

Noise Impact Assessment

For change of use of the dwelling house into HMO

at

21 Green Lane, Uxbridge, UB8 3ED



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January 2026

Introduction

This Noise Impact Assessment has been prepared in support of a full planning application for the change of use of an existing dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4) for up to five occupants, together with the widening of the existing vehicular crossover, at Green Lane, Brunel Ward, London Borough of Hillingdon.

The purpose of this assessment is to consider whether the proposed use would result in any unacceptable noise impacts on neighbouring occupiers or the surrounding residential environment.

Location

The application site is located within a predominantly residential area characterised by detached bungalows along Green Lane. The site is bounded by residential properties to the north and south and forms part of an established and quiet suburban street.

Noise-sensitive receptors include neighbouring residential dwellings on Green Lane and nearby properties within the immediate vicinity.



Proposal

The proposal seeks planning permission for the change of use of the property to a small HMO accommodating five unrelated individuals. No external alterations are proposed, and no new plant, machinery, or commercial activities will be introduced.

The internal layout has been arranged to provide five bedrooms, each with an en-suite shower room, in accordance with the London Borough of Hillingdon's HMO Licensing and Amenity Standards. A minor internal alteration is proposed to provide cycle storage accessed from the entrance lobby.

The proposal also includes the widening of the existing vehicular crossover to improve access and visibility. This alteration will not result in a material increase in vehicle movements.

Existing Noise Environment

The existing noise environment at the site is typical of a suburban residential area. Background noise levels are primarily influenced by normal domestic activities from surrounding dwellings, including conversations, televisions, and routine household movements.

Additional noise sources include occasional vehicle movements along Green Lane, such as cars accessing private driveways and passing local traffic. These noise sources are intermittent and low in intensity, consistent with the character of the area.

The site has historically been occupied as a single residential dwelling, and the surrounding environment is therefore already accustomed to everyday residential noise levels. No significant or unusual noise sources have been identified in the vicinity.

Assessment of Potential Noise Impacts

The proposed change of use to a small HMO accommodating five occupants is not expected to result in any significant increase in noise compared to a typical family dwelling. The use

will remain wholly residential in nature, with no commercial or high-intensity activities proposed.

The scale of occupation is modest, and occupancy levels are controlled through HMO licensing. The provision of individual en-suite facilities reduces the need for shared facilities and minimises internal circulation and potential noise transmission within the building.

No external communal areas are proposed, and there will be no amplified music, outdoor gatherings, or external plant or machinery associated with the development. As such, noise generation will be limited to normal domestic activity.

Vehicle movements associated with the HMO are expected to be comparable to those generated by a family household. The proposed widening of the vehicular crossover improves safety and ease of access but does not materially increase traffic levels or associated noise.

Any construction-related noise associated with the crossover works will be temporary, short-term, and limited in duration. Such works will be carried out during normal daytime working hours in accordance with standard best practice.

Mitigation Measures

Given the limited scale and residential nature of the proposed development, no specific noise mitigation measures are considered necessary. The property will be managed in accordance with the London Borough of Hillingdon's HMO licensing requirements, and tenancy agreements will include provisions relating to reasonable behaviour and consideration for neighbouring occupiers.

Appropriate property management arrangements will be in place to respond to any complaints should they arise.

During the construction phase, good practice measures will be followed, including restricting noisy activities to normal daytime working hours and ensuring that contractors use well-maintained equipment.

Conclusion

This Noise Impact Assessment has considered the potential effects of the proposed change of use to a small HMO for five occupants on the surrounding residential environment.

It is concluded that the development will not give rise to any unacceptable noise impacts. The use remains residential in character, occupancy levels are modest, and no new or unusual noise-generating activities are proposed. Vehicle movements are expected to remain comparable to those associated with a family dwelling.

With appropriate management in place, the proposal is considered to comply with local and national planning policies relating to noise and residential amenity. The development is therefore acceptable in noise terms and supports the granting of planning permission.