
30 Church Road UB7 7PU

PLANNING STATEMENT

PROPOSAL: Use of property as a large House in Multiple Occupation (Sui Generis) (Retrospective application)

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J79 STUDIO



1.0 PROPOSAL

Use of property as a large House in Multiple Occupation (Sui Generis)(Retrospective application)

2.0 THE SITE

The application site comprises of an extended 2 storey detached dwelling situated on the western side of Church Road, West Drayton. It benefits from an existing large front driveway which can accommodate up to 4 cars and large rear garden of over 103sqm as shared amenity space for the future occupants.



Figure 3. 30 Church Rd aerial plan

3.0 Impact of the proposed work on the heritage assets



Figure 4. Proposed site with garden size of 580 sqm

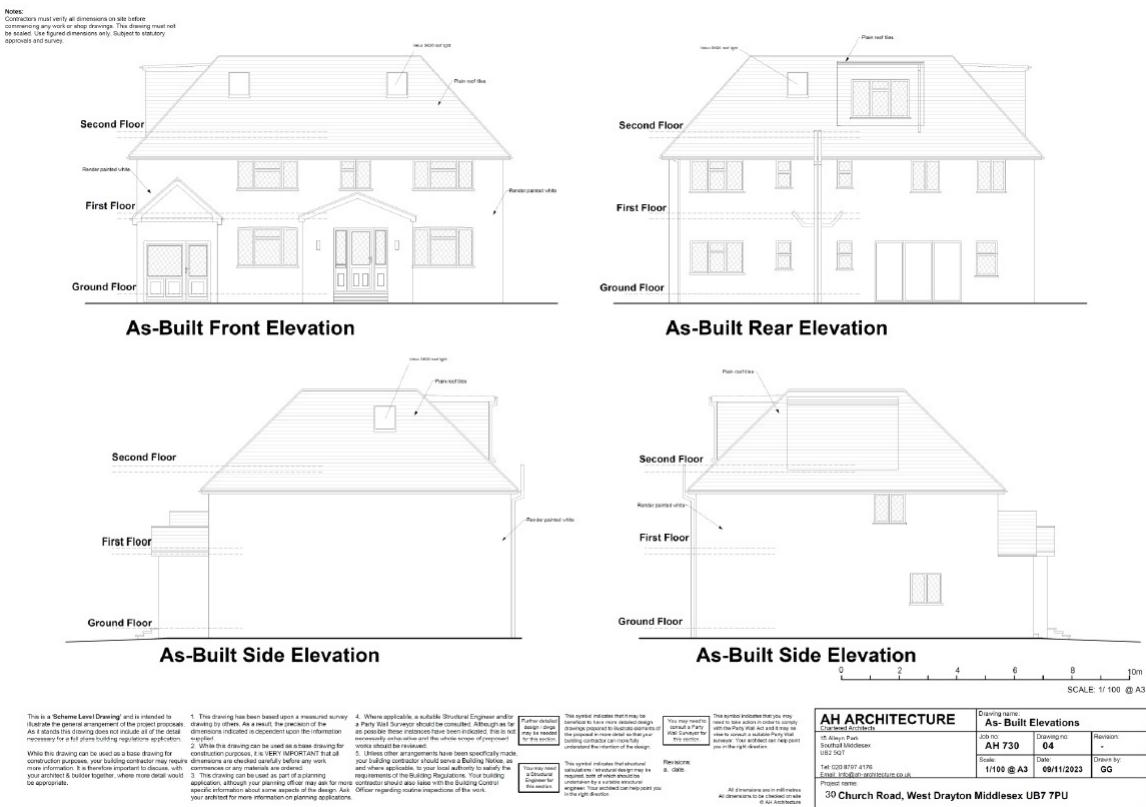


Figure 5. As built elevations for HMO Use

The proposed HMO use do not alter the as built elevations, approved under application ref no. 6620/APP/2018/2694, appeal ref no. APP/R5510/D/18/3218705. Therefore the impact on the street scene is none.

