

DESIGN AND ACCESS STATEMENT

19 PEACHEY LANE, UXBRIDGE, UB8 3RX

PROPOSAL: CHANGE OF USE FROM C4 HOUSE IN MULTIPLE OCCUPANCY (HMO) TO SUI GENERIS HMO (7 BED & 7 PERSONS) WITH NO EXTERNAL EXTERATIONS.

APPLICANT: MR SANJAY KUMAR



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This Design and Access Statement should be read in conjunction with the following submissions:

- I) APPX 1 – APPLICATION DRAWINGS
- II) APPX 2 – HILLINGDON HMO REGISTER
- iii) APPX 3 – HMO MANAGEMENT SUPERVISION PLAN
- IV) APPX 4 – SITE SUPERVISION MANAGEMENT PLAN
- V) APPX 5 – TRANSPORT STATEMENT (11-2020)
- vi) APPX 6 – APPEAL DECISION FOR 49 CENTRAL AVENUE
- vii) APPX 7 – APPEAL DRAWINGS FOR 49 CENTRAL AVENUE

SITE:

The proposed property comprises a two storey semi-detached property located at the southern end of Peachey Lane, backing onto an open green area. The site lies within the Developed Area as identified within the Hillingdon Local Plan- Development Management Policies (2020).

The proposed property has been in C4 small HMO for more than 10 years, occupied by up to 4 tenants and it is not currently licensable under the Council's HMO licensing scheme where it only applicable to a HMO with 5 or more occupiers and 2 or more households.

The surrounding area is residential in character and is made up of a mix of detached and semi-detached dwellings that are set back from the adjacent highway.

The proposed site is not within a conservation area or a listed.

The parking provision would remain unaffected by the proposal. The site is within a controlled parking zone (CPZ) within single yellow line and permit holders only bays near the property. The site is well connected to public transport and facilities. There are regular bus services along Peachey Lane and Church Road to the nearest Uxbridge Town Centre and Tube Station within walking distance. A separate Highway and Transportation Assessment (Statement) Report has been prepared to support the application under Appendix 5.

PROPOSAL:

Planning permission is sought for the change of use from the existing Class C4 HMO (for up to 6 people) into 7 bedroom 7 people Sui Generis HMO with the following facilities proposed:

- 1 communal kitchen & dining area with 2 sets of cooking facilities of 15.7m² (Note: the current Local Planning Policies do not specify the minimum shared communal floor space for HMO use).
- 7 en-suite bedrooms all will be restricted to single occupancy for the purpose of this application.
- 3 x cycle storage units for up to 9 cycles
- 2 x refuse storage bins with enclosures
- 185m² rear garden as amenity space

THE RELEVANT PLANNING POLICIES:

The Local Plan Part 2: Development Management Policies (adopted version 16 Jan 2020) states that:-

“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

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 para. 4.12) regarding the conversion of dwellinghouse into HMO to the negative impact on residential amenity within an area through increases in:-

- i) on-street and off-street parking
- ii) loss of front gardens,
- iii) reductions in levels of privacy,
- iv) alterations to exterior of buildings and
- v) increased generation of refuse.

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

- i) there will be no change in parking arrangement (please see the Transportation Statement for further details) and 3 new cycle storage units for up to 9 bicycles are proposed to meet the London Plan 2019 and Local Policy;
- ii) retaining same front garden space as landscaped space, which will meet the policy required 25%;
- iii) maintaining the existing boundary treatment to the rear garden to keep high level of privacy as before;
- iv) retaining the exterior of the building in the same condition without external alterations and
- v) providing 2 new refuse storage bins to improve the refuse storage situation for the proposed HMO use, this would meet both the planning policy and HMO regulations.

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

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 remaining space of 5.7sqm will be retained for kitchen use, the overall combines space of 15.7sqm would be considered suitable for 7 people where 6 out of the 7 bedrooms would have a floor space of more than 10.2sqm (and on average of 12.9sqm per bedroom).

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 7 bedrooms and 185sq.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 REQUIREMENT</u>	<u>MIN. REQUIREMENT</u>	<u>PROPOSAL</u>	<u>COMP.</u>
Amenity space	100sqm for 4+bedrooms house	>185sqm	✓
Bedroom space	6.51sqm Single 10.22sqm Double	10.2/14.6/16.0/13.3/10.7/16.1/9.1 (m2) (All single room use)	✓
Concentration of HMO in the area: *DMH 5(B)(i): Less than 20% within the neighbourhood DMH 5(B)(ii): Less than 10% within a conservation area **DMH 5(B)(iii): Less than 15% within 100m of a street length	20% Not in C.A., hence not applicable. 15%	10.3% / 12.8% in the neighbourhood area (Data source: HMO Register) 0% / 7.1%	✓ ✓

*Research Data:

<u>ROAD NAME</u>	<u>NO. OF HOUSES</u>	<u>NO. OF HMOS</u>	<u>(%)</u>
Peachey Lane (within 100M) (No.3-17,18-27)	25	2 (No 8 & 10)	
Abbotts Close	14	2 (No 7 & 14)	
Total	39	4	10.3%
Proposed No. 19	39	5	12.8%

**Research Data:

<u>ROAD NAME</u>	<u>NO. OF HOUSES</u>	<u>NO. OF HMOS</u>	<u>(%)</u>
Peachey Lane (within 100M) (No.11,12,13,14,15,16,17, 18,19,20,21,22,23,24)	14	0	0%
Proposed No. 19	14	1	7.1%

In connection with Policy DMH 5(B)(iv) relating to car parking, waste storage, retention of amenity space and garages, the above paragraphs together proposed drawings have demonstrated that the proposal would meet these planning standards.

