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50 COLDHARBOUR LANE HAYES UB3 3EP

Design and Access Statement

Relating to

The conversion of the existing single dwelling into a 5 unit HMO with internal alterations.

RESUBMISSION OF PREVIOUS APPLICATION REFERENCE 51063/APP/2024/2609

at

47 Hanover Circle

Hayes

UB3 2TJ

for

Mr Mundae

Prepared by

Stones Architects Ltd

50 Coldharbour Lane

Hayes

UB3 3EP

16 May 2025

Project ref: 2024.033

Description of Existing Site

The application relates to a two storey, semi-detached house located on the South-East of Hanover Circle.

No. 47 has pebble dash render with a tiled roof and hardstanding for off street parking. To the rear of the property is a triangular garden containing an existing detached garage. The surrounding area is residential in character and appearance. It is comprised predominantly of semi-detached houses, which are largely homogenous in style but have a large variety of alterations.

The application site has been previously extended, the details of which are provided below.

The site is not located within an Area of Conservation, nor are the buildings on site or adjacent to statutory or locally listed.

Brief

We seek planning consent to carry out internal alterations along with minor external alterations to number 47 Hanover Circle in order to provide a 5 bed HMO change of use. The client wishes to amend the use of the house as it has become difficult to rent properties of this size within the Hayes area.

The new design is accompanied by a parking assessment.

Planning

Applicable planning policies are as follows:

- Hillingdon Local Plan: Part Two - Development Management Policies (2020)
DMH 1, DMH 5, DMHB 11, DMHB 16, DMHD 1
- National Planning Policy Framework (2023)
- Local Plan: Part 2 Development Management Plan (2020)
DMT 1, DMT 2, DMT 6 (Appendix C)
- The London Plan (2021)
T4, T5, T6, D3, D6, D13, D14

Planning History

	Description	Decision
51063/APP/2024/2609	Change of use from Use Class C3 (Dwellinghouse) to an 8-bedrom House in Multiple Occupation (HMO) (Use Class Sui Generis).	Refused 30/09/2024
51063/B/98/1095	Erection of a part two storey, part single storey side and rear extension.	Approved 29/05/1998
51063/A/96/1767	Erection of a part two storey, part single storey side and rear extension.	Refused 18/11/1996
51063/96/1051	Erection of a part two storey, part single storey side and rear extension.	Refused 10/07/1996

In response to refused application reference 51063/APP/2024/2609, the design was amended to reflect the following changes:

Design

The proposal is shown on drawings listed in the Appendix at the end of this statement.

There are no significant external changes being proposed. The only external changes will be to 3 no. existing window openings, which will be reduced in width. This is illustrated in the attached drawings.

Ref.	Item – As discussed in 51063/APP/2024/2609	SA Application Scheme
1	The development, by virtue of the loss of the existing family dwelling, would conflict with the Borough's strategic housing goal of safeguarding family dwellings and the proposed change of use to a Large House in Multiple Occupation (HMO) would be harmful to the area's character.	The scheme has been redesigned to show 5 HMO units which allow for 8 occupants, similar to a typical household.
2	The proposal has failed to demonstrate that sufficient off-street parking and secure cycle storage would be provided, as required by the local parking standard for the proposed occupancy level. The proposal has the potential to lead to undue on-street parking displacement to the detriment of parking capacity	In response to this refusal, our client has instructed Pulsar Highways to prepare a parking study / assessment, which indicates that there is sufficient parking in the street. The new design also has increased bicycle parking, as per LBH's guidance.

3	The applicant has failed to demonstrate that the proposal and the high number of potential occupants would not result in noise and general disturbance to neighbouring properties alongside a harmful over-intensification of the use of the site detrimental to both the occupiers and neighbouring properties and the residential amenity of the area	The number of occupants has now been reduced, which enables the design to provide acoustic separating walls and floors in accordance with ADe (resistance to transmission of sound) building regulations. This could be controlled by way of a planning condition if required.
4	The proposed HMO use would provide inadequate internal communal space to accommodate the proposed increase in occupants, coupled with an inadequately sized kitchen. Moreover, the application fails to demonstrate that noise transfer between the communal kitchen and ground floor HMO rooms could be adequately controlled to provide a suitable level of acoustic amenity for the future occupant(s) together with two rooms failing to provide adequate floor area for single occupancy.	With the redesigned scheme, we've been able to provide a larger kitchen and spacious communal areas where we have shown separating walls between units and communal areas.

Although not in the site's immediate vicinity, the following applications are relevant to this HMO application:

Ref.	Address	Description	Decision
75939/APP/2022/3043	16 Victoria Lane UB3 5EW	Conversion of a 6 bed HMO to an 8 bed HMO (Sui Generis)	Appealed & allowed
27891/APP/2022/2859	4 Church Street UB7 7PY	Conversion of a 6 bed HMO to an 8 bed HMO (Sui Generis)	Appealed & allowed
27994/APP/2021/3581	14 Devon Way UB10 0JS	Conversion of a single dwelling into a 7 bed HMO (Sui Generis)	Appealed & allowed
5199/APP/2022/3396	95 Harlington Road UB8 3HZ	Conversion of single dwelling into 6 bed HMO (Sui Generis)	Appealed & allowed

Access

The design provides 2 no. off-street existing parking spaces by utilising the hardscaped driveway already present. 8 no. new secure bicycle parking has been provided on the proposed design as per the guidance from Pulsar and LBH. The existing street access will be retained with sufficient capacity for street parking.

The new proposals will comply with the Building Regulations current at the time of commencement and existing refuse arrangements will continue.

Appendix A

List of documents submitted with the application.

Drawing no.	Scale	Sheet size	Drawing title
S01	1:1250	A3	Site Location Plan
S02	1:100	A3	Existing Ground Floor Plan
S03	1:100	A3	Existing First Floor Plan
S04	1:100	A3	Existing Roof Plan
S05	1:100	A3	Existing Elevations
D01	1:100	A3	Proposed Ground Floor Plan
D02	1:100	A3	Proposed First Floor Plan
D03	1:100	A3	Proposed Roof Plan
D04	1:100	A3	Proposed Elevations
DAS	NTS	A4	Design and Access Statement
Pulsar Traffic Assessment	NTS	A4	Traffic / Parking assessment