

Planning Application Supporting Document Pack

**32 Vernon Drive, Harefield, Uxbridge,
Middlesex, UB9 6EG**

Change of use from C3 dwellinghouse to 8-
person Large HMO (Sui Generis) with
extensions, outbuilding demolition, bin/cycle
stores and amenity space

Date: 04 March 2026

Document 1: Planning Statement

**32 Vernon Drive, Harefield,
Uxbridge, UB9 6EG**

Date: 04 March 2026

1. Introduction

This Planning Statement supports a full planning application for 32 Vernon Drive, Harefield, UB9 6EG, within the London Borough of Hillingdon.

The proposal seeks permission for the change of use from a single dwellinghouse (Use Class C3) to an 8-person Large HMO (Sui Generis), together with extensions and associated external works to support high-quality managed shared accommodation.

The scheme is assessed against the National Planning Policy Framework (NPPF), the London Plan, and the Hillingdon Local Plan (Parts 1 and 2), with particular regard to the HMO policy requirements in Local Plan Part 2 (Policy DMH5).

2. Site and Surroundings

The application site comprises an existing residential plot within an established suburban residential street in Harefield.

Existing plans and elevations are provided within the submitted drawing pack. The site includes a rear garden and an existing outbuilding to the rear, which is proposed to be demolished.

Policy compliance: The proposals retain the established residential land use, delivering intensified but controlled residential occupation within an existing settlement pattern, consistent with national objectives for efficient use of land and delivery of a range of housing options, subject to the local policy tests for amenity, character, and servicing.

3. Proposed Development

The development provides 8 lettable bedrooms and shared facilities arranged as a single planning unit HMO.

A dedicated communal kitchen/dining space of 19.5 sqm is provided, supporting good living conditions for occupiers and demonstrating a balanced shared-living arrangement rather than a bedrooms-only model.

3.1 Internal Accommodation (as labelled on Proposed Plans)

Bedroom sizes labelled on the Proposed Floor Plans (Drg 03) are as follows:

- Room 1 – 17.8 sqm
- Room 2 – 14.5 sqm
- Room 3 – 14.5 sqm
- Room 4 – 17.7 sqm
- Room 5 – 12.5 sqm
- Room 6 – 15.0 sqm
- Room 7 – 15.5 sqm
- Room 8 – 17.8 sqm

Cycle storage and refuse storage are indicated on the Proposed Floor Plans (Drg 03), including 8 cycle spaces (shown as two areas of 4 cycles).

Policy compliance: The generous room sizes and meaningful communal space address the key Local Plan HMO requirement for satisfactory living conditions; the dedicated refuse and cycle storage reduces nuisance risk and supports sustainable travel objectives.

4. Drawing Schedule

- Existing Plans – Drg 01 (PDF 001)
- Existing Elevations/Sections/Roof – Drg 02 (PDF 002)
- Proposed Floor Plans – Drg 03 (PDF 003)
- Proposed Elevations/Sections/Roof – Drg 04 (PDF 004)

5. Planning History

A site-specific planning history check should be included in the submission once confirmed from the Council's planning portal. This statement is prepared on the basis of the submitted plans and the proposed development description.

Policy relevance: Where relevant historic permissions exist, they may inform conditions and baseline built form; the assessment in this statement focuses on Development Plan compliance and material considerations.

6. Planning Policy Framework

The Development Plan comprises the London Plan and the Hillingdon Local Plan (Parts 1 and 2). Material considerations include the NPPF and the Council's Article 4 Direction context for HMOs.

Key policy themes relevant to this proposal include: housing delivery and choice; good design; protection of residential amenity; sustainable transport; and practical servicing (refuse/cycle storage) for intensified occupation.

7. Principle of Development: Large HMO and Article 4 Context

A Large HMO (7+ occupants) is a sui generis use and therefore requires planning permission. The Council has also introduced enhanced planning controls through an Article 4 Direction for HMOs, reinforcing the importance of properly scrutinised and well-managed HMO proposals.

This application supports the aims of the Article 4 framework by coming forward through full planning assessment with an evidence-led layout, dedicated communal facilities, servicing provision and a robust management plan.

Policy compliance: The principle is acceptable where the scheme satisfies the Local Plan HMO policy tests—particularly living conditions for occupiers and protection of neighbour amenity—and where transport/servicing impacts are controlled.

8. Design, Scale, Layout and Character

The proposal comprises domestic-scale extensions: a ground floor rear extension, partial first floor rear extension, and a two-storey side extension. The existing outbuilding is demolished to rationalise the rear of the site and improve amenity space and servicing arrangements.

The proposed elevations and roof form are shown on Drg 04 and are intended to maintain a coherent residential appearance consistent with the host dwelling and the surrounding suburban context.

Policy compliance: The design approach is to remain legible as a single dwelling-form building and avoid visual cues of over-intensification; materials and detailing can be secured by condition to ensure integration with local character.

9. Neighbour Amenity

The proposal has been designed to protect neighbouring amenity with controlled massing, rear-focused additions where possible, and a layout that supports responsible use of external space.

Privacy and overlooking will be addressed through window placement and, where necessary, conditions requiring obscure glazing and/or fixed shut openings for side-facing windows.

Noise and disturbance are mitigated through a conditionable HMO Management Plan (Document 3), setting an occupancy cap, house rules, complaint response protocols and routine inspections.

Policy compliance: These measures address the Local Plan requirement that HMOs must not result in unacceptable impacts on neighbours and the local area.

10. Living Conditions for Future Occupiers

The scheme provides generous room sizes (as labelled on Drg 03) and a dedicated communal kitchen/dining space of 19.5 sqm. This supports a balanced internal environment and reduces the likelihood of bedrooms being used as primary living rooms.

The layout provides shared facilities and circulation suitable for an 8-person HMO, with management arrangements to maintain standards over time.

Policy compliance: The combination of room sizes, shared space and management controls demonstrates compliance with the Local Plan requirement for satisfactory living conditions for intended occupiers.

11. Highways, Parking and Sustainable Transport

The proposal is supported by a Transport and Parking Statement (Document 5). Parking demand is mitigated through strong cycle provision (8 spaces) and operational controls within the Management Plan.

Policy compliance: The scheme supports sustainable travel choices, reduces reliance on private cars where feasible, and provides a framework to manage parking behaviour and respond to any concerns.

12. Refuse Storage and Servicing

A dedicated communal bin store is provided (shown on Drg 03). The Waste Management Strategy (Document 4) sets out storage, collection-day presentation and manager oversight to prevent overflow and nuisance.

Policy compliance: Dedicated on-site storage and operational controls address the common refuse issues associated with intensive occupation and protect visual and residential amenity.

13. Cycle Storage

Eight cycle spaces are provided on-site (shown on Drg 03 as two sets of 4).

Policy compliance: The provision supports sustainable transport objectives, reduces pressure for car