



1 Hurstfield Crescent
Hayes
UB4 8DN

March 2024

Planning Application

Excel Planning have been instructed by the applicant to submit a planning application for the following development:

‘Alterations to the existing HMO and increase to a 7 bed HMO Class (Sui Generis)’

Site and Surrounding Area

The application site is a two-storey semi-detached building located on the eastern side of 1 Hurstfield Crescent. The application site is currently in use as a 6 unit HMO. The surrounding area is characterised by semi-detached residential properties. The application site is not located within a conservation area, an Area of Special Character nor is the site statutory or locally listed.

In regard to transport, the site has a PTAL rating of 2. The nearest bus stop is approximately a 4 minute walk from the application site with connections to Hayes, Hillingdon, Uxbridge and into the centre of London. The Elizabeth Line via Hayes & Harlington is within 13 minutes via bus. The location of the property is within walking distance of a variety of amenities and services.

Planning History

61118/APP/2023/1151 – 1 Hurstfield Crescent - Change of use from a 6 unit small HMO (Use Class C4) to a 7 unit HMO (Sui Generis) for up to 7 people, including a new cycle store. Withdrawn 21st June 2023.

Proposed Development

The proposal seeks planning permission for the alterations to the existing HMO and increase to a 7 bed HMO Class (Sui Generis).

Details of the internal layout are listed below:

- Unit 1 – 10.7m²
- Unit 2 – 10.6m²
- Unit 3 – 10.6m²
- Unit 4 – 10.6m²
- Unit 5 – 12.8m²

- Unit 6 – 12.0m²
- Unit 7 – 11.18m²
- Ground Floor Kitchen – 11.1m²
- Communal Kitchen at loft level – 7.5m²

7 x cycle spaces have been provided within the rear garden

5 x refuse and recycling storage will be provided within the front garden

Planning Policy

The policy documents appropriate for the site is as follows:

- London Plan (2021);
- Hillingdon Local Plan: Part One – Strategic Policies (November 2012)
- Hillingdon Local Plan: Part Two – Development Management Policies (January 2020)
- Technical Housing Standards

The material planning considerations are set out and discussed below:

Principle of Development

Policy DMH 5: Houses in Multiple Occupation (HMOs) and Student Accommodation

A) In all parts of the Borough Proposals for the provision of large HMOs, residential hostels, student accommodation and secure accommodation will be required to demonstrate that:

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

B) In wards covered by an Article 4 Direction for HMOs Planning applications for the change of use from dwelling house (Use Class C3) to HMO (Use Class C4 and Sui Generis) will only be permitted:

- i) where it is in a neighbourhood area where less than 20% of properties are or would be exempt from paying council tax (or in the case of Conservation Areas 10%) because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs;

- ii) in Conservation Areas where less than 10% of properties are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs and the change of use does not form a consecutive HMO use in a street frontage;
- iii) where less than 15% of properties within 100 metres of a street length either side of an application property are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs; and
- iv) where the accommodation complies with all other planning standards relating to car parking, waste storage, retention of amenity space and garages and will not have a detrimental impact upon the residential amenity of adjoining properties

The application site currently exists as a HMO as opposed to an existing family dwelling to be converted. Despite the site having a PTAL rating of 2, the existing HMO demonstrates that access to public transport links is feasible. As such, an additional unit should not give rise to any significant issues in this regard, beyond existing circumstances.

The proposal is to be designed to meet internal space standards, with focus on the quality of accommodation.

An additional unit will not result in a significant impact on the amenity of neighbouring residents, given that there is no development associated with the proposal and there is no material change of use proposed.

Policy DMH 5 B does not apply as there proposal is not for a conversion but rather an additional unit to an existing C4 HMO.

Quality of Accommodation

Regard has been made to the Technical Housing Standards in regards to minimum gross internal floor areas and storage (m²)

Regard has also been taken to Policy DMHB 16 of the Hillingdon Local Plan: Part Two – Development Management Policies (January 2020) which states that:

All Housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversion should:

- i. Meet or exceed the most up to date internal space standards, as set out in Table 5.1

All habitable rooms will meet and exceed the relevant space standards and will additionally benefit from a good level of outlook given they are fitted with a principle window in either the front or rear elevations of the property.

The kitchen/dining area at ground floor level and loft level are adequately sized. The ground floor kitchen area is 11.1m² and loft level 7.5m².

The proposal in its entirety should be considered to meet the requirements set out in Policy DMHB 16 of the Hillingdon Local Plan Part Two (2020) and Policy D6 of the London Plan (2021)

Impact on Character and Appearance

No changes to the external façade are proposed

Impact on Neighbouring Amenity

The use of the property will remain a residential HMO use, albeit with one additional unit proposed resulting in a Sui Generis Use Class. Although there will be an increase in the number of proposed occupants, it is not considered that this change would be materially different to a degree which would adversely harm the amenities enjoyed by neighbouring occupiers.

Amenity Space

The application site benefits from a reasonable sized rear garden that serves the existing HMO, thus an additional occupant should not be of significant concern. An application for a similar proposal (61118/APP/2023/1151) was withdrawn because of concerns raised by Officers in regards to occupant access to private amenity space. However, it must be noted that Hayes Park is located within a 8 minute walk from the application site, Belmore Playing Fields is 15 minutes and Park Road Green is within 9 minutes' walk respectively. It is rare for there to be a vast array of green spaces/parks in the urban setting and in such close proximity. As such, the future occupants will have a wealth of options in regards to amenity space and thus considered a benefit to the proposal.

Highways

It is noted that the existing house does benefit from off street parking to the rear.

The proposal involves the provision of an additional parking space resulting in two parking bays and the widening of an existing dropped kerb/proposed extension of the existing



crossover for ease of access to the site as illustrated in the Travel Note that will accompany the application. A dual socket electric charging point is also proposed on site to facilitate the use of an electric car.

In addition to this, cycle parking has been provided within the front garden. A total of 7 cycle spaces have been provided in accordance with the requirements set out in the London Plan (2021).

In light of the above, it is considered that the proposal will not cause material harm in terms of transport highways impacts.

Refuse and Recycling

Bin storage is to be provided within the front garden of the property, with a total of 5 240L bins. These bins will be easily accessible to occupants, both in terms of use and movement on collection days.

Details in regards to design and dimensions of the bin store are shown on the submitted drawings with desire to be in full compliance of Policy DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020).

Conclusion

The proposal seeks to alter an existing HMO, providing an additional unit to create a total of 7 units.

The proposed unit has been designed to meet the Technical Housing Standards, as well National and Local Planning policy, and thus will provide 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.