

**HMO PLANNING STATEMENT
IN SUPPORT OF PLANNING APPLICATION**

AT

**33 PARKFIELD AVENUE
HILLINGDON
UB10 0DF**

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PROJECT No: KKR - 1711

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HMO PLANNING STATEMENT

1.0 INTRODUCTION

This Planning Statement has been prepared in support of a Full Planning Application for the change of use of 33 Parkfield Avenue, Hillingdon, UB10 0DF from a single family dwellinghouse (Use Class C3) to a five-bedroom, six-person House in Multiple Occupation (Use Class C4).

The application is submitted to the London Borough of Hillingdon and should be read in conjunction with the accompanying drawings, Fire Risk Assessment, EPC Certificate, PTAL Assessment, Emergency Lighting Certification and HMO Management Plan.

The proposal seeks to make efficient use of an existing residential property by providing high quality shared accommodation whilst retaining a suitable standard of living accommodation for future occupiers and safeguarding the amenities of neighbouring residents.

2.0 SITE DESCRIPTION

The application site comprises a two-storey end-of-terrace dwelling located on the eastern side of Parkfield Avenue within a well-established residential area of Hillingdon.

The property benefits from:

- Two off-street parking spaces to the front driveway.
- Shared side access to the rear garden.
- A substantial rear garden providing private amenity space.
- Existing kitchen, dining and communal living accommodation.
- Five bedrooms distributed between the ground and first floors.
- Proposed refuse storage facilities.
- Proposed secure cycle storage.

The dwelling has recently undergone extensive refurbishment and is currently in good decorative condition.

The property has a total floor area of approximately 120m² and currently achieves an Energy Performance Certificate Rating of C.

3.0 PROPOSED DEVELOPMENT

Planning permission is sought for:

Change of use from a single dwellinghouse (Use Class C3) to a five-bedroom, six-person House in Multiple Occupation (Use Class C4).

No external extensions are proposed.

The accommodation comprises:

Ground Floor

- Bedroom 1
- Large communal kitchen/dining/living area
- WC/Shower facilities
- Shared circulation space

First Floor

- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Shared shower room facilities

The proposal provides accommodation for a maximum of six residents.

4.0 RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF) 2024

The NPPF seeks to:

- Boost housing supply.
- Make effective use of land.
- Promote sustainable development.
- Create healthy and inclusive communities.
- Deliver high quality living environments.

London Plan 2021

Relevant policies include:

- Policy H12 – Housing Size Mix
- Policy H16 – Large Scale Purpose Built Shared Living
- Policy D3 – Optimising Site Capacity
- Policy T5 – Cycling
- Policy T6 – Car Parking

Hillingdon Local Plan Part Two (2020)

Relevant policies include:

- DMH5 – Houses in Multiple Occupation
- DMHB11 – Design of New Development
- DMHB16 – Residential Amenity
- DMT1 – Managing Transport Impacts
- DMT5 – Pedestrians and Cyclists
- DMT6 – Vehicle Parking

5.0 PRINCIPLE OF DEVELOPMENT

The proposal provides additional housing choice within the Borough and contributes towards meeting local housing needs.

HMOs provide an important form of accommodation for:

- Young professionals.
- Key workers.
- Single persons.
- Newly formed households.
- Individuals unable to access self-contained accommodation.

The proposal utilises an existing residential property without requiring significant physical alterations or extensions.

The development therefore represents an efficient and sustainable use of existing housing stock.

6.0 LIVING CONDITIONS FOR FUTURE OCCUPIERS

The proposed HMO will provide a high standard of accommodation.

Unlike many HMO conversions, the property retains a substantial communal kitchen, dining and living area allowing residents to socialise and interact without being confined to their individual bedrooms.

All bedrooms benefit from:

- Natural daylight.
- Natural ventilation.
- Adequate floor area.
- Suitable outlook.
- Privacy.

The property also benefits from a large rear garden available for communal use.

7.0 FIRE SAFETY

A comprehensive Fire Risk Assessment has been prepared for the property.

The assessment confirms that:

- Interlinked smoke and heat detection systems are installed.
- Emergency lighting is provided.
- Fire doors are installed.
- Escape routes are protected.
- The property achieves a Trivial Fire Risk Rating.
- Existing fire precautions are considered satisfactory.

The proposal therefore provides an appropriate level of fire safety for future occupiers.

8.0 NOISE AND RESIDENTIAL AMENITY

The property has recently undergone refurbishment works.

As part of these works:

- Internal bedroom walls have been upgraded with acoustic insulation.
- Floor structures have been upgraded to reduce sound transmission.
- Fire doors have been installed.
- Modern management procedures will be implemented.

The proposal accommodates only six residents and is therefore a relatively small-scale HMO.

The retained communal area reduces the likelihood of residents congregating within bedrooms and assists with good day-to-day management.

A detailed HMO Management Plan accompanies the application and includes procedures for:

- Tenant induction.
- Noise control.
- Property inspections.
- Waste management.
- Anti-social behaviour management.

Accordingly, the proposal will not result in unacceptable harm to neighbouring amenity.

9.0 TRANSPORT AND PARKING

The property benefits from 2 number off-street parking to the front driveway.

Secure cycle storage for 6 bicycles is proposed in accordance with Hillingdon standards.

The site has a PTAL score of 2 and an Accessibility Index of 6.71.

Nearby bus services provide convenient access to Uxbridge Town Centre and surrounding employment areas.

Given the modest scale of the proposal and sustainable location, the development is not expected to generate unacceptable transport impacts.

10.0 REFUSE STORAGE

Dedicated refuse and recycling storage facilities are provided within the site.

The proposed arrangement enables bins to be stored clear of the highway and presented for collection in accordance with Council requirements.

11.0 HMO CONCENTRATION

A review of surrounding properties should be undertaken by the Local Planning Authority against Policy DMH5.

To the best of the applicant's knowledge, the proposal would not result in the over-concentration of HMOs within the locality and would not exceed the Council's threshold criteria.

12.0 CONCLUSION

The proposal represents a sustainable and well-managed form of shared accommodation.

The development:

- Provides much needed housing choice.
- Retains high quality communal facilities.
- Protects neighbouring amenity.
- Provides adequate parking and cycle storage.
- Benefits from an acceptable PTAL rating.
- Includes comprehensive fire safety measures.
- Is supported by a detailed HMO Management Plan.

The proposal therefore complies with the aims and objectives of the National Planning Policy Framework, London Plan and Hillingdon Local Plan and planning permission is respectfully requested.

KKR Planning & Design Ltd
June 2026