density and Amenity Space

The seven-bedroom layout allows for **a maximum of 7 occupiers**, as prescribed by SPG 3.13 for terraced and semi-detached dwellings. The property provides **in excess of 120 sqm** of private amenity space, exceeding the 105 sqm minimum requirement (15 sqm per habitable room).

c. Living Conditions

The internal configuration ensures that each resident benefits from:

- Adequate natural light and ventilation.
- Private ensuite facilities, removing pressure on shared amenities.
- Spacious communal kitchen and dining areas, well above minimum standards. This arrangement aligns with Policies BE15, BE19, and BE23 of the Local Plan and ensures high-quality living conditions.

d. Neighbour Amenity

The proposal introduces no structural alterations or extensions and is unlikely to increase noise or disruption beyond the current baseline. In fact, with the addition of professional management and regular cleaning, the operation of the property will remain **controlled and discreet**.

5. Management and Supervision

The property is professionally managed by appointed letting agents specialising in HMO accommodation. A comprehensive **HMO Management Plan** is in place and includes:

- **Twice monthly cleaning schedule.**
- Regular inspections and maintenance.
- Tenant vetting and referencing.
- Emergency contact procedures and clear tenant guidance.

This approach ensures compliance with SPG requirements and contributes positively to the wider neighbourhood.

6. Transport and Sustainability

The property is in a **highly accessible location**, within walking distance to Coldharbour Lane bus services and Hayes & Harlington Station. The need for private vehicles is low among professional tenants. Nonetheless, provision is made for secure cycle storage and compliant waste and recycling facilities.

7. Character and Appearance

No external changes are proposed. The existing appearance of the dwelling and front garden will be maintained. As set out in Policies BE13 and BE19, this ensures the proposal remains consistent with and complementary to the existing street scene.

8. Precedent and Context

Reference is made to the approved appeal for a 7-bed Sui Generis HMO at **49 Central Avenue, Hayes UB3 2BW**, where the Inspector supported the modest intensification of an already occupied HMO, given appropriate standards and management. 20 Dorset Avenue is located just over 1.5 miles away, in a similarly residential context, and this application mirrors the approved case in terms of occupancy levels, layout, and compliance.

Conclusion

The proposed change of use from a six-bedroom HMO (C4) to a seven-bedroom Sui Generis HMO at 20 Dorset Avenue represents a modest, policy-compliant, and

sustainable development. It offers high-quality accommodation for up to eight professional residents without harming neighbouring amenity or local character.

We respectfully request that planning permission be granted, recognising both the existing lawful use and the enhanced standards of the proposed scheme.