

DESIGN AND ACCESS STATEMENT

15 DICKENS AVENUE, UXBRIDGE, UB8 3DH

PROPOSAL: CONVERSION OF EXISTING C3 DWELLING TO 7 BEDS 7 PEOPLE SUI GENERIS HMO WITH TWO STOREY SIDE EXTENSION AND PART DOUBLE REAR EXTENSION

APPLICANT: MR O SEHDEV OF O P S PROPERTIES LIMITED



Date: Jan 2023 (Rev.1.0)

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1.0 INTRODUCTION

This document has been produced by OPS Chartered Surveyors on behalf of O P S Properties Limited in support of the Planning Application for the conversion of the existing C3 dwelling into 7 beds 7 people Sui Generis HMO (House in Multiple Occupation) with two storey side extension and part double rear extension.

The purpose of this Design and Access Statement is to explain our assessment of the site parameters, how the brief for the project has been developed and how the scheme design will respond to these requirements. This document explains how the scheme design reflects the aspirations for a successful development that integrates into, and enhances, the setting of the existing area.

This Design and Access Statement should be read in conjunction with the planning application documents scheduled in Appendix A:

- APPX 1 – Application Drawings
- APPX 2 – HMO Management Supervision Plan
- APPX 3 – Site Supervision Management Plan
- APPX 4 – Transport Statement

2.0 THE SITE & SURROUNDINGS

The application site measures 0.039h.a. (or 390sq.m.). It is located within the settlement boundary for Uxbridge South and comprises an existing semi-detached house.

The application property is two-storey semi-detached which promises of 3 bedrooms, a living room, dining room, kitchen, toilet, utility room and family bathroom. The property located at a corner plot between south-eastern side of Dickens Avenue and eastern side of Thackeray Close. The site lies within the Developed Area as identified within the Hillingdon Local Plan- Development Management Policies (2020). The site is not located in a conservation area and the building is not listed.

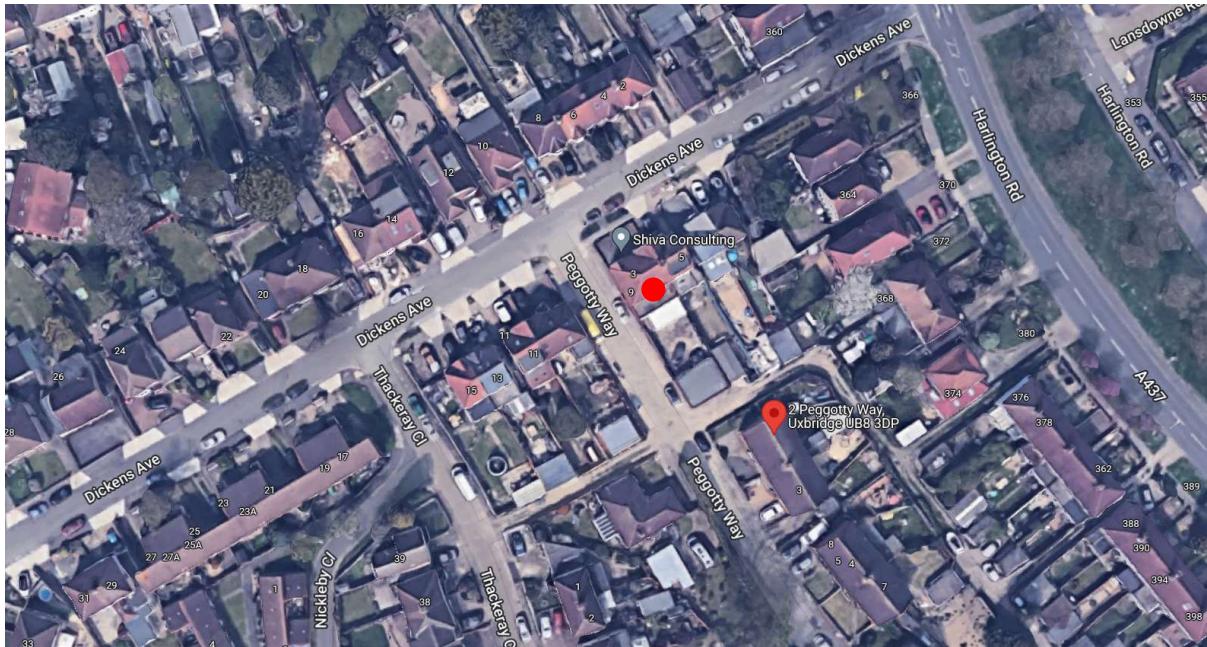


Figure1: Shows the proposed site (with red dot) and its surrounding areas.

