



Planning Statement

31 Spencer Avenue

Hayes UB4 0QX

Part 1

Design

1. Introduction

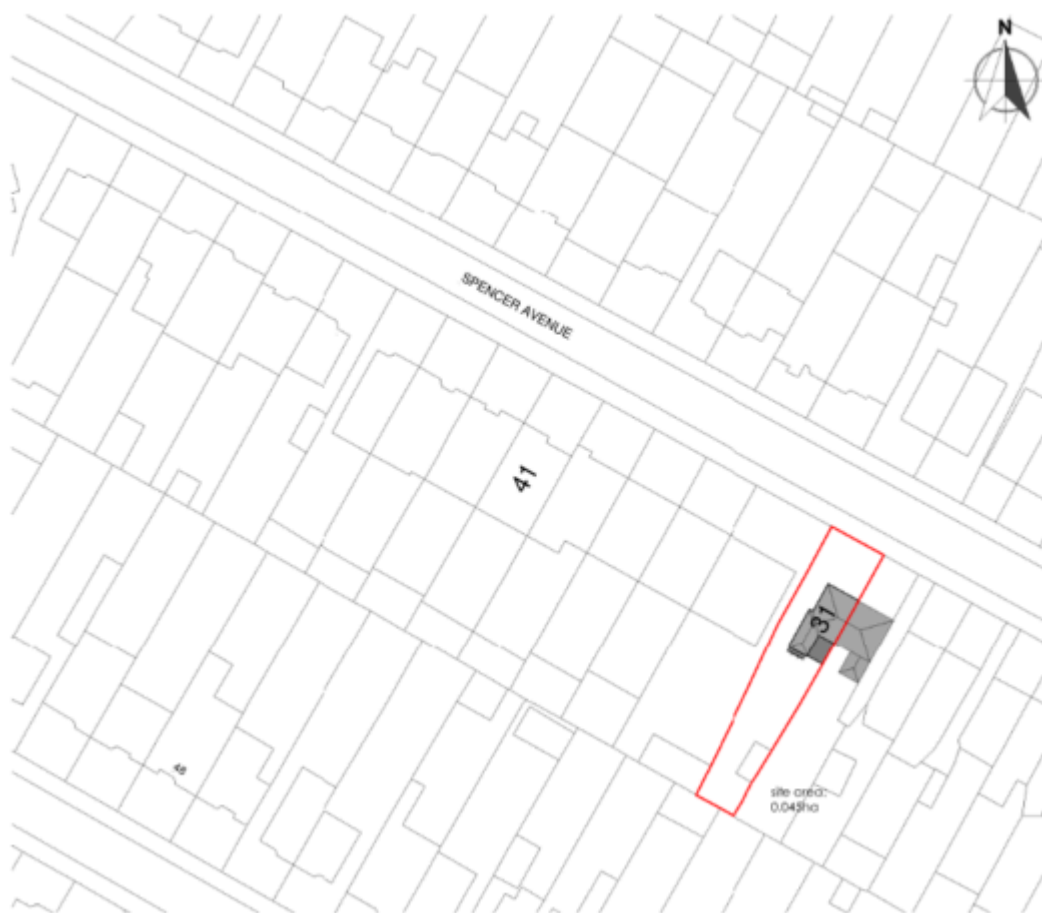
This planning Statement is one of a series of documents supporting the planning application for the change of use of a dwelling into an HMO at 31 Spencer Avenue, Hayes, UB4 0QX.

Our submission consists of this planning statement, transport assessment, waste management strategy and drawings. This document is compiled with careful consideration of the guidance offered on the Hillingdon Council website.

2. Site Context

The application site comprises a two-storey semi-detached dwelling located at the south-western side of Spencer Avenue.

The site does not fall within a conservation or designated residential area. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site lies in Flood Zone 1.



Site shown in red

3. Existing

The application site comprises a two storey, semi-detached dwelling located to the south western side of Spencer Avenue. The pebble dash rendered dwelling is set back from the highway by an area of hard standing which serves as off-street car parking spaces. The property benefits from a conservatory and a single storey side structure.

