

Statement on Existing Use

ADDRESS:

549 Uxbridge Road Hayes UB4 8HP

PROPOSAL:

Conversion (change of use) of the property to Sui-generis HMO.

June 2025

Revision (A)

1.0 INTRODUCTION

We have been commissioned to review the existing use of the property.

2.0. SITE

Site Location

Site Address: **549 Uxbridge Road Hayes UB4 8HP**

Local Planning Authority: **London Borough of Hillingdon**

Site Description

The application site is located on the southern side of Uxbridge Road in Hillingdon and contains a large two-storey detached dwellinghouse. The surrounding area is predominantly residential in nature with dwellings along this road being of a similar scale and design. In terms of relevant planning constraints, the property is neither located within a Conversation Area, subject to Article 4 direction, nor the site of a Listed Building.

3.0. PROPOSED DEVELOPMENT

The proposed development involves a 'material change of use' for conversion of the property into a large HMO.

4.0. EXISTING USE

Firstly, it is important to differentiate between the registered existing use and the actual existing use on site.

Despite the fact that last registered use of the property might be C3 use on paper, there is site evidence that the property has not been used as a single family home for the recent years due to its unusual large size. This evidence includes the current status of the property with multiple kitchens as can be seen on site, the marketing materials (Appendix 1), estate agent letter (Appendix 2), as well as an enforcement case (Appendix 3).

In accordance with the advice given by the LPA, an enforcement investigation remains open on this case under Ref: ENF/358/24 pertaining to an alleged unlawful subdivision of the property. It appears that the property had been subdivided for an unusual multiple occupations, which seems to be a combination of HMO units and self-contained flats.

Although the recent use is not officially registered, it can be argued that the last use of the property has been a form of unclassified residential multiple occupations i.e. a combination of subdivided flats plus HMO units. This can be potentially classed as unclassified use of its own kind which is the meaning of sui generis.

Therefore, based on the available evidence, the last use of the property does not seem to be single family home. This also shows the market demand for smaller and more affordable residential units on the application site. We trust this can justify that the proposal will not result in losing an on-demand single family home.