The surrounding area is mainly residential in character. The area is made up of a mix of detached, semi-detached and terraced dwellings with good connection to the adjacent highways and off Harlington Road.

The site is in close proximity to local shops and other commercial area, which will make it accessible to those areas. A bus stop is located within a few steps from the application site. This would benefit future occupants in terms of transportation.

The application site has parking facility which can provide parking of up to 5 vehicles. A full assessment of the site's accessibility, together with highway access, egress and parking matters is provided in the transport assessment which has been submitted as part of the planning application and enclosed under **Appendix 4**.

3.0 THE PROPOSAL

Planning permission is sought for the change of use from the existing Class C3 dwelling into 7-bedroom 7-people Sui Generis HMO with two storey side extension and part double rear extension.

The following facilities are proposed:

- 1 ground floor communal kitchen, dining & living area of 22.0m² with two sets of cooking facilities and ample space to communal living (Note: the current Local Planning Policies do not specify the minimum shared communal floor space for HMO use),
- 7 en-suite bedrooms for SINGLE PERSON OCCUPANT only.
- Cycle storage units for up to 8 cycles
- 4 x refuse storage bins with enclosures
- 160m² amenity space at rear garden

It is proposed that the overall bedrooms and occupant would not be exceeding 7 and as such the applicant would welcome the Council to impose planning condition to restrict the maximum number of bedroom and occupants should the proposal be permitted.

