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DESIGN & ACCESS STATEMENT

Relating to

Retrospective conversion of existing dwelling 7no. bed HMO to provide 8no. bed HMO accommodation.

At

**177 Station Road
West Drayton
UB7 7NQ**

For

Jag Rai

Ref. 2024.013
18 April 2024

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1. Description of existing property

- 1.1 The site is located on the North side of Station Road and approximately 40m East of the junction of Station Road and Church Road.
- 1.2 The properties of Station Road consist of mixed properties. Dwellings, hotel, and flats. The site lies within the Developed Area as identified within the Hillingdon Local Plan-Development Management Policies (2020) and West Drayton Green Conservation Area but the building is not listed.
- 1.3 There has been a history of planning applications related to the site.
 - 47713/APP/2022/66
Erection of a single storey rear outbuilding for use as a home office
Approved January 2022
 - 47713/APP/2022/181
Erection of a single storey rear extension and conversion of loft into habitable space with 2 front roof lights and rear dormer
Approved May 2022
 - 47713/APP/2022/195
Conversion of existing Class C3 Dwelling to 3 x self-contained flats with single storey rear extension, demolition of side bay window, and erection of single storey detached outbuilding as summer house.
Refused April 2022
 - 47713/APP/2022/196
Conversion of existing Class C3 dwelling to 7 beds, 7 people Sui Generis HMO with erection of single storey rear extension with 2 roof lights, demolition of side bay window, conversion of loft into habitable space with rear dormer and 2 front roof lights, erection of single storey detached outbuilding and amendments to fenestration.
Approved August 2022
 - 47713/APP/2022/2693
Conversion of existing Class C3 dwelling to 8 beds 8 people Sui Generis HMO with front door replacement, single storey rear extension, demolition of side bay window, conversion of loft into habitable space and erection of single storey detached outbuilding.
Refused (Appeal August 2022 - APP/R5510/W/17/3178166)

2. Brief and Design

2.1 The applicants wish to gain consent for:
'Conversion of existing dwelling to provide 8no. bed HMO accommodation.'

2.2 The current application has reviewed the comments in report from application ref. 47713APP/2022/2693 and 47713/APP/2022/196.

2.3 The application seeks to convert the existing dwelling to provide 8no. Bed HMO while considering the Local Authorities comments.

2.4 The application drawings show the whole extent of the proposed works. The proposal has been designed to mitigate the impact on the residential amenity within the area.

2.5 All fenestration has been designed to prevent any overlooking of adjoining amenity space. The proposal seeks to secure a high-quality residential development sensitively designed. It is considered that the proposal will have no adverse effects on the local area.

2.6 It's noted there is a cause of concern regarding noise and general disturbance to neighbouring residents, particularly because of a marked increase in comings and goings from the new side entrance.



Fig 1. Site shown in red.

- 2.7 Note property No.179 are flats with their entrance along the 'side entrance' and Kings Paget Hotel have numerous rooms to the rear of its site increasing the footfall via the same 'side entrance'. This increases noise and disturbance.
- 2.8 The current proposal continues to use the entrance to the front of No.177 Station Road alongside the side entrance to reduce the footfall.
- 2.9 It is to be noted that King Paget Hotel is a HMO Hostel providing emergency accommodation for Local Authorities. The *general disturbance* is caused by properties No.179 and King Paget Hotel.

3. Summary

- 3.1 The proposal is visually appropriate within its context and not considered to create a cramped form of development.
- 3.2 The proposal will not have any effects harmful to neighbouring amenities or the physical character of the site or surrounding area.
- 3.3 The design retains the principal features of the site; its overall setting is preserved and enhanced by the proposed works.
- 3.4 The existing street scene supports the design and elevational outlook.
- 3.5 The design of the site layout and the proposal is of high quality and fully sympathetic to the character and quality of the local area.

4. Appendix

List of application submission drawings/documents:

- 1 **Application and CIL** duly completed
- 2 **Site location plan**, drawing reference; **S01**
- 3 **Existing drawings**, drawing reference; **S02A-S06**
- 4 **Proposed site & floor plans**, drawing reference; **C01-C03**
- 5 **Proposed elevations**, drawing reference; **C04-C05**
- 6 **Design & access statement**

Ends