

Planning Design Statement – 14 WILLOW TREE LANE, HAYES. UB4 9BB

INTRODUCTION AND OUTLINE.

1. The proposed works relate to change of use from dwelling house (Class C3) to 8 bed HMO (Class Sui Generis) to a semi-detached property.
2. The application site is located close to the junction of Willow Tree Lane, Yeading Lane & Shakespear Ave.



3. The existing semi detached house was subject to a recent consented planning submission 5516/APP/2025/3. The construction work under this application is now complete.
4. The site is not located within the Green Belt, a Conservation Area or any Area of Outstanding Natural Beauty (AONB). The property is not a listed building nor are there any in the immediate surrounding area. The surrounding area is primarily residential in character.
5. The application site contains off street parking, sufficient to provide parking for 2 cars at one time. Given the nature of a HMO, typically this type of housing tenure does not generally produce a high level of car-ownership. This is partially due to the type of tenure (short term accommodation) and demographic of lower-income tenants.
6. Cycle storage will be provided in the rear garden, accessible from the side entrance, for each occupant. This will encourage occupants to make use of alternative methods of transport and further reduce reliance on vehicles.
7. The surrounding area is characterised by a mixture of residential and commercial premises. The locality consists of two storey properties, bungalows and two storey properties containing residential upper floor uses and ground floor commercial uses. In regards to transport, the site has a PTAL rating of 2. The nearest bus stop is directly across the road or around the corner on Yeading Lane. Hayes & Harlington train station and Northholt Tube station is a short bus ride away. The location of the property is within walking distance of a variety of amenities and services.
PLEASE REFER TO THE SEPARATE TRANSPORT STATEMENT SUBMITTED WITH THIS APPLICATION.

CONSIDERATION AGAINST PLANNING POLICIES.

8. HILLINGDON LOCAL PLAN: PART 2 – DEVELOPMENT MANAGEMENT POLICY DMH 5.

Policy DMH 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires large Houses in Multiple Occupation (HMOs) to demonstrate that:

- i) there is good accessibility to local amenities and public transport;
- ii) ii) they accord with the Accessible Homes standards and provide satisfactory living conditions for the intended occupiers;
- iii) iii) there will be no adverse impact on the amenity of neighbouring properties or the character of the area.

It is therefore evident that the Council considers HMOs as a suitable type of residential accommodation and will support them subject to other planning considerations being addressed.

9. HILLINGDON LOCAL PLAN: PART 2 – DEVELOPMENT MANAGEMENT POLICY DMH 5.

To reduce the impact of undue noise and general disturbance to neighbouring residents, the following is an extract of the HMO Management Statement specific to this property on how they intend to manage and mitigate this occurrence.

- *Objectives: Minimise disturbance to neighbours and promote a peaceful environment.*
- *Measures: Quiet Hours: 10 PM – 8 AM (Weekdays), 11 PM – 9 AM (Weekends)*
- *Monitoring: Regular checks and action on complaints*
- *Resident Education: Clear guidance on noise behaviour*
- *Complaint Handling: Transparent, responsive procedure*
- *Soundproofing: Acoustic insulation; Double-glazing throughout; "Green Sound Blocker" barriers and acoustic insulation installed neighbouring party walls.*
- *A dedicated Noise Management Officer will oversee execution and review the plan's effectiveness.*
- *Signage will reinforce policies in shared areas.*
- *Community engagement with neighbour encouraged.*

10. A concern raised by the council under a previous planning application was:

the lack of privacy to Bedrooms 1,2 and 3, substandard communal facilities and outdoor amenity space would result in a poor standard of accommodation for future residents to the detriment of their amenities.