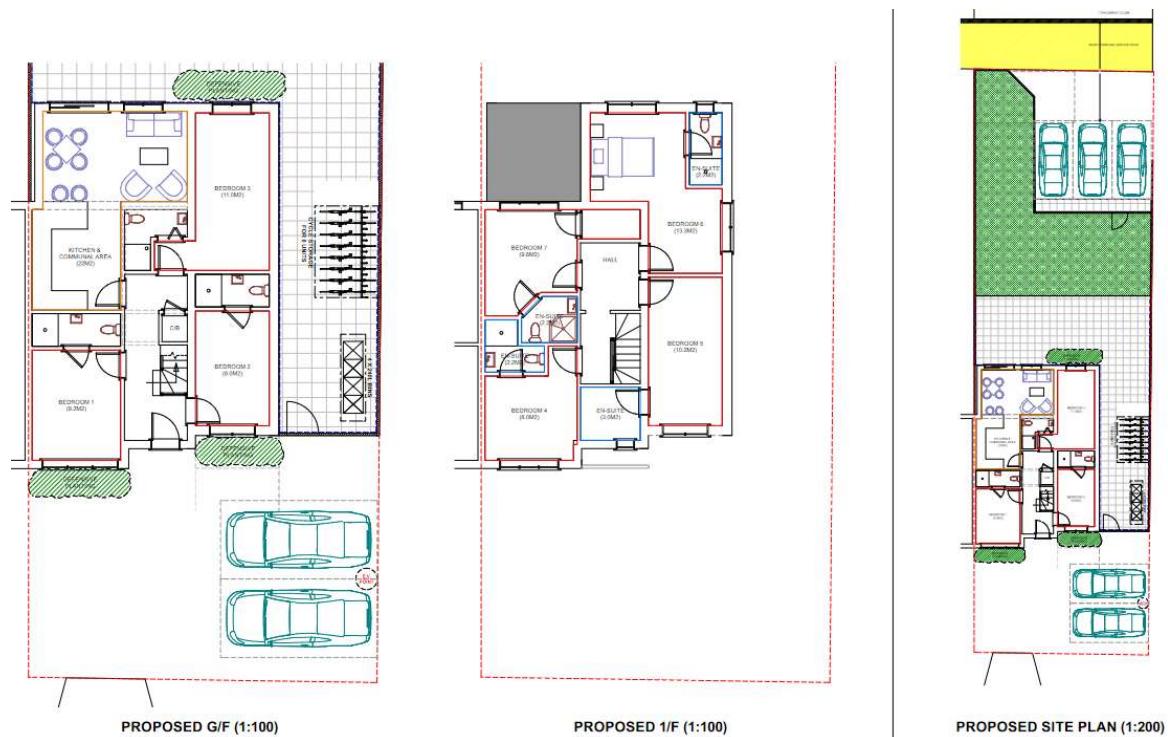


Figure 2: Shows the proposed floor & site plans.

The two storey side extension and part double rear extension was granted with planning permission under reference 75428/APP/2021/2136.



Figure 3: Shows the proposed extension approved under 75428/APP/2021/2136

5.0 RELEVANT PLANNING POLICIES:

The following Local Plan Policies are considered relevant to the application:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMH 5 Houses in Multiple Occupation

DMHB 11 Design of New Development

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

THE LOCAL PLAN PART 2: DEVELOPMENT MANAGEMENT POLICIES (DATED 16 JAN 2020) STATES:

“4.13 Large homes in multiple occupation (HMOs) and hostels can contribute to the overall supply of cheaper accommodation, particularly for students, young people and those on low income.

4.14 Intensive occupation of former family dwellings such as those used for student accommodation or as a HMO can have negative impacts on residential amenity within an area through increases in on-street and off-street parking, loss of front gardens, reductions in levels of privacy, alterations to exterior of buildings and increased generation of refuse. There are significant concentrations of HMOs in the Uxbridge South and Brunel Ward, where an Article 4 Direction has been imposed removing permitted development rights for HMO accommodation.”

And under Policy DMH 5: HMO and Student Accommodation, the policy suggests that:-

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 (NOT APPLICABLE FOR THIS APPLICATION)

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 following sections will discuss the proposal and demonstrate the proposal would meet the required policies, with evidence provided.

It is recognised paragraph 4.12 above that HMOs can contribute to the overall supply of cheaper accommodation, particularly for students, young people and those on low income. At the same time there are concerns (under paragraph 4.12) regarding the conversion of dwellinghouse into HMO to the negative impact on residential amenity within an area through increases in:

- on-street and off-street parking
- loss of front gardens,
- reductions in levels of privacy,
- alterations to exterior of buildings and
- increased generation of refuse.

6.0 DESIGN STRATEGY AND MITIGATIONS:

The proposal has been designed with care to mitigate the impact on the residential amenity within the area by:

- keeping the same parking arrangement on-site (please see the Transportation Statement for further details) and providing covered cycle storage unit for up to 8 bicycles are proposed to meet the London Plan 2019 and Local Policy;
- maintaining the existing boundary treatment to the rear garden to keep high level of privacy as before;
- providing 4 new refuse storage bins to improve the refuse provision to meet both the planning policy and HMO regulations.
- Upgrading the party wall in between dwellings and between floor level within the building to enhance acoustic insulation
- providing defensive planting in front of the ground floor bedrooms to provide higher level of privacy to the occupants.

It is considered that the above steps would mitigate the impact on proposed HMO use through reasonable and responsible measurements and approaches.