4.0 PARKING / BIN / BIKE

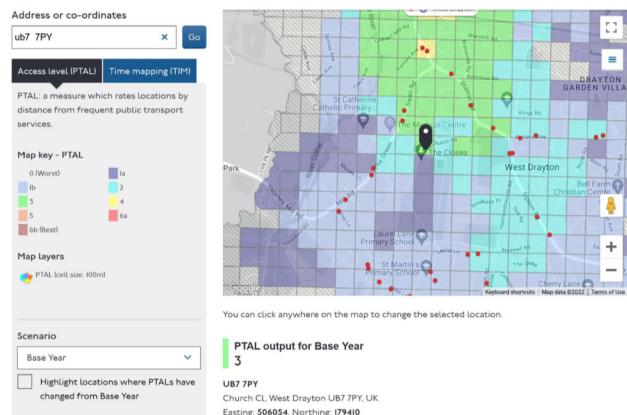


Figure 6. The PTAL map

The nearest bus stops are located along The Green and Swan Road which is only a few minutes walks from the proposed site. The cycle lanes form part of Cycle Route 89 on the London Cycle Network and extend along High Street, Station Road and Horton Road etc to the neighbourhood area and other London boroughs.

As such, the site has a “good” PTAL rating which indicates convenient access to public transport and it is within a short walk and cycle distance of a designated town centre. The site’s location is therefore very accessible. The proposed development comprises 10 room HMO with existing 4 car parking spaces.

The development will also provide secure cycle parking. The highway considerations for the proposed development relate to the following:

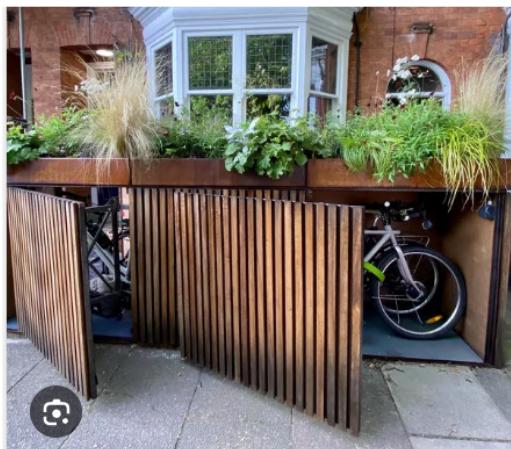


Figure 7. The bin and bike store

- Car parking provision The Local Plan Development Management Policies and Site Allocations and Designations was adopted on 16th January 2020. It therefore pre-dates the London Plan 2021 and therefore the London Plan policies take precedence in determining planning applications.

London Plan Policy T6 provides the general policy approach to be taken in considering the car parking requirements for development proposals. The following criteria are particularly relevant to the current proposals: A - Car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity.

B - Car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite').

G - Where car parking is provided in new developments, provision should be made for infrastructure for electric or other. Policy T6.1 provides details on the car parking requirements for residential developments. The following criteria are particularly relevant to the current proposals:

A New residential development should not exceed the maximum parking standards set out in Table 10.3. C All residential car parking spaces must provide infrastructure for electric or ultra-low-emission vehicles. E Large-scale purpose-built shared living, student accommodation and other sui generis residential uses should be car-free. Criterion E states that sui generis residential uses should be car free. As part of the changes to the Use Classes Order in September 2020 Houses in Multiple Occupation now fall under the heading of sui generis. As such, a case can be made that the proposed 7 room HMO should be a car-free development.

The proposals include the provision of 4 spaces and this is considered to represent a fair level of parking for the proposed use, notwithstanding the potential for it to be car free. The 4 parking spaces will both be provided with electric vehicle charging points in line with London Plan policy

T6.1(C) Table 10.2 of the London Plan sets out the minimum cycle parking requirements for developments. The required standard is 1 space per studio and this is similar to the proposed HMO use. As such, the development is required to provide cycle parking for 10 bicycles and this will be included within the rear amenity space.

The site has a PTAL rating of 3 and is well located to provide convenient pedestrian and cycle access to a wide range of facilities within Hayes developed area with close by retail parks. The site is therefore highly accessible and this should be reflected in the level of car parking required.

The level of car parking proposed reflects the requirements of the London Plan standards for a highly accessible location. Charging points for electric vehicles will be provided. The development will also provide secure cycle parking. Overall, there are no highway related reasons why the development should not receive planning permission.