In response to this:

- *lack of privacy to Bedrooms 1,2 and 3* – a barrier / buffer zone has now been added to the design in front of each bedroom window in the form of a planter filled with planting. This stops a person directly approaching right up to the window. However, we would note that in a recent planning application (75862/APP/2023/2301) with a very much a similar layout, this was not raised as an issue and planning consent was granted.
- *substandard communal facilities* – It is important to note that Hillingdon Council's own space standards for HMO's is silent on the overall floor area size of the kitchen. It does set standards for the size of fridge/freezer, number of hobs and ovens, extent of storage etc. and all of these standards will be met. With regards to the living room size, the Council's standard is clear that a minimum of 10m² is required. This standard has been directly confirmed by Hillingdon's HMO dept. and it will be met.
- *substandard outdoor amenity* - Within Hillingdon Council's housing area standards there is no set standard on the overall size of the garden amenity space and we have had this confirmed by Hillingdon's HMO Dept. Considering the Mayor of London Housing Design Standards C10.1 for a house of 8 people, the outdoor space should be 12m². The proposed external garden space in this application exceeds this at 45m².

We believe the responses above overcome the concerns raised by the council noted in red.

11. With regards to Policy D6 of the London Plan (March 2021) requiring single bedrooms to have a floor area of at least 7.5 sqm and be at least 2.15m wide. All bedrooms as part of this application exceed these minimum requirements.

HILLINGDON COUNCIL'S OWN STANDARDS FOR HMO'S

With regards to Hillingdon Council's document *Minimum Standards for Houses in Multiple Occupation within the London Borough of Hillingdon (Housing Act 2024)*, The following design considerations have been made and will be adopted.

12. **BUILDING STANDARDS** – In relation to the building envelope, fabric, windows & doors, decoration, damp proofing, rodents (all as listed in the minimum standards document), the Management of the HMO will ensure all aspects are inspected and maintained regularly.
13. To avoid and minimize sound nuisance to the attached adjoining property, the full face of the party wall at both ground and 1st floor will be full lined with an acoustic insulation and studded with acoustic plasterboard.
14. **SURFACE AND FOUL WATER DRAINAGE** – surface water and foul drainage will be kept free flowing and maintained.
15. **GARDEN AND AMENITY SPACE** – The communal external space is low maintenance and accessible to all residents. Safe and secure bike storage will be within the rear garden. **NOTE: Within Hillingdon Council's housing area standards there is no details on the size of the garden amenity space. Considering the Mayor of London Housing Design Standards C10.1 for a house of 8 people, the outdoor space should be 12m². The proposed external garden space in this application exceeds this at 45m².**
16. **INTERNAL STANDARDS** – the internal finishes (ceilings, wall, floors) will be robust, easily maintained and cleaned. This will encourage good standard of cleanliness and lower the risk of pests.
17. **DOORS AND WINDOWS** – Doors and windows will be well fitted and fully comply with Building Regulations.
18. **KITCHEN, DINING and LIVING FACILITIES** - The kitchen will be newly fitted and of a good accessible layout and have adequate provision for hygienic storage, preparation and cooking of food, so preventing the risk of infection to occupants. A fitted extractor fan, will provide an extraction rate of 60 litres per second in compliance with Building Regulations Document F. The Kitchen will fully comply with Hillingdon's standards with respect to fridge / freezer capacity, microwave requirement, suitable food prep space.
19. **BATHROOM AND TOILET FACILITIES** – Each bedroom will have a dedicated ensuite bathroom (basin, WC and shower) with adequate heating and ventilation.
20. **VENTILATION** – Each bedroom and communal living space will have openable windows. Ensuite bathrooms will have mechanical ventilation (min. output 15 l/s) with a 15-minute over-run where there is no openable window.

21. **HEATING AND THERMAL COMFORT** – The heating will be gas central heating to hot water radiators to each room. The heating will be installed and regularly maintained by a Gas Safe or NICEIC registered engineer to Building Control satisfaction.
22. **ELECTRICAL INSTALLATION** - An electrical installation to NICEIC standards to Building Control satisfaction.
23. **SMOKE DETECTION IN PROPERTIES** – A hard wired mains operated smoke alarm with battery back up to BS 5446 will be provided to the ceiling in the dwelling hallway and in each landing area. A further smoke alarm will be fitted in each bedroom. The smoke and heat detectors must be interlinked so that they all sound continuously in the event of a fire. Smoke detectors shall be inspected and tested periodically to ensure their proper operation. The whole installation will meet Regulatory Reform (Fire Safety) Order 2005 and LACORS and will be tested and certified annually.
24. **SPACE STANDARDS** – the space standards as set out in the Council's document will be met. On the right is a table of proposed room sizes which far exceed the council's standards. This table is also shown on the floor plan drawing.

