



Planning Statement. Rev A

26 The Dingle, Uxbridge UB10 0DH

21 Jan. 26

1.0 Application Site and Proposal

This Planning Statement supports a full planning application for the property at 26 The Dingle, Uxbridge UB10 0DH, within the London Borough of Hillingdon.

The application seeks planning permission for:

- A 3-metre single-storey rear extension
- A loft conversion to provide additional habitable accommodation
- 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 dwelling with a loft and 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 on-site car parking is proposed; however, the property is located within a residential street with available on-street parking options, and cycle storage is provided to encourage sustainable travel.

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 three single-occupancy bedrooms, with room sizes ranging between approximately 11.1 sqm and 13.0 sqm, all of which meet or exceed minimum internal space standards for HMOs.

A communal kitchen is provided at ground floor level, with direct access to the rear garden, ensuring convenient access to shared outdoor amenity space.

First Floor

The first floor accommodates two single-occupancy bedrooms, measuring approximately 10.8 sqm and 10.9 sqm respectively. These rooms meet internal space standards and benefit from adequate levels of daylight, outlook, and ventilation.

A communal kitchen measuring approximately 7.7 sqm is provided at first floor level and is designed to serve three occupants.

Loft Floor

The proposal includes a loft conversion, which accommodates one single-occupancy bedroom measuring approximately 10.2 sqm, meeting minimum internal space standards.

A further communal kitchen measuring approximately 9.9 sqm is provided within the loft to serve the remaining occupants, ensuring adequate communal facilities across the dwelling.

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, together with a rear extension and loft conversion 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 design, residential amenity, and accommodation standards.

The proposed development represents a modest and appropriate intensification of use and remains comparable to occupation by 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 10.2 sqm to 13.0 sqm, offering a good standard of accommodation.

Communal kitchen provision across the ground floor, first floor, and loft is appropriately sized and distributed to serve occupants effectively. Bathroom and WC provision complies fully with Hillingdon's adopted HMO standards.

All habitable rooms benefit from adequate daylight, outlook, and ventilation. The layout is efficient, functional, and designed to provide a high-quality living environment.

6.0 Design, Character and Visual Impact

The 3-metre rear extension and loft conversion are modest in scale and subordinate to the host property. The loft conversion is designed to sit comfortably within the roof form and does not result in an overly dominant or incongruous addition.

The proposed works use materials that match or complement the existing dwelling and preserve the character and appearance of the host property and surrounding area. The dwelling continues to read as a single residential unit within the street scene.

7.0 Neighbouring Amenity

The scale and siting of the rear extension and loft conversion ensure that there are no unacceptable impacts on neighbouring properties in terms of daylight, sunlight, outlook, or privacy.

Window placement has been carefully considered to avoid overlooking, and no harmful side-facing windows are proposed. The use of the property as a six-person HMO is comparable to occupation by a larger family dwelling.

With appropriate management arrangements in place, no unacceptable noise, disturbance, or anti-social behaviour is anticipated.

8.0 Transport, Parking, Refuse and Cycle Storage

The site has a PTAL rating of 1b, reflecting limited public transport accessibility. The area is not within a Controlled Parking Zone, and there are no parking permit restrictions.

The proposal does **not** provide any on-site car parking. Secure cycle storage will be provided in accordance with Council standards to encourage sustainable travel and reduce reliance on private vehicles.

Small HMOs typically exhibit lower levels of car ownership, and the proposal is therefore not expected to result in undue parking pressure on the surrounding residential streets.

9.0 Sustainability

The proposal makes efficient use of an existing residential building, minimising embodied carbon. The extensions provide opportunities to improve insulation and overall energy efficiency.

The retention of the rear garden ensures continued provision of private amenity space and soft landscaping. Cycle storage provision further supports sustainable travel patterns.

10.0 Conclusion

The proposed development at 26 The Dingle, Uxbridge UB10 0DH comprises a 3-metre rear extension, a loft conversion, and a change of use to a six-person HMO.

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

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