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PLANNING STATEMENT

14 HYDE WAY, HAYES, UB3 4PA

Proposal: Change of use from a dwellinghouse (C3) to a residential care home for 4 adults (C2) with 1 live-in carer.

Introduction and Context:

This statement supports a full planning application for the change of use at 14 Hyde Way. The property is a semi-detached dwelling that has undergone significant improvements, including a 4.2m rear extension, rear out-building and a loft conversion with a rear dormer. The proposal seeks to provide a high-quality, stable residential environment for four adults requiring care, supported by a dedicated live-in carer. This use falls squarely within Use Class C2, providing essential community infrastructure as encouraged by the Hillingdon Local Plan.

Policy Compliance:

The development aligns with **Hillingdon Local Plan Part 2 Policy DMH 8**, which supports the provision of residential care facilities where they do not result in an over-concentration of similar uses that would harm the character of the area. The internal layout has been meticulously designed to meet modern standards:

- **Ground Floor:** Features a dedicated 10.1sqm carer room with an ensuite and a 4.1sqm office to manage daily operations.
- **Living Space:** A generous 27sqm combined living, dining, and kitchen area ensures ample communal space for residents to socialize and dine. This also complies with Housing SPG requirements for four persons dwelling.
- **First Floor:** Accommodates three ensuite rooms (9.2sqm, 8.8sqm, and 8.4sqm).
- **Second Floor (Loft):** Provides a premier 16.5sqm ensuite room with a functional minimum height of 1.5m headroom.



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Conclusion:

The proposal maintains the residential character of Hyde Way while fulfilling a critical need for adult social care. It utilizes the existing built form effectively, including the out-building and extensions, without requiring further external alterations that would impact the street scene.