

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

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.

1. The existing semi detached house is subject to a recent consented planning submission 5516/APP/2025/3. The construction works under currently underway.
2. The above planning consent is for conversion of the garage (which is unusable due to its size) and construction of 1st floor storey to the side of the house. The front garden space is sufficiently deep to allow for 3 car parking spaces (see note 3 below). There is an existing dropped kerb.
3. The application site contains off street parking, sufficient to provide parking for 3 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. Furthermore, 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.
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 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.
6. 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.

7. 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.

With regards to Hillingdon Councils 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.

8. 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.
9. SURFACE AND FOUL WATER DRAINAGE – surface water and foul drainage will be kept free flowing and maintained.
10. YARDS AND AMENITY SPACE – The communal external space is low maintenance and accessible to all residents.
11. 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.
12. DOORS AND WINDOWS – Doors and windows will be well fitted and fully comply with Building Regulations.
13. 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.
14. BATHROOM AND TOILET FACILITIES – Each bedroom will have a dedicated ensuite bathroom (basin, WC and shower) with adequate heating and ventilation.
15. 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.
16. HEATING AND THERMAL COMFORT – The heating will be gas central heating to hot water radiators in each room. The heating will be installed and regularly maintained by a Gas Safe or NICEIC registered engineer to Building Control satisfaction.

17. ELECTRICAL INSTALLATION - An electrical installation to NICEIC standards to Building Control satisfaction.
18. SMOKE DETECTION IN PROPERTIES – A hard wired mains operated smoke alarms 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.
19. SPACE STANDARDS – the space standards as set out in the Council's document will be met. Refer to drawings for areas of each room / space.