



Planning Statement

2 Great Benty, West Drayton UB7 7UW
22 December 2025

1.0 Application Site and Proposal

This Planning Statement supports a full planning application for the property at 2 Great Benty, West Drayton, UB7 7UW, within the London Borough of Hillingdon. The application seeks planning permission for:

- A 4-metre single-storey rear extension
- A single-storey side extension
- Change of use from Use Class C3 (dwellinghouse) to Use Class C4, to form a six-bedroom, six-person House in Multiple Occupation (HMO)
- Provision of refuse and cycle storage, consistent with Council standards

The site currently comprises a two-storey dwelling with associated rear garden, located within a predominantly residential area characterised by family housing of similar scale and form. The property is not listed and is not located within a conservation area.

The site has a Public Transport Accessibility Level (PTAL) of 1b, indicating low public transport accessibility. The area is not within a Controlled Parking Zone (CPZ). The proposal includes one on-site car parking space to mitigate parking demand.

The development seeks to make efficient use of an existing residential property while delivering high-quality shared accommodation that respects the character of the area and safeguards neighbouring amenity.

2.0 Proposed Layout

The application is supported by a full set of existing and proposed drawings.

Ground Floor

The ground floor accommodates four single-occupancy bedrooms, with room sizes ranging between approximately 11.0 sqm and 12.69 sqm, all of which meet or exceed minimum internal space standards for HMOs.

A communal kitchen measuring approximately 12.1 sqm is provided, suitably designed to serve six occupants. The kitchen benefits from good levels of natural light and ventilation and provides direct access to the rear garden.

The rear garden is accessible via the communal kitchen, as well as directly from Units 2 and 3, ensuring convenient access to shared outdoor amenity space.

First Floor

The first floor accommodates two single-occupancy bedrooms, measuring approximately 13.0 sqm and 13.2 sqm respectively. These rooms meet internal space standards and benefit from adequate daylight, outlook, and ventilation.

Refuse and Cycle Storage

Refuse provision includes:

- 2 general waste bins
- 2 recycling bins
- 1 food waste bin

Secure on-site cycle storage is provided to promote sustainable travel and reduce reliance on private vehicles.

3.0 Policy Framework

The application is to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise. The Development Plan comprises:

- The London Plan (2021)
- Hillingdon Local Plan: Part 1 – Strategic Policies (2012)
- Hillingdon Local Plan: Part 2 – Development Management Policies (2020)

Material considerations include:

- National Planning Policy Framework (NPPF)
- Hillingdon Residential Layouts Supplementary Planning Document (SPD)
- Hillingdon HMO Standards and Licensing Guidance

The NPPF promotes the efficient use of land and the delivery of well-designed homes. The London Plan supports the provision of HMOs where they deliver high-quality accommodation and avoid adverse impacts.

Hillingdon's Local Plan requires development to respect local character, protect residential amenity, and promote sustainable transport choices, all of which are addressed by this proposal.

4.0 Principle of Development and Article 4 Direction

The proposal involves a change of use from Class C3 to Class C4, for which planning permission is required.

There is no Article 4 Direction restricting HMOs at this location. As such, the principle of a small-scale HMO is acceptable, subject to compliance with relevant planning policies relating to design, amenity, and accommodation standards.

The proposed six-person HMO represents a modest and appropriate intensification of use and contributes positively to the borough's supply of shared accommodation for single adults and key workers. The development retains the residential character of the property and does not result in overdevelopment of the site.

5.0 Quality of Accommodation and HMO standards

The proposal provides six single-occupancy bedrooms, all of which meet or exceed minimum internal space standards. Bedroom sizes range from 11.0 sqm to 13.2 sqm, offering a good standard of accommodation.

The 12.1 sqm communal kitchen is suitably sized and appropriately equipped to serve six occupants.

Bathroom and WC provision complies with Hillingdon's adopted HMO standards.

All habitable rooms benefit from adequate levels of daylight, outlook, and ventilation. The internal layout is efficient, functional, and designed to provide a comfortable living environment for future occupants.

Overall, the proposal delivers a high-quality HMO fully compliant with local standards.

6.0 Design, Character and Visual Impact

The 4-metre rear extension and single-storey side extension are modest in scale and subordinate to the host property. The extensions are designed to integrate seamlessly with the existing building, using materials that match or complement the original dwelling.

The proposal does not result in an overbearing or visually intrusive form of development and respects the scale, massing, and character of surrounding residential properties. The dwelling continues to read as a single residential unit within the street scene.

7.0 Neighbouring Amenity

The scale and siting of the rear extension and loft conversion ensure that there are no unacceptable impacts on neighbouring properties in terms of daylight, sunlight, outlook, or privacy.

Window placement has been carefully considered to avoid overlooking, and no harmful side-facing windows are proposed. The use of the property as a six-person HMO is comparable to occupation by a larger family dwelling.

With appropriate management arrangements in place, no unacceptable noise, disturbance, or anti-social behaviour is anticipated.

8.0 Transport, Parking, Refuse and Cycle Storage

The site has a PTAL rating of 1b, reflecting limited public transport accessibility. The area is not within a Controlled Parking Zone, and there are no parking permit restrictions.

The proposal provides one on-site car parking space, which is considered appropriate for a small six-person HMO. Secure cycle storage is also provided to encourage sustainable travel and reduce reliance on private vehicles.

Small HMOs typically exhibit lower car ownership levels, and the proposal is not expected to result in undue parking pressure on the surrounding area.

9.0 Sustainability

The proposal makes efficient use of an existing residential building, minimising embodied carbon. The extensions provide opportunities to improve insulation and overall energy efficiency.

The retention of the rear garden ensures continued provision of private amenity space and soft landscaping. Cycle storage provision further supports sustainable travel patterns.

10.0 Conclusion

The proposed development at 2 Great Benty, West Drayton, UB7 7UW delivers high-quality shared accommodation through a modest and well-designed extension and change of use to a six-person HMO.

The proposal complies with the Development Plan, national policy, and adopted HMO standards. It safeguards residential amenity, respects local character, and provides appropriate parking, refuse, and cycle storage arrangements.

There are no material planning harms arising from the development. Accordingly, planning permission should be granted, subject to appropriate conditions.