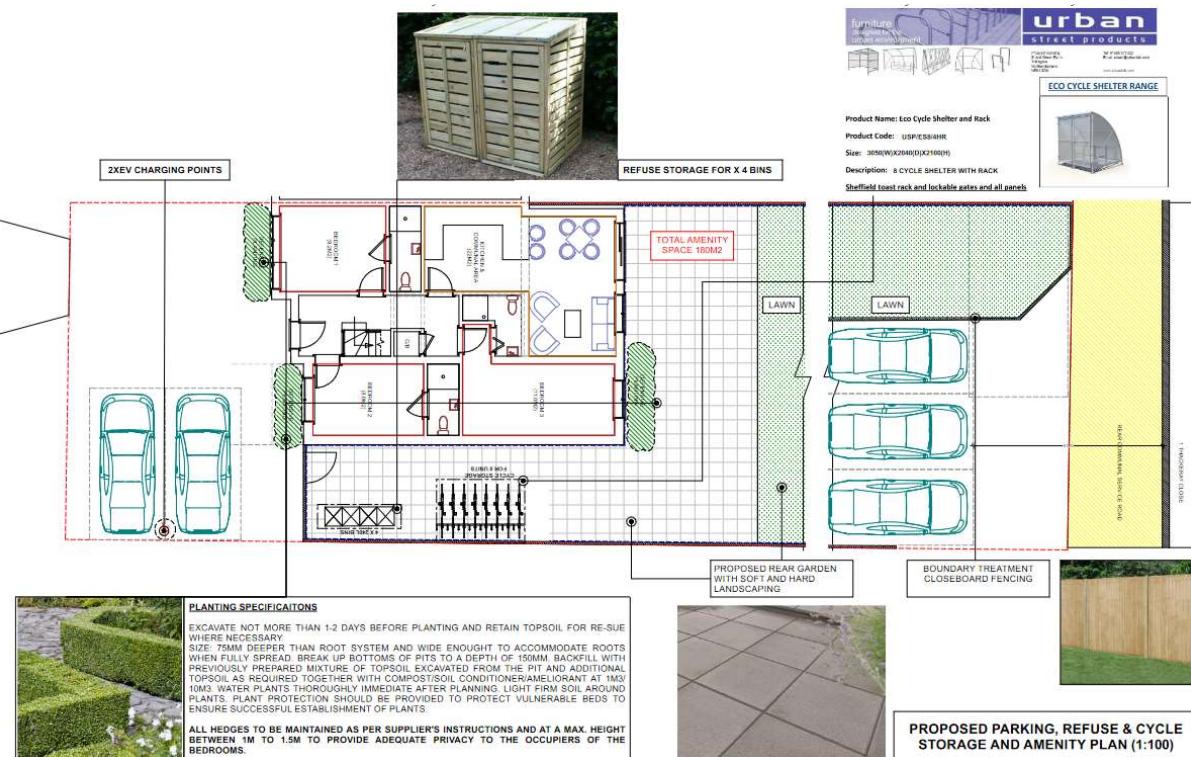


Figure 4: Shows the proposed parking, refuse & cycle storage and landscaping plans

DEVELOPMENT DENSITY AND AMENITY PROVISION:

Although the previous SGP for HMO 2004 has been replaced by the latest Local Plan Part 2 and there is no suggestion of living space requirement for HMO conversion within the latest Local Plan. In terms of intensification of the property, paragraph 3.9 of the SPG HMO 2004 suggests that proposals for conversions from a semi-detached house to a HMO will be required to retain at least one ground floor habitable room over 10sq.m, other than a kitchen, for communal living purposes. Considering the overall space provision of 22.0sqm, it is considered that the proposed communal space would be suitable for 7 people. Furthermore, 5 out of the 7 bedrooms would have a generous floor space of over 9.0sqm which is well above the national space standard of 7.5sqm.

In relation to private amenity space, the previous SPG HMO advises that a minimum of 15sq.m of private usable amenity space per habitable room (excluding those used for communal living purposes) is required. (Outdoor space required under the saved SPG is 105sqm)

The latest Policy DMH paragraphs 5.68-5.69 suggest that there should be sufficient private outdoor amenity space for the occupants. The proposal would provide 9 bedrooms and 151sq.m of private amenity space.

