



Planning Statement

147 Leybourne Rd, Uxbridge UB10 9HF

29 December 2025

1.0 Application Site and Proposal

This Planning Statement supports a full planning application for the property at 147 Leybourne Road, Uxbridge UB10 9HF, within the London Borough of Hillingdon.

The application seeks planning permission for:

- Change of use from Use Class C3 (dwellinghouse) to Use Class C4, to form a six-bedroom, six-person House in Multiple Occupation (HMO)
- Provision of refuse and cycle storage in accordance with Council standards

The site comprises a two-storey semi-detached dwelling with an associated rear garden, located within a predominantly residential area characterised by family housing of similar scale and form. The property is not listed and is not located within a conservation area.

The site has a Public Transport Accessibility Level (PTAL) of 1b, indicating low public transport accessibility. The site is not within a Controlled Parking Zone (CPZ). No physical extensions are proposed as part of this application.

The proposal represents an efficient use of an existing residential property, delivering high-quality shared accommodation while respecting the character of the area and safeguarding neighbouring amenity.

2.0 Proposed Layout

The application is supported by a full set of existing and proposed drawings.

Ground Floor

The ground floor accommodates four single-occupancy bedrooms, with room sizes ranging between approximately 10.7 sqm and 12.3 sqm, all of which meet or exceed minimum internal space standards for HMOs.

A communal kitchen measuring approximately 8.9 sqm is provided at ground floor level to serve occupants. The kitchen is suitably equipped and benefits from adequate natural light and ventilation.

First Floor

The first floor provides two single-occupancy bedrooms, each measuring approximately 11.65 sqm, meeting internal space standards and benefitting from good levels of daylight, outlook, and ventilation.

A communal kitchen measuring approximately 6.7 sqm is provided at first floor level and is designed to serve occupants on that floor.

Refuse and Cycle Storage

Refuse provision includes:

- 2 general waste bins
- 2 recycling bins
- 1 food waste bin

Secure on-site cycle storage is provided to promote sustainable travel and reduce reliance on private vehicles.

3.0 Policy Framework

The application is to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise. The Development Plan comprises:

- The London Plan (2021)
- Hillingdon Local Plan: Part 1 – Strategic Policies (2012)
- Hillingdon Local Plan: Part 2 – Development Management Policies (2020)

Material considerations include:

- National Planning Policy Framework (NPPF)
- Hillingdon Residential Layouts Supplementary Planning Document (SPD)
- Hillingdon HMO Standards and Licensing Guidance

The NPPF promotes the efficient use of land and the delivery of well-designed homes. The London Plan supports the provision of HMOs where they deliver high-quality accommodation and avoid adverse impacts.

Hillingdon's Local Plan requires development to respect local character, protect residential amenity, and promote sustainable transport choices, all of which are addressed by this proposal.

4.0 Principle of Development and Article 4 Direction

The proposal involves a change of use from Class C3 to Class C4 to facilitate a six-person HMO.

There is no Article 4 Direction restricting HMOs at this location. The principle of development is therefore acceptable, subject to compliance with relevant planning policies relating to residential amenity, accommodation standards, and transport impacts.

The proposed use represents a modest and appropriate intensification of occupation, comparable to use as a larger family dwelling.

5.0 Quality of Accommodation and HMO standards

The proposal provides six single-occupancy bedrooms, all meeting or exceeding minimum internal space standards. Bedroom sizes range from approximately 10.7 sqm to 12.3 sqm, providing a good standard of accommodation.

Communal kitchen provision on both the ground and first floors is appropriately sized and suitably equipped to serve occupants effectively. Bathroom and WC provision complies with Hillingdon's adopted HMO standards.

All habitable rooms benefit from adequate levels of daylight, outlook, and ventilation. The internal layout is efficient and functional, delivering a high-quality living environment.

6.0 Design, Character and Visual Impact

As no external alterations or extensions are proposed, the development will not alter the appearance of the host property.

The dwelling will continue to read as a single residential unit within the street scene, and the proposal preserves the character and appearance of the surrounding residential area.

7.0 Neighbouring Amenity

The change of use to a six-person HMO will not result in unacceptable impacts on neighbouring properties in terms of noise, disturbance, privacy, or overlooking.

The level of occupation is comparable to that of a large family dwelling, and with appropriate management arrangements in place, no adverse amenity impacts are anticipated.

8.0 Transport, Parking, Refuse and Cycle Storage

The site has a low PTAL rating, reflecting limited public transport accessibility. The property is not located within a Controlled Parking Zone (CPZ), and there are no parking permit restrictions in the area.

The proposal retains two existing on-site car parking spaces, which is considered appropriate for a six-person HMO in this location. Small HMOs typically exhibit lower levels of car ownership, and the availability of on-site parking ensures that the proposal will not result in undue parking pressure on the surrounding highway network.

Secure cycle storage is provided on-site to encourage sustainable modes of transport, in accordance with local policy.

9.0 Sustainability

The proposal makes efficient use of an existing residential building, minimising embodied carbon. No new built form is required.

Cycle storage provision supports sustainable travel patterns, and the retention of the rear garden ensures continued provision of private amenity space.

10.0 Conclusion

The proposed development at 147 Leybourne Road, Uxbridge UB10 9HF involves a change of use from Class C3 to Class C4 to form a six-person House in Multiple Occupation, together with appropriate refuse and cycle storage.

The proposal complies with the Development Plan, national policy, and adopted HMO standards. It safeguards residential amenity, respects the character of the area, and provides high-quality shared accommodation.

There are no material planning harms arising from the development. Planning permission should therefore be granted, subject to appropriate conditions.