

11 Maygoods View,
Uxbridge,
UB8 2HG

PLANNING AND DESIGN AND ACCESS STATEMENT

Introduction

This planning statement has been prepared to be read alongside the relevant drawings and application form, seeking a change of use of the site from a single existing dwellinghouse (Class C3) to a 6 person HMO (Class C4) with associated landscaping and refuse storage.

As part of the change of use, no external development or changes are proposed. There would be minor alterations to the internal, to ensure the rooms are of good liveable size on the second floor. This change would ensure that all rooms are compliant with Policy D6 of the London Plan (2021).

Of particular note is that the ground floor can be used as accessible accommodation for persons with a disability. This has been highlighted with the addition of a ramp for step free access.

Site description

The host building is a two storey semi detached dwelling, sat on an expansive corner plot at the junction between Benbow Way, High Road and the High Street in Cowley. The site benefits from a large front and rear garden and currently has 5 bedrooms.

The site does lie within an Article 4 direction area, meaning planning permission is required for the change of use from a single family dwelling (C3) to C4 use.

The site is not the subject of heritage policies and does not lie within a controlled parking zone (cpz), with a single yellow line and permit holders only bays outside the property. The site holds a Public Transport Accessibility Level (PTAL) of 1b.

Principle of Development:

The site is located in the developed area of the borough where development is acceptable in principle, subject to compliance with other development plan policies.

Policy DMH 5: Houses in Multiple Occupation (HMOs) and Student Accommodation of the Local Plan: Part 2 - Development Management Policies (2020) states 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 site has good accessibility to the local amenities and public transport in High Road, Cowley, approximately 110m, to the North of the site, satisfying the first key criteria. The application also demonstrates that it accords with Accessible Homes standards and in the event of an approval this can be conditioned.

With respect to point iii) this has been demonstrated and discussed below in the statement.

The site is located in a ward covered by an Article 4 Direction where planning permission is required for HMOs. Part B of Policy DMH 5 therefore applies.

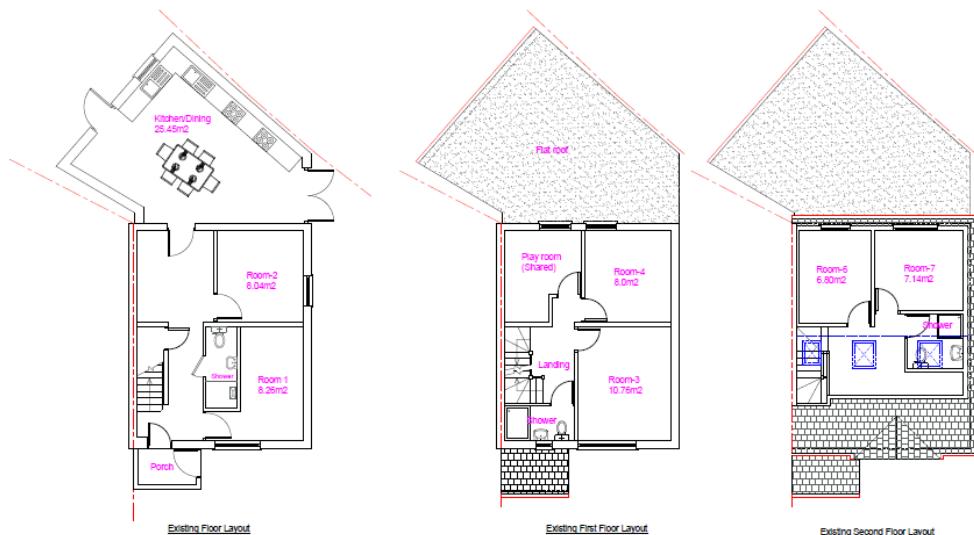
A search of the the Councils HMO database indicate that the closest HMO's are on Delffield Crescent. This would be less than 10% of properties in the immediate neighbourhood area and less than 15% of properties within 100 metres of a street length either side of an application property. Amenity space, parking, and waste storage are discussed below in the report.

The proposed development complies with the requirements of Policy DMH 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020). On this basis, it should be supported by the Council.

