



Planning Statement

176 Maple Road
Hayes
UB4 9NF

December 2022

Dear Sirs,

Following correspondence with the planning officer please accept this statement which seeks to address a number of matters raised. Specifically, the following:

- Impact caused by increased intensity (over-intensification);
- Impacts on highways.

Each are discussed in turn below.

Increase Intensity

The current scheme seeks to increase the existing HMO from 6 occupants to 7 (thus forming a sui generis HMO). The existing property is large enough to easily accommodate the additional bedroom without resulting squeezed. The increase in occupation is considered minimal. One additional person will not result in a significant additional number of comings and goings, or such an intensification of use of the building or garden, that would warrant refusing the application.

I would like to direct the attention to a recent decision in Hillingdon for a similar project at 19 Peachey Lane, UB8 3RX (**75488/APP/2020/4271**). The application was granted for a change of use from a C4 HMO (4 people) to a 7 bed HMO (Sui Generis) for 7 people.

The application site, and No.19 Peachey Lane, are very similar properties and both located in suburban areas of Hillingdon. As per the officer's report for application **75488/APP/2020/4271**, the change of use to provide 7 occupants was not considered material enough refuse the application on ground of over-intensification. Give the similarity between the two sites, the same can be said of 176 Maple Road.

In light of the above precedent, we kindly ask for this matter to be reconsidered. The proposal will not result in a material intensification of the property when compared to the existing use.

Highways

It is noted that objections have been raised by highways officers. The main concerns related to the positioning of the 2 off-street parking spaces (1 of which is an existing parking space) and the lack of an electric vehicle charging point.



It is not understood if any objections/comments were raised with regards to the impact of the proposal in relation to parking overspill.

Accordingly, a number of changes have been introduced, and a set of revised drawings accompanies this statement. The following has been amended:

- Retention of 1 parking space as per existing dwelling (accessed via existing dropped kerb);
- Cycle storage moved to rear garden.

For clarification, the proposed development is not a car-free development, as the existing parking spaces is being retained.

It is important for the consideration of the proposal that due regard is given to the permitted development rights that allow the existing dwelling to operate as a 6 room HMO without the need for formal planning submission. As such, the consideration of the car parking requirement for the current scheme should only relate to the creation of a seventh room.

As existing, car ownership cannot be restricted on-site. Maple Road does not fall within a parking management area. However, it is known that HMO uses do not generally produce a high level of car-ownership. This is partially due to the type of tenure (short term accommodation) and demographic of lower-income tenants. In addition to this, cycle storage will be provided for each occupant. This provision will encourage occupiers to make use of an alternative method of public transport and further reduce reliance on vehicles.

In terms of amenities, the application site is located a short walk (10-minutes) to a local parade fronting Yeadings Lane. The parade offers a number of grocery shops, an off-licence, restaurants, and take-aways. In addition to this, a large Tesco Extra is located a 4-minute cycle from the property. Lombardy Retail Park is a 9-minute cycle away. It is apparent that the application site located in proximity to daily services which can be accessed by foot or cycling (further reducing the need of vehicles).

It is also noted that were the property in its original use as a 3+ bed family dwelling, it would have no restriction on parking and could likely yield up to 3 parking spaces (overspill of 2 when taking into consideration the existing off-street parking spot). The use of the property as a 7-bed HMO, for a total of 7 people, is unlikely to result in a higher parking requirement, as explained in the paragraphs above.

Finally, whilst it is recognised that electric charging points facilitate and encourage the use of electric vehicles, the existing off-street parking bay already exists and serves existing occupiers. It is not proposed. Accordingly, it is argued that there are no strong grounds for an electric charging point to be installed.

In light of the above, given the provision of one parking space, the nature of HMO living, and the provision of cycle storage, the proposed development is not considered to materially harm the local highways network do a degree that would warrant a refusal.

Kind regards,

Redwoods Projects Ltd.