The surrounding area is residential in character and appearance. Number 29 Spencer Avenue is an adjoining property located to the south-east of the site. Number 33 Spencer Avenue is a two-storey semi-detached property located to the north-west of the site.

4. Design

National Planning Policy Framework (NPPF):

Paragraph 124 of the National Planning Policy Framework (NPPF) states that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 125 of the National Planning Policy Framework (NPPF) states that: 125. Planning policies and decisions should encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation

Development Management Policies states:

Houses in Multiple Occupation (HMOs) and Student Accommodation

Houses in Multiple Occupation (HMOs), hostels and secure accommodation 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.

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:

- 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.

The London Plan 2021

Policy D3 Optimising site capacity through the design-led approach

The design-led approach

A: All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring

that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity.

B: Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling, in accordance with Policy D2 Infrastructure requirements for sustainable densities. Where these locations have existing areas of high density buildings, expansion of the areas should be positively considered by Boroughs where appropriate. This could also include expanding Opportunity Area boundaries where appropriate

Policy H9 Ensuring the best use of stock

Boroughs should take account of the role of houses in multiple occupation (HMOs) in meeting local and strategic housing needs. Where they are of a reasonable standard, they should generally be protected.

The proposal is to convert the existing dwelling (C3) into a house in multiple occupation (C4). There are no changes to the existing layout and external fabric of the dwelling.



Existing Site Plan

5. Use

There is a change of use from dwelling (C3) to a House in Multiple Occupation (C4).

6. Amount

All the room area requirements meet Hillingdon's HMO standards. The dwelling has a rear garden for amenity space. There is a covered side amenity space for clothes drying or other purposes. Maximum occupancy of whole dwelling is 8.

Maximum Number of Occupants Per Room Based on Usable Floor Space	
4.64m ² - 6.5m ² (Approx 50 - 69 sq ft)	1 Occupant under 10 years old
6.51m ² - 10.2m ² (Approx 70 - 110 sq ft)	1 Occupant (1 Household)
More than 10.2m ² (Approx 111 sq ft or more)	2 Occupants (1 Household)

7. Layout

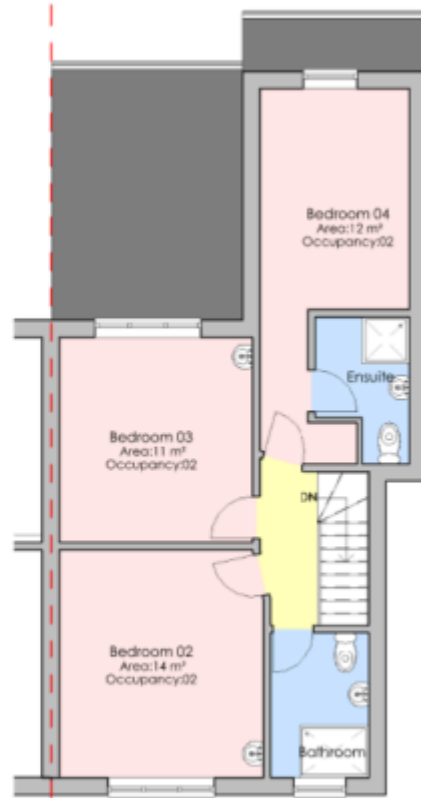
The ground floor consists of a double bedroom, a kitchen & dining, a common living area and a bathroom. The first floor includes 3 bedrooms and a bathroom. There is no change in layout. The HMO will be operated by the landlords living in the close proximity to the site. As the landlord will be managing the property themselves, it will be better managed and minimise any anti-social behaviour.



Existing Floor Plans



1 Proposed Ground Floor
2549-A-101 1 : 100



2 Proposed First Floor
2549-A-101 1 : 100

Proposed Floor Plans

7. Scale

There is no change proposed to the external fabric of the building.

8. Amenity

The amenity space is accessed from the kitchen and the side access. The rear garden is hard and soft landscaped.