Accommodation Schedule:		
8No. bedrooms.		
8No. occupants maximum.		
8No. Ensuite		
Share kitchen/dining/ living space.		
Room No.	Proposed m ²	Council Standard m ²
Bed 1	11.5 m ²	6.51 m ²
Bed 2	12.2 m ²	6.51 m ²
Bed 3	13 m ²	6.51 m ²
Bed 4	11 m ²	6.51 m ²
Bed 5	8.5 m ²	6.51 m ²
Bed 6	10 m ²	6.51 m ²
Bed 7	12.7 m ²	6.51 m ²
Bed 8	10 m ²	6.51 m ²
kitchen dining living	24 m ²	10 m ² (see note 1)

Note 1 - Hillingdon Council's own space standards for HMO's is silent on kitchen size. For living room size the standard is min. 10m²

HIGHWAYS. (PLEASE READ WITH SUBMITTED HIGHWAYS REPORT)

25. The application site contains off street parking, sufficient to provide parking for 2 cars at one time. Given the nature of a HMO, typically this type of housing tenure does not generally produce a high level of car-ownership. This is partially due to the type of tenure (short term accommodation) and demographic of lower-income tenants.
26. Furthermore, cycle storage for 8 bicycles will be provided to rear, accessible from the side entrance, for each occupant. This will encourage occupants to make use of alternative methods of transport and further reduce reliance on vehicles.
27. Directly opposite across the road is a vast selection of amenities from bakeries, convenience stores, restaurants and a pharmacy on Yeading Lane.

28. The application site is located in close proximity to daily bus services which can be accessed by foot in a matter of minutes, thus further reducing the need for vehicles.
29. Within more local London Boroughs, the “car club” network is expanding. This club allows you to hire a car for the day without the cost and expense of owning a car yourself. Within Hillingdon the club that exists is Hiyacar. This is a network of private owners offering their own cars for hire. On a quick search there are 18 cars available to hire within 3 miles (see transport statement). This clearly demonstrates that owning your own car is not necessary especially if there is good network whereby you can hire a car to suit your needs only when necessary.
30. The use of the property as a 8 bed HMO, **for a maximum total of 8 people**, is unlikely to result in a higher parking requirement, as demonstrated in the paragraphs above.
31. To conclude, given the nature of HMO living, the provision of the local bus network, the secure cycle storage and the opportunity to use a car club if necessary, the proposed development is not considered to materially harm the local highway network and therefore should not warrant a refusal.

CONCLUSION.

32. Under permitted development rights, a change to a 6-bedroom HMO would not require planning permission. This application proposes modest but significant improvements to the internal layout and amenity provision to accommodate an additional two residents—bringing the total to eight. These enhancements ensure high living standards for all future occupants.
33. The proposal seeks to change the use of a C3 dwelling to a 8 bed HMO (Sui Generis), with a **maximum occupancy of up to 8 people**. The proposed HMO unit has been designed to meet the Council’s own HMO standards and will provide for an excellent form of accommodation. In light of the above, and in the absence of identified harm, the proposal is considered to have planning merit and should be supported by officers.
34. One fundamental point that must be highlighted, and it seems is a concern to the Council’s planning team is the number of people living in the property. As it stands, the house is a C3 dwelling that could easily accommodate 6 adults. If you refer to the consented application (5516/APP/2025/3) and the drawings attached to this application, it is clear to see that the 3 large double bedrooms could accommodate 6 people.
35. The request in this application is to increase that by 2 people to a maximum of 8 people. This proposal would provide an appropriate alternative and greater flexibility for housing in this location. We would submit that the increase of 2 people would not materially harm the local highway network or increase nuisance to the neighbours and therefore should not warrant a refusal.