

Planning Statement

Application for Certificate of Lawfulness (Proposed Use)

215 Sipson Lane, West Drayton, UB7 0JG

Proposal:

Application under permitted development rights for the proposed change of use of the property from Use Class C3 (Dwellinghouse) to Use Class C4 (House in Multiple Occupation) for a maximum of six (6) occupants.

Site Context:

The application site is located at 215 Sipson Lane, West Drayton, UB7 0JG. The property is a two-storey residential dwelling situated within a predominantly residential area.

Under application ref: 79512/APP/2025/1508, certificate of lawfulness was granted for the erection of a single-storey rear extension and the construction of a rear roof dormer (loft conversion). These works have commenced in accordance with the approved plans.

Proposal Description:

This application seeks a Certificate of Lawfulness for a proposed change of use from a C3 residential dwelling to a C4 House in Multiple Occupation (HMO), accommodating up to six unrelated individuals who will share communal facilities such as a kitchen, living area, and bathrooms.

Permitted Development Justification:

Under the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the General Permitted Development Order (GPDO) 2015 (as amended), the change of use from C3 to C4 for up to six occupants is permitted development.

Conclusion:

The proposed change of use from C3 to C4 for up to six persons constitutes permitted development under current planning legislation.

In light of the above, we respectfully request that a Certificate of Lawfulness (Proposed Use) be issued to confirm that the proposed use of the property as a small HMO (Use Class C4) is lawful.