5.0 Fire strategy

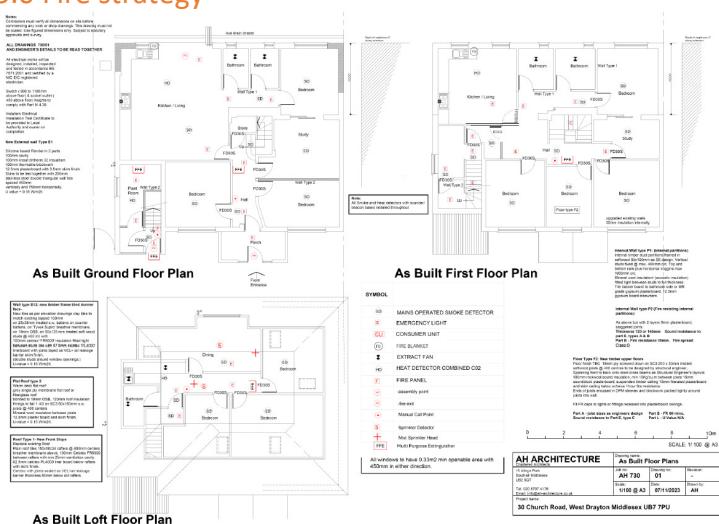


Figure 8. As built fire strategy



Figure 8. Fire equipment pack

The HMO Property Fire Safety Bundle includes **x1 Foam Extinguisher Sign** and **x1 Fire Shield 2 Litre Foam Fire Extinguisher** which is ideal for fighting Class A and B type. The fire inspection check list are as follow:

QUARTERLY INSPECTION CHECKS	
Fire Safety	Yes, No or N/A
Means of escape Are the hallways and landings free from obstruction, trip hazards, sources of ignition or items that aid the spread of fire? Common items to be moved from the means of escape are; shoe racks, shelving units, clothes, internet cables, fridges or freezers.	YES
Consumer unit, electric meters and gas meters Does the door to the encasement around these meters still close tightly without any gaps? (Required in properties over 2 stories, where metres are located on the means of escape).	YES
Fire Blanket Is the fire blanket still wall mounted in the kitchen? Ideally at 1.5m, away from the cooker next to the exit door.	YES
Doors <ul style="list-style-type: none"> Are smoke seals in place? Do any doors need adjusting to ensure there are no gaps bigger than 3mm between the closed door and frame? Do self-closers still self-close and self-latch the doors into the frame? Are all doors free from over-the-door hangers? Are door props being used? (Remove door props and advise tenants not to prop doors open). 	YES
Fire Alarm System / Carbon Monoxide Alarm Test all alarms at the property. If you have a Fire Alarm Panel, check this is free of faults.	YES
Fire Extinguishers Where fire extinguishers are supplied; <ul style="list-style-type: none"> Check the service date; fire extinguishers must be serviced annually. All Fire Extinguishers must be wall mounted. Ensure any new tenants have been shown how to use them. 	YES
Heating	
Check the boiler is working correctly.	YES
Check all dials, thermostats and switches are in good condition.	YES
Ask the tenants if they have had problems with the heating or using the controls.	NO
Are there any signs of damp or mould growth? (Tenant advise for managing condensation can be found on our website).	NO
Garden	
Is the garden becoming over-grown? Are the tenants managing to use the waste and recycling bins ok, check all are in place.	NO