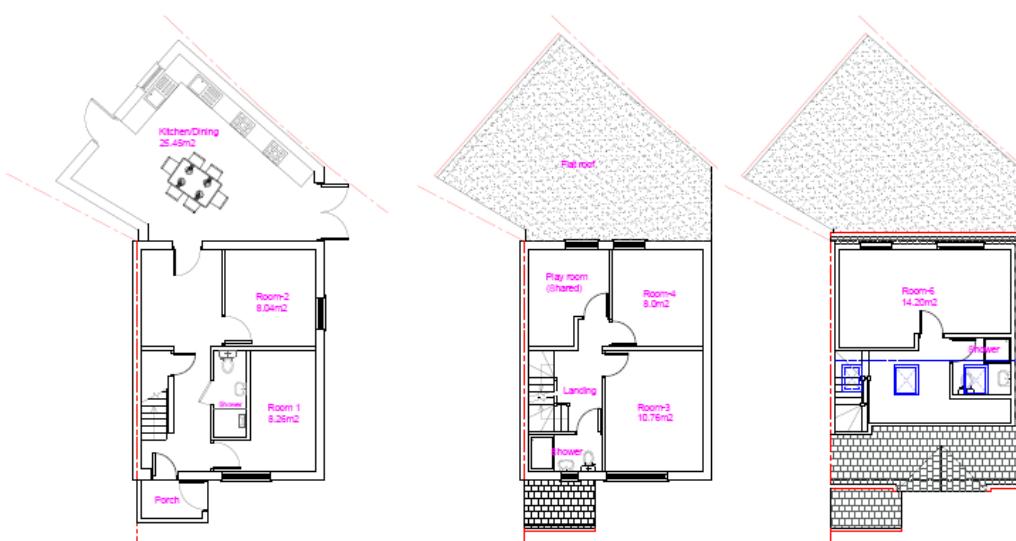
Proposed Scheme

The application seeks consent for the change of use of the existing C3 use dwelling to a C4 use House in Multiple Occupation (HMO) with 5 bedrooms for 6 people. The HMO would have the following features:

- 1 communal kitchen and dining area
- 1 communal living
- 1 shared recreation room
- 4 single bedrooms
- 1 double bedroom
- 3 shared shower and WC



PROPOSED:



Impact on Neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. This is supported by Policy DMH 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) which requires HMOs to not have a detrimental impact upon the residential amenity of adjoining properties.

The existing semi-detached property comprises 5 bedrooms. It could therefore be used as a dwelling to accommodate a large family. The proposal is for the conversion of the property into a five bedroom HMO.

It is recognised that an HMO is a different type of occupation to use of the property as a single dwelling house. However, it is considered that the level of activity involved in travelling to work and for leisure and shopping purposes that would be associated with the proposed HMO, limited to 6no. people, would not be so substantially different to the trip patterns of individuals in one large household.

Any noise or disturbance resulting from the proposed use of the property as a House in Multiple Occupation (HMO) is unlikely to be significantly greater than that which might arise from occupation by a single large household (especially when considering coming and goings from the site) or from a small-scale HMO that could be implemented under permitted development rights.

Importantly, the majority of the new living accommodation is positioned on the side of the property that does not adjoin the neighbouring dwelling. As a result, any increase in noise transmission is not expected to cause a level of harm to residential amenity that would be noticeably different from the impact of a typical family home. In light of this, it is not considered necessary to require additional sound insulation measures.

Therefore the proposal would not adversely affect the amenities of neighbouring occupiers or the wider community.

Impact to the character and appearance of the street scene:

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development should harmonise with the character and appearance of the existing street scene and surrounding area, and the scale, form, architectural composition and proportions of the original building. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area and accessible.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

As part of the application, there would be no alterations to the front elevation of the property. The addition of a small scale ramp for accessibility would not be within the immediate view of the public realm and its benefit would be greater than any harm that may arise from its installation.

There would be no significant impact to the street scene and the proposal is considered to comply with Policies DMHB11 and DMHD1 of the Hillingdon Local Plan Part Two (2020).

Car Parking and Cycle Storage

Due to the odd shape of the site, the proposal is for a car free development, to maximise the amenity space and quality of life for the occupants. There is space for one car to be parked and electric charging provision to be provided, if the LPA believes it would be more prudent for this approach. There are no parking restrictions on the road.

The proposal would provide secure bicycle storage for up to 8 bikes, which is greater than what is required by DMT5 and DMT6 of the LPP2.

The proposal is therefore considered to meet the requirements of these policies and is acceptable.

Urban Design

Policy DMHB 16: Housing Standards states:

All housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should: meet or exceed the most up to date internal space standards, as set out in Table 5.1 of the Local Plan - Part 2 (2020).

The combined Living / Dining / Kitchen area of 33sqm exceeds the combined minimum communal living space requirement of 10sqm and kitchen space standard of 6.5sqm from the Council's Houses in Multiple Occupation SPG (2004) and is considered to be adequate for a Use Class C4, 5 bedroom HMO for 6 people. This would be further increased with the recreation/play room.

The bedrooms in the HMO all meet or exceed the minimum standard of 7.5sqm for a single bedroom and 11.5sqm for the double bedroom.

All bedrooms would have a window facing out towards either the front or the back, with light provision for their accommodation.

With respect to outdoor amenity space, the relevant policy from the Local Plan Part Two is:

Policy DMHB 18: Private Outdoor Amenity Space states:

All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3 of the Local Plan - Part 2 (2020).

The proposed HMO would have a garden area of 143sqm, with the front to be sectioned off to form a front/side and rear garden. The rear garden alone is 43sqm and the front would provide 100sqm. This would meet the requirement and for a 4+bedroom house.

Of significant note is that Cowley Recreation Ground is located only a short walk, approximately 2100m, to the North of the site, which the occupants would have easy access to.

WASTE AND RECYCLING:

A secure bin store would be placed to the front of the property, for which details can be provided. In the absence of these details at this stage, this should not be a reason for refusal as this can be secured through an appropriate planning condition to comply with Policy DMH5.

ACCESS:

The entire ground floor can be made accessible and step free access can be seen on the proposed plans. If further information is required, this can be secured via condition.

Conclusion

For the reasons outlined above, the proposal complies with the relevant Local Planning Policies (Local Plan Parts 1 and 2), as well as the London Plan (2021) and NPPF.

As such, the proposal should be accepted, with relevant conditions applied to secure appropriate measures of compliance, where further details are required.