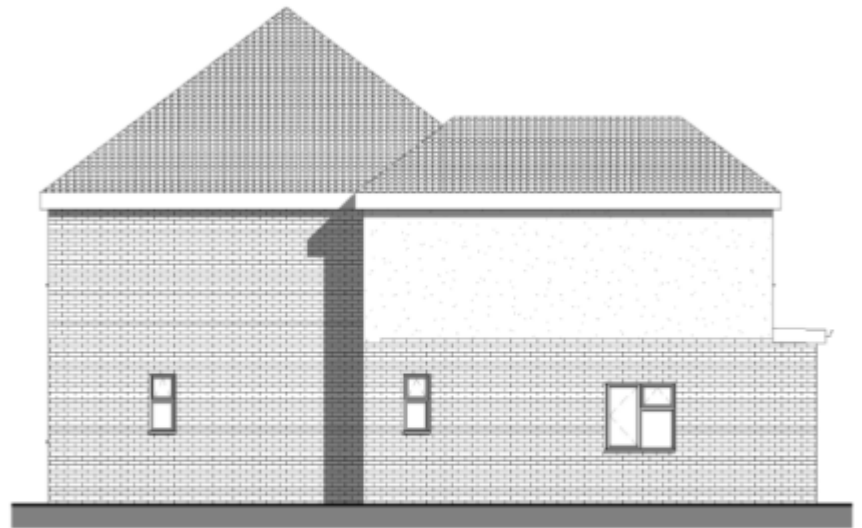
Proposed Site Plan

9. Appearance

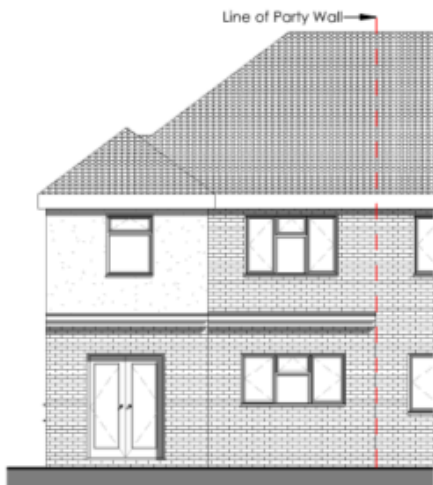
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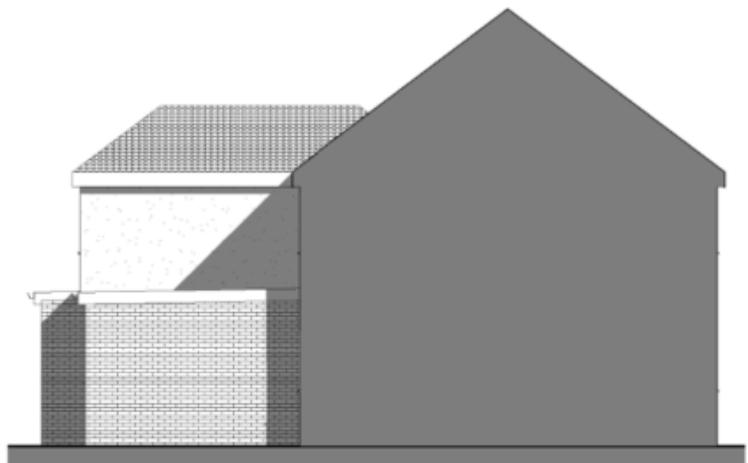
4 Proposed Front Elevation
2549-A-101 1 : 100



7 Proposed Side Elevation 02
2549-A-101 1 : 100



5 Proposed Rear Elevation
2549-A-101 1 : 100



6 Proposed Side Elevation 01
2549-A-101 1 : 100

Proposed Floor Plans

Part 2

Access

1. Vehicular and Transport Links

The site is located within walking distance of Uxbridge Road to access local amenities and public transport. The site has a driveway to park up to 3 cars. There is a secure bike shed at the rear garden accessed via a side passage. See the transport assessment and travel plan report for further details.

Part 3

Relevant Policies

Hillingdon Development Management Policies

National Planning Policy Framework (NPPF) December 2024

London Plan 2021

Minimum Standards for HMOs Hillingdon 2019