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PLANNING STATEMENT

44 Ash Grove, Harefield, UB9 6EY

Change of use from Class C3 to a small House in Multiple Occupation (Class C4)

June 2026

Contents

1.	Introduction	3
2.	Relevant Planning History.....	3
3.	Supporting Documents	3
4.	Site and Surroundings.....	3
5.	The Proposal	4
7.	Other matters	6
8.	Summary.....	7

1. Introduction

This Planning Statement has been prepared to accompany a planning application for the change of use of the existing dwellinghouse at 44 Ash Grove, Harefield, UB9 6EY from Class C3 to a small House in Multiple Occupation (HMO) within Class C4. The proposal includes a single-storey rear extension and loft conversion as shown on the submitted plans.

The statement assesses the proposal against relevant planning policies and material considerations, including local character, transport, parking, amenity and the Council's adopted HMO policy framework. It demonstrates that the scheme would deliver high quality, well-managed accommodation without giving rise to adverse impacts on the surrounding area.

2. Relevant Planning History

47425/APP/2026/153

Erection of single storey rear extension Approval 19-01-26

47425/APP/2025/3137

Confirmation of use of the property as a C4 HMO (Application for a Certificate of Lawful Development for an Existing Development) Refusal 12-12-25

3. Supporting Documents

This application is supported by the following documents:

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

4. Site and Surroundings

The application site comprises a two-storey semi-detached dwelling located on a residential road which serves as a local distributor loop for this part of Harefield. The street is suburban in character, comprising traditional brick and tile semi-detached or terraced homes built in the 1960s. The end of the street, approximately 750 metres to the east, connects to Breakspear Road, one of the main routes linking Harefield with Uxbridge and the wider borough.

The property is well located for access to local services and within 10 minutes walking distance of

local facilities, including a post office, local shops and a GP surgery, as well as a number of local bus routes. The site is not located in a conservation area or subject to any other heritage designations.

5. The Proposal

The application seeks planning permission for a single-storey rear extension, rear dormer and change of use from Class C3 to Class C4 (6-room HMO). The proposal includes the provision of two off-street parking spaces and six secure cycle parking spaces, ensuring that future occupants have access to a range of safe and convenient transport options.

Rear Extension

The proposed rear extension reflects the scheme for which the Council determined that prior approval was not required (ref. 3339/APP/2025/2751). The principle of a 3.68m deep extension has therefore already been established.

Rear Dormer

The rear dormer has a volume of 25.01 cubic metres and complies with all relevant criteria under Class B of the GPDO. A separate Lawful Development Certificate application has been submitted alongside this application to establish the principle of the dormer.

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 Local Plan does not define what constitutes a neighbourhood area but 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 (May 2026) records no HMOs. There is a total of 6 HMOs across the entirety of Harefield none of which are 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 and clearly does not contribute to any concentration of HMOs.

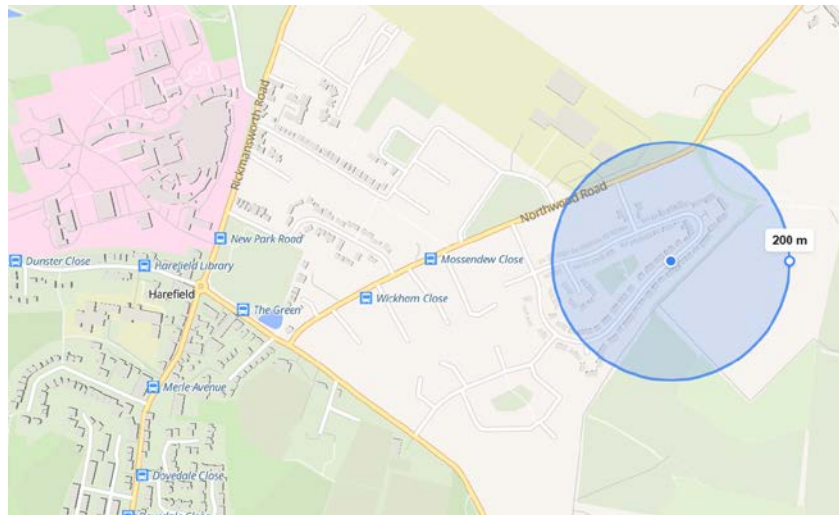


Figure 1. Plan showing 200 metre radius around 44 Ash Grove, Harefield

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

Car 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 which for the proposed HMO layout equates to 3 spaces. The current 2-bedroom house has a maximum parking requirement of 1 space based on the Council's car parking standards although the loft conversion and enlargement to a 3-bedroom house would increase the maximum parking requirement to 2 spaces. Presently, the site has no off-street parking.

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. The introduction of two off-street spaces represents a clear improvement over the existing situation; a separate application has been made to the Highway Authority for the lowering of the kerb outside the property. It should be emphasised that the site is within walking distance of local facilities in Harefield and a bus stop with a regular service to Uxbridge town centre and three different London Underground stations. More information is set out in the Transport Assessment.

Waste storage:

There is space at the front of the property for waste storage as shown on the submitted plans and

the Management Plan confirms that refuse will be disposed of in an orderly and responsible manner.

Amenity space:

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 are no specific amenity space standards for HMOs but the rear garden (53 sq m) would significantly exceed the amenity space benchmark for flats. There is also an area of local public amenity space accessed off Ash Grove, immediately to the south west of the site.

Garages:

The property does not have any garaging.

Residential amenity:

The use of the property as a small HMO would not impact on the privacy or amenities of other properties nearby. A separate noise assessment has been submitted demonstrating that predicted noise levels would not exceed the guideline values in BS8233: 2014 (Guidance on sound insulation and noise reduction for buildings). The proposal would not result in any change to the appearance of the property beyond what could be undertaken through existing permitted development rights for residential extensions. Each of the bedrooms is anticipated to be used by a single person and there would be a very modest change to how the house is used, compared to its land use within Class C3. In an area where there are almost no other HMOs, there would be no cumulative impact either. A separate Management Plan has been submitted setting out how the property would be managed to a high standard, ensuring effective oversight of the property at all times.

7. 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. In the event that the application is not approved, the applicant 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 44 Ash Grove into an HMO would have been permitted development prior to the introduction of the Article 4 Direction, the applicant has clarified that he will pursue a compensation claim should planning permission for a change of use not be obtained.

8. Summary

The change of use would comply with the requirements of the Local Plan and provide much needed affordable accommodation in a neighbourhood area where there are presently very few other HMOs. The proposal would deliver high-quality, professionally managed accommodation with no harm to local amenity, no cumulative impact and with clear benefits in terms of local housing choice. Accordingly, the Council is respectfully requested to approve the application.