ADDITIONAL CHECKS TO BE CARRIED OUT ANNUALLY

This is designed to be used alongside the quarterly checklist each year

Notices	Yes, No or N/A
Is the HMO Licence available at property? Read the licence and ensure it matches the property layout, and the conditions are being met.	YES
Is the Management Notice displayed at the property with the correct name, telephone number & address of the Manager and is the waste collection day still correct?	YES
Internal checks	
Is the decoration inside the property in good condition? Does any mould require treating?	YES & NO MOULD
Where furniture is provided, check that it is good, clean condition.	YES
Are all white goods in good condition and plugged into its own dedicated socket?	YES
Windows	
Are all windows in good condition, and can be opened and closed freely? (Windows with windowsills under 800mm need to be suitably guarded or the windows prevented from opening wider than 100mm - check this is in place.)	YES
Check that the heating is in working condition, and supplied to all rooms including bathrooms?	YES
Where mechanical ventilation is required to the kitchen or bathrooms, is it in working condition and free from dust?	YES
Are all light bulbs working?	YES
Landing and stairs bannister rails – ensure that all rails are in place and there are no gaps bigger than 100mm.	YES
Check all handrails to steps and stairs are secure and not loose. All flights of stairs and external steps must be provided with a secure handrail.	YES
Locks – ensure that locks to the inside of the bedroom and exit doors do not have a key to open them.	YES
Garden checks	
Is the garden free from weeds, vegetation, maintained; being managed in line with the Council Guidance ?	YES
Where fitted, is all decking slip free and free from rot?	N/A
Where fitted, are all fence panels in good condition?	YES
Are all rainwater goods free from vegetation and in good working condition?	YES
Are all drain covers in place and fitted correctly?	YES
Is the grey water system and sewage system working correctly?	N/A
Are there internal and external waste and recycling bins provided to the property in line with the Council Guidance ?	YES
Is the property free from structural cracks?	YES

Checks at home	Yes, No or N/A
<i>Please make note of when you need to review or update these documents</i>	
Have all tenants signed the Undertaking of Good Practice document?	YES
Have all tenants signed a tenancy agreement for property? Is the deposit protected under one of the Government Schemes?	YES
Is there is an EPC dated within the last 10 years for the property? And is this rating E or above?	YES
Is there is a satisfactory Gas Safety Certificate dated within the last 12 months for the property?	YES
Is there is a satisfactory Electrical Installation Condition Report dated within the last 5 years for the property with no C1 or C2 faults?	YES
Have the electrical appliances provided to the tenants been checked and are safe to use, e.g. PAT testing or visual test which is documented?	YES
Has the Fire Detection and Alarm system been maintained and tested to BS 5839-6, including a test certificate dated within the last 6 months for the property? (N.B Applicable to Grade A fire alarm systems only)	YES
Do you have a logbook available for the inspection and testing of the fire detection and alarm system? Is it up to date?	YES
Where fitted, have the fire extinguishers been tested within the last year, and is there a record of testing?	YES
Where fitted, has the Emergency Lighting been maintained and tested to BS5266: Part 1, including a test certificate dated within the last 12 months for the property?	YES
There is logbook available for the inspection and testing of the emergency lighting system?	YES
Has a Fire Risk Assessment been carried out for the common parts?	YES
If yes, has all remedial works stated within the Assessment been carried out?	YES
There are documents or labels to show all furniture meets the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended) ?	YES
Where fitted, has the water suppression system been maintained and testing within the last year? and a record of testing kept?	YES

Fire Alarm Testing Guidance

Grade A fire alarms systems

These are complex systems comprising detectors in all rooms, call-points and a fire alarm panel.

Weekly tests – At least one detector or call point in each zone should be tested weekly. This push-button testing could be done routinely by a competent tenant, maintenance person, cleaner etc.

Six-monthly maintenance – Grade A alarm systems should be serviced every six months by a suitably qualified and competent professional (i.e. a specialist alarm engineer under a maintenance contract). An Inspection and Servicing Certificate should be issued in accordance with BS 5839-1.

You should **record these checks** and any remedial action taken in a logbook.

Grade D fire alarm systems

These are simpler systems of mains-powered, interlinked alarms, usually comprising smoke alarms in corridors and selected risk rooms, and a heat detector in the kitchen:

Routine tests – BS5839:6 recommends weekly testing as best practice, but we appreciate that this is not always possible to achieve. We recommend that you:

- Always test during routine inspections, maintenance or cleaning visits (press the button on a different detector each time ideally).
- Advise tenants to test their detectors weekly.

The minimum testing frequency will depend on the size and type of HMO:

- More often for higher risk properties e.g. 'bedsit' type (separately let bedrooms) and larger two and three storey HMOs – fortnightly or monthly
- Less often for lower risk properties e.g. small two-storey properties let on a single tenancy – at least quarterly

Annual maintenance – All detectors must be maintained in accordance with manufacturers' instructions. For Grade D systems this usually requires periodic cleaning/vacuuming of all detectors and changing batteries as necessary.

You should **record these checks** and any remedial action taken in a logbook.

-END-