The following table provides a comparison between the proposed figures and those set out by council's local plan part 2:

<u>LOCAL PLAN / SPG REQUIREMENTS</u>	<u>MIN. REQUIREMENT</u>	<u>PROPOSAL</u>	<u>COMP.</u>
Amenity space	100sqm for 4+bedrooms house (Saved SPG 135sqm)	>160sqm	✓
Bedroom space	6.51sqm Single 10.22sqm Double	8.0/8.0/9.2/9.8/10.2/11.0/1 3.3sqm (All single room use)	✓
DMH 5(B) B In wards covered by an Article 4 Direction for HMOs	NOT APPLICABLE (Since proposed site is outside Article 4 Direction Order)	NOT APPLICABLE (Since proposed site is outside Article 4 Direction Order)	✓
Internal Communal Space	10m ² + kitchen area	22.0sqm	✓

LIVING CONDITIONS FOR FUTURE OCCUPIERS:

The proposal development would incorporate two supervision plans to ensure the proposal development would not have detrimental impact upon the residential amenity of adjoining properties and living conditions of adjoining occupants:

- 1) HMO Management Supervision Plan
- 2) Site Supervision Management Plan

Notwithstanding the application site would benefit from permitted development to accommodate up to 6 unrelated people as small C4 HMO, the increase of 1 additional occupant in this application for the property should not cause any detrimental impact on the future occupiers or the neighbourhood, where there would be general internal and external communal space.

Upon the implementation of the HMO Management Supervision Plan & Site Supervision Management Plan with strict rules to ensure the HMO is being operated in full compliance of all the regulations including separate regulation under the Housing Act 2004: Mandatory HMO Licensing law. The above steps would ensure there should be no impact on neighbourhood.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA:

The proposal will not have a negative impact on the character and appearance of the area, as there would be minimal external alterations to the building which are not visible to the general public and street scene. The current proposal will maintain the existing garden space with a significant increase in the amount of soft landscaping to site.

Although it may not be completely relevant, the saved Local Plan Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the Local Authority considers it desirable to retain or enhance. And the saved Local Plan Policy BE19 seek to ensure that development will complement the amenity and character of the residential area in which it is situated. In assessing planning applications for HMO's, the Council will seek to ensure that the change of use will not be detrimental to the residential amenity of the area.

The saved Supplementary Planning Guidance on House in Multiple Occupation and other non-self containing housing (August 2004) states that established residential streets derive part of their character from having enclosed and planted front gardens.

It is understood that when assessing applications for HMO's, the Council will seek to ensure that the change of use will not be detrimental to the residential amenity of the area, including whether the dwelling is large enough and that any increase in the number of residents will not have an adverse impact on noise levels and the level of amenity neighbouring residents can reasonably be expected to enjoy.

As the proposed building is already a 3 bedrooms house with 2 ground floor living rooms and potentially it could house 7+ people in a single family setup. The old SPG HMO 2004 suggests that for semi-detached properties, the maximum HMO occupancy is 9 people, although the current Local Plan Part 2 has not specified the maximum number of people, as the current proposal is for up to a

maximum of 7 people this would not exceed any of the policies or guideline adopted by the authority.

The current proposal comprises a large communal kitchen with living and dining space which is an added benefit to house and occupiers whereas most of the Class C4 HMO would not have such facility because it is not a legally required. The current proposal would meet the HMO amenity requirement ratio for sanitary and kitchen with 2 set of cooking facilities.

<u>HMO AMENITY</u>	<u>MIN. REQUIREMENT</u>	<u>PROPOSAL</u>	<u>COMP.</u>
Sanitary facility	1 Shower/Bathroom with WC per 5 occupiers Ratio 1:5	1 en-suite per bedroom Ratio 1:1	✓
Kitchen facility	1 set of cooking facility to 5 people Ration 1:5	2 sets of cooking facilities Ration 2:10	✓

ACCOMMODATION QUALITY:

The proposal development would provide quality accommodations similar to the followings:



Figure 5: Shows the proposed HMO communal kitchen to be fitted to the same standard



Figure 6: Shows the proposed HMO bedroom to be constructed to the same standard



Figure 7: Shows the proposed HMO bedroom to be constructed to the same standard

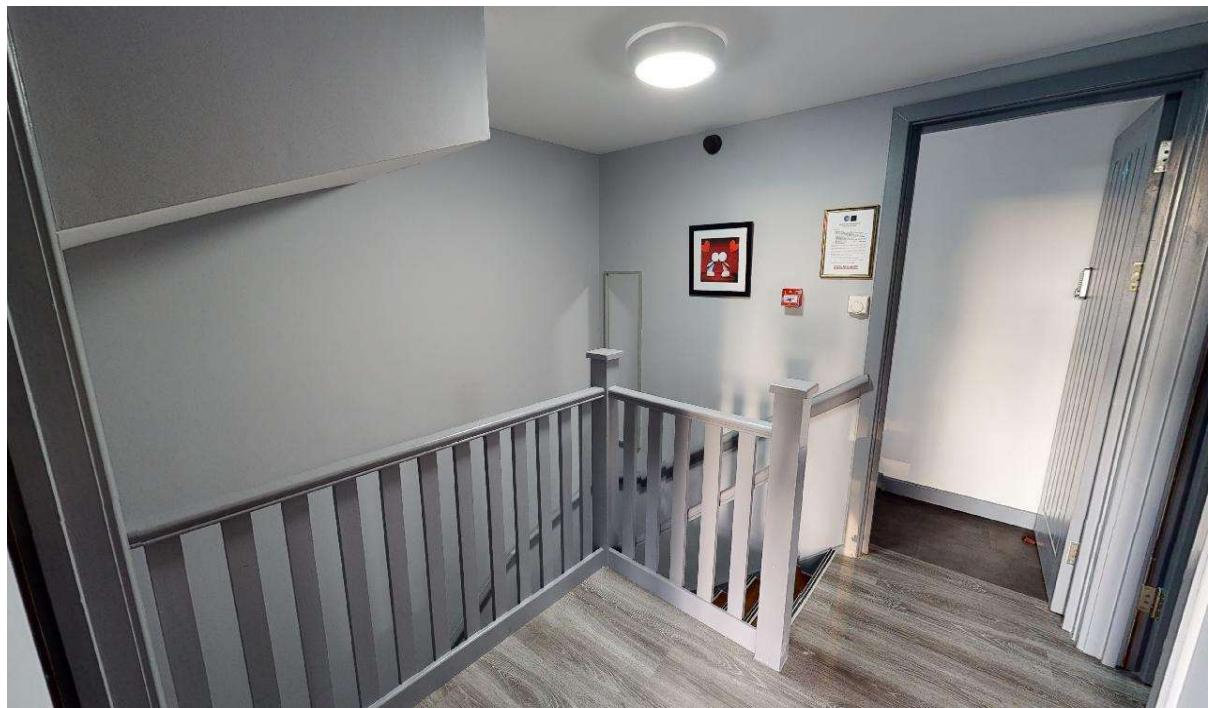


Figure 8: Shows the proposed HMO communal hallway to be constructed to the same standard

TRANSPORTATION & PARKING

The proposal will have limited impact on the current parking arrangement and a separate transport appraisal has been carried out to support the application and it is concluded that the current parking provision and arrangement are suitable for the proposed use. In addition to the above and to promote sustainable transportation cycle storage units are proposed to provide storage space for up to 8 cycles and to meet the Local Plan Part 2 requirements.

REFUSE STORAGE

The proposal would provide 4x240L wheelie bins with permanent enclosure. All refuse collection to be arranged based on the council's collection schedules.

7.0 CONCLUSION

The government encourages local planning authorities to help maintain balanced communities. A balanced community is defined as one that is not dominated by one particular household type, size or tenure. There is no possibility of a sustainable community without an appropriate balance between settled residents and a transient population. The key issue with imbalance in neighbourhoods, which the government has recognised, is that it leads to rising problems and declining community, and potentially to unsustainability.

It should be recognised that HMOs are an important element of the city's housing stock and it is not the aim of the policy to reduce their overall numbers. Shared and/or rented housing fulfils a need for students and residents other than students, especially at the lower cost end of the housing market.

It is clear from the contents above that the proposal has adopted the council's current policy and HMO standards to meet the strict requirements for both planning and housing purposes, the conversion should therefore be considered acceptable to the Council base on the material provided.

- END OF STATEMENT -