

Section 55 Town and Country Planning Act

Design and Access Statement

Conversion of a 6-bed HMO to an 8 Bed HMO (Sui Generes).

16, Victoria Lane, Harlington.

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Site Information

Consultant	Shivam Sagwal
Client	Guv Panesar
Site Address	16 Victoria Lane, Harlington, UB3 5EW
LA	LONDON BOROUGH OF HILLINGDON
Description of Development	Conversion of a 6-bed HMO to an 8 Bed HMO (Sui Generis).
Pathway (PD/Application/Appeal)	Application

Constraints Review

Flood Risk Zone	Flood Zone 1
Contaminated Land	No
Tree Preservation Order	No
Heritage Assets	No
Noise Abatement Areas	No
Explosive Hazard Areas	No
Area of Outstanding Natural Beauty	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	No

Local Policy Requirements

Local Plan/Core Strategy	LONDON BOROUGH OF HILLINGDON
	LOCAL PLAN adopted 2020
Effective Policies in Development Control	Policy H1: Housing Growth Policy DMH 5
SPG/SPD's	None

Planning History

Relevant History	2022 75939/APP/2022/2005 - Approved Change of use from residential house (Class C3) to a 6-person House in Multiple Occupation (HMO) (Class C4) (Application for a Certificate of Lawful Development for a Proposed Use)
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Report Date	3-Oct-22
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1. Introduction

1.1. This design and access statement has been prepared for the change of use from an 8-bedroom residential house (C3) to 6-bedroom HMO (C4) at 16 Victoria Lane, Harlington.

1.2. The site relates to a two-storey semi-detached house with 8 bedrooms (Six with an en-suite). The first floor has 4 bedrooms 3 with an en-suite and a shared toilet. The ground floor has 3 en-suite bedrooms as well out of 4 bedrooms and a shared kitchen/dining and living room.

1.3. The purpose of this application is to add 2 more people to the house and convert the property from 6-person C4 HMO to an 8-bed Sui Generis.





Site Photograph

Matters Pursuant to the application

1.4. The application seeks approval for the conversion of the house from a 6-bed HMO to an 8-bed HMO.

Summation of Case

1.5. The property has recently been approved for 6-bed HMO by the council in September 2022.

1.6. The applicant wants to add 2 more tenants to the property by converting the store rooms to bedrooms. There are no changes or alterations to the house.

2. Site Context

2.1. The property is located at Victoria Lane which is situated in Harlington.

2.2. The area is composed of residential semi-detached houses which were serviced with public transport links to Hayes and Harlington rail station and a network of local bus services.

2.3. Road links include the A437 which provides access to the M4 motorway.

2.4. The property is also 2km away from Heathrow Airport. Which is also accessible by public transport.

3. Local Development Framework

National Planning Policy Framework

3.1. The National Planning Policy Framework (NPPF) is the primary national planning policy guidance and the updated version was issued in July 2018
Sustainable Development

3.2. Paragraphs 8 and 9 of the NPPF sets out the Government's overriding objectives of securing sustainable development. Para 8 of the NPPF identifies the roles of the planning system in achieving sustainable development:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of

present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.3. Paragraphs 10 and 11 go on to provide further emphasis on the focus towards sustainable development stating:

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable Development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.4. With regard to housing Paragraph 59 states:

To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

3.5. Paragraph 61 advises that the local planning authority must assess the housing need of an area and that

Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

3.6. Paragraph 127 sets out the aim that planning policies and decisions should ensure that developments meet a number of design features including:

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Local Policy

3.7. The local plan comprises the London Borough of Hillingdon Local Plan 2020. The relevant policies are set out below and our comments on compliance can be found alongside.

Policy	Comment
<p>Policy DMH 5: Houses in Multiple Occupation (HMOs) and Student Accommodation 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:</p> <p>i) there is good accessibility to local amenities and public transport;</p> <p>ii) they accord with the Accessible Homes standards and provide satisfactory living conditions for the intended occupiers; and</p> <p>iii) there will be no adverse impact on the amenity of neighbouring properties or the</p>	<p>The proposed development seeks the enlargement of an existing HMO and as such the requirements of DMH5 do not readily apply as this seeks to control the creation of new hmo's.</p>

character of the area.	
<p>Policy H1: Housing Growth</p> <p>The Council will meet and exceed its minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies. The borough's current target is to provide an additional 4,250 dwellings, annualised as 425 dwellings per year, for the ten year period between 2011 and 2021. Rolled forward to 2026, this target equates to a minimum provision of 6,375 dwellings over the period of the Hillingdon Local Plan: Part 1- Strategic Policies. Sites that will contribute to the achievement of this target will be identified in the Hillingdon Local Plan: Part 2- Site Specific Allocations Local Development Document (LDD).</p>	<p>The proposal complies with this policy.</p>

4. Principle of Development

4.1. The application relates to 16 Victoria Lane in Harlington. A semi-detached 2-storey 6- Bed HMO with 8 bedrooms.

4.2. The property received a Lawful development certificate from the council for a 6-bed HMO in September 2022.

4.3. The property satisfies all the requirements of an HMO. there are 8 bedrooms in the house out of which 6 are ensuite and the remaining two rooms share a common toilet/bathroom on the first floor. The property also serves a common living and a kitchen space for all the occupiers of the property.

4.4. The applicant wants to add 2 more tenants to the property and convert the property from 6 bed HMO to an 8-bed Sui Generis. Without doing any additional changes to the property.

4.5. The addition of two more tenants to the property won't have any major effect on the amenities of the neighbouring property or on the property occupiers.

4.6. The property is served with 3 parking spaces at the front of the property. Rubbish and bin area will be provided on the front porch of the property.

4.7. The property also serves a big rear garden and a cycle stand for the occupants.

4.8. The property is well connected by public transport. The closest train station is Hayes & Harlington station which is 8 mins away by bus. There are 2 bus stops within a 0.5-mile radius of the property.

4.9. The town centre is 1.3-miles away from the property. On the corner of victoria lane is white hart pub which operates till 10:30 pm from Sunday- Thursday and till 11 pm on Friday - Saturday.

4.10. Room 7 on the ground floor has access to the garden through the glass door which also provides with adequate natural light in the room. Room 4 on the first floor also serves a big window looking over the back garden and adequate natural light in the room.

4.11. The proposal requires no external or internal changes to the house. The addition of two more occupants in the house will have no effect on the characteristics or appearance of the property.

5. The Design Appraisal

Scale

5.1. Not changed

Amount

5.2. Addition of 2 more people. No significant changes

Layout

5.3. No change in the layout of the house.

Landscape

5.4. No changes in the landscaping of the house.

Appearance

5.5. No changes in the appearance of the house.

6. The Access Appraisal

6.1. The property can be accessed from victoria lane and the rear of the property.

6.2. There are three glass doors opening in the back garden 1 from the kitchen and the remaining 2 from bedroom 7 and bedroom 8.

6.3. There are 3 car parking spaces provided in the front of the property and a cycle stand in the rear garden.

7. Conclusion

7.1. As per the 6-bed HMO approval in September 2022 it can be said that the property does satisfy all the requirements and standards of the HMO and there won't be any major effect from the addition of two more tenants.

7.2. It is respectfully requested that the persimmon of change of 6-bed HMO to an 8-bed Sui Generis should be granted.