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

Also attached with this application is a similar appeal application for the Change of Use from C3 to SG HMO for 7 beds 7 people with similar facilities and location. The address is 49 Central Avenue, Hayes, UB3 2BW.

In the appeal decision, the inspector concluded the living conditions of the occupiers would not be adversely affected by the proposal although no separate living room and sufficient amenity space were proposed. Similarly, the current proposal would provide adequate living and amenity space to host the 7 future occupiers.

The current house is capable of housing up to 7+ people under the current housing and space standards and the current proposal would restrict the total number occupiers to 7. 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 no external alteration to the building. The current proposal will maintain the existing garden space with a significant increase in the amount of soft landscaping to site.

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. Policy BE19 seeks 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 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.

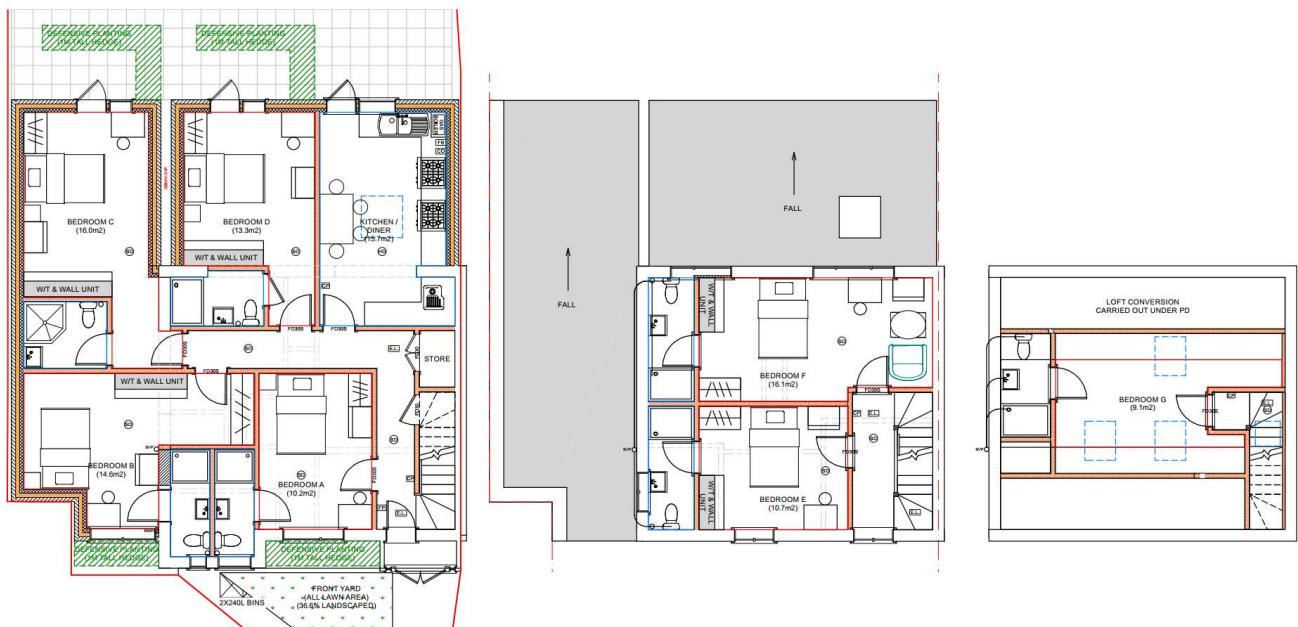
It would therefore be considered to be in accordance with Policy BE13 and BE19 of the Hillingdon Local Plan: part Two – saved UDP Policies (November 2012).

In 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.

The proposed building is already a 6 bedrooms house with potential for more than 12 people to reside in (if it was occupied by a single family). The old SPG HMO 2004 suggests that for semi-detached properties, the maximum HMO occupancy is 9 people, although the newly adopted 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 communal kitchen & dining space which is an added benefit to house and occupiers whereas most of the Class C4 HMO do not have such facility because it is not a legal requirement or local policy for any HMO use to have combined kitchen / dining area. The current proposal would meet the HMO amenity requirement ratio of 2 (shower-room/bathroom) to 6-10 (persons) and 1 kitchen with 2 set of cooking facilities to 6-10 people.

The followings are proposed floor plans with large bedroom and good communal space, meeting Council's HMO standards.



PROPOSED G/F (1:100)

PROPOSED 1/F (1:100)

PROPOSED 2/F (1:100)

FLOOR PLANS: PROPOSED SG HMO FLOOR LAYOUT



PHOTO 1: PROPOSED HMO TO BE CONVERTED TO SAME STANDARD (COMM. KITCHEN)



PHOTO 2: SAMPLE BEDROOM IN SIMILAR SG HMO PROJECT.



PHOTO 3: SAMPLE COMMUNAL HALLWAY IN SIMILAR SG HMO PROJECT.



PHOTO 4: SAMPLE COMMUNAL HALLWAY IN SIMILAR SG HMO PROJECT.

TRANSPORTATION & PARKING

The current property does not have any off-street parking but the property is entitled to 1 resident's parking permit, however 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 order to promote sustainable transportation cycle storage units are proposed to provide storage space for up to 9 cycles and to meet the Local Plan Part 2 requirements. (Table on page 152)

REFUSE STORAGE

The proposal would provide two 240L wheelie bins with permanent enclosure, located to the front of the property. All refuse collection to be arranged based on the council's collection schedules.

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 comparison table above that the site is not located in a high HMO concentration area and the proposal has adopted the council's current policy and HMO standards to meet the strict requirements for both planning and housing purpose, the conversion should therefore be considered acceptable to the LPA based on the above information provided.

- END OF STATEMENT -