



Chartered Town Planners & Architectural Technicians

DESIGN & ACCESS / PLANNING STATEMENT

Change of use from a single family dwelling (Use Class C3) to a House in Multiple Occupation (Use Class C4) including alterations to the front boundary and associated works

Property Address: 91 The Greenway, Uxbridge, UB8 2PN.

January 2019

1.0 INTRODUCTION

1.1 This Design and Access Statement (DAS) is submitted on behalf of the applicant in respect of a planning application for the change of use from a single family dwelling (Use Class C3) to a house in multiple occupation (Use Class C4) including alterations to the front boundary and associated works at 91 The Greenway, Uxbridge, UB8 2PN. This DAS should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This DAS comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy and guidance.

2.0 APPLICATION PROPERTY AND SURROUNDING AREA

2.1 No. 91 is a large two storey semi-detached property located on the corner of The Greenway and Whitehall Road. The property has an average size rear garden relative to the area. The front curtilage provides for two parking spaces at present.

2.2 Neighbouring dwellings are of a broadly similar style. The wider surrounding area is mixed use in character and within approx. five minutes walk of the site there is a school, convenience shop, take-away, community centre, and large open space / parkland.

2.3 The site has a PTAL rating of 3 which indicates a reasonable level of accessibility. Bus route U3 runs along the Greenway, and within walking distance are other bus routes including the 427, 607, 724, A10, N207, U1, U4 and U7 (all on the A4020) and route No's 222, 583 and U5 (all on Cowley Road). The site is within flood risk 1 and at low risk of flooding.

2.4 The property is and has been rented to non related persons, professional and students, since 2006.



Figure 1 – Application property.

2.0 PROPOSED DEVELOPMENT

2.1 It is proposed to change the use from use class C3 to a house in multiple occupation (use class C4) including alterations to the front boundary and associated works. Six bedrooms are proposed. A kitchen/utility room, kitchen/dining room and living room would be provided in addition to two bathrooms and a toilet.

2.2 A rear garden area of approx. 235m² would be retained equivalent to approx. 40m² per occupant. There is ample space in the rear garden to store waste / recyclable waste, and bicycles.

2.3 The front curtilage would be altered to create a third parking space whilst still retaining a grassed / landscaped area. All three parking spaces would meet parking bay requirements of 4.8m x 2.4m.

2.4 No alterations are proposed to the external elevations.

3.0 PLANNING HISTORY

3.1 The most recent / relevant planning history on the site is that of Application Ref. No. 57110/APP/2018/1291 for ‘*Change of use from a single family dwelling (Use Class C3) to a House in Multiple Occupation (Use Class Sui Generis) including alterations to the front boundary and associated works*’. This was refused permission on the 21st September 2018 for the following two reasons:

“1) The proposal would provide insufficient on site parking provision for the proposed use and would therefore be likely to give rise to an increase demand for on-street car parking in an area where such parking is at a premium thereby leading to conditions which would be detrimental to the free flow of traffic and highway and pedestrian safety. The proposal is, therefore, contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), the Council's Supplementary Planning Guidance: Houses in Multiple Occupation and other non-self contained housing.

2) The proposal would result in an over intensive use of the site and would fail to provide adequate internal communal space for its occupiers. The proposal would fail to provide an acceptable standard of residential accommodation that would also be detrimental to the residential amenities of the occupiers of surrounding properties by reason of noise and disturbance. Therefore the proposal would be contrary to policies BE19 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Guidance Supplementary Planning Guidance: Houses in Multiple Occupation and other non-self contained housing.”

3.1 The above reasons have been comprehensively addressed as follows:

Refusal Reason 1 – An additional on-site parking space is proposed bringing to three the total number of on-site parking spaces. The enlarged hardstanding in the front curtilage would not be to the detriment of the character of the area as hard surfaced front curtilages predominate in the area – see Figures 2-5 below which are just a small selection of such similar properties nearby. Furthermore, it should be borne in mind that the entire front curtilage can be hard surfaced without planning permissions (in accordance with Part 1, Class f of the 2008 GPDO) and this is undoubtedly what many properties nearby have done. This is a material consideration.

In addition, a parking survey has been carried out and this demonstrates there is significant 'spare' on-street parking capacity within the immediate vicinity of the site. The survey found that on average there would be 34.5 available parking spaces, and the average parking stress would be just 43.3%. Even if no parking spaces were available on the site curtilage, there is ample capacity on-street in the immediate area to accommodate parking. The previous Planning Report is incorrect in stating that the site has a PTAL rating of 2. It has in fact a PTAL rating of three and thus it is

permissible to it is permissible to waive 1 space from the overall requirement on the premise of good accessibility to public transport.

Refusal Reason 2 – One room has been omitted from the previous scheme and now only six bedrooms are proposed. Furthermore, the proposal now provides for a separate living room for use by occupants. As use class C4 is being sought, only six people will reside in the property. We note the findings in the previous Planning officer Report that “*there is not in principle objection for the change of use from a single family dwelling (Use Class C3) to HMO (Use Class Sui Generis)*”.



Figure 2 – Hard surfaced front curtilage at No. 93 The Greenway.



Figure 3 – Hard surfaced front curtilage at No's 95 and 97 The Greenway.



Figure 4 – Hard surfaced front curtilage at No. 101 The Greenway.



Figure 5 – Hard surfaced front curtilage at No's 68 & 70 The Greenway.

4.0 PLANNING POLICY

National Planning Policy Framework (2018)

4.1 The National Planning Policy Framework 2018 (NPPF) seeks to promote a wide choice of home types and home ownership. Para. 59 states:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

The proposed development would enhance the range of home types and tenures available in the area.

London Plan

4.2 The London Plan (2016) encourages the optimisation of housing (Policy 3.4), and requires that housing be of the highest quality internally and externally (Policy 3.5).

It is submitted that the proposed development complies with relevant London Plan policies.

Hillingdon Local Plan (2012)

4.3 A review of the Hillingdon Local Plan does not indicate any policy provisions that would prevent a development of this nature. Whilst Policies AM7, AM14, BE19 and OE1 are noted (as

referenced in the previous planning refusal), these have been comprehensively addressed in this resubmission which is materially different to the previous proposal. (refer to para. 3.1 above).

Houses in Multiple Occupation and Other Non-Self Contained Housing SPG (2004)

4.4 A review of the this SPG does not indicate any guidance provisions that would prevent a development of this nature. This document stems from 2004 and its application may conflict with Hillingdon's 2018 '*Minimum Standards for Houses in Multiple Occupation within the London Borough of Hillingdon*'. The HMO would have to comply with these 2018 standards however this is a matter to be dealt with separate to the planning process.

5.0 CONCLUSION

5.1 The application site is within walking distance of necessary day to day shops, services and facilities. The site is accessible and sustainable in terms of access and transport.

5.2 The proposed HMO would provide a good standard of accommodation.

5.3 The proposed development is considered to be in compliance with NPPF policies, London Plan Policies, as well as the Hillingdon Local Plan.

5.4 The previous two reasons for refusal have been comprehensively addressed. With regard parking, three spaces can be provided on site. However, even if the Council were to find such spaces unacceptable (which we would disagree with), it is still entirely reasonable to grant planning permission with conditions to address the matter (i.e. retain current front curtilage arrangement), as 1 parking space requirement can be waived from the proposal's overall requirement and the submitted parking survey demonstrates there is significant 'spare' on-street parking capacity within the immediate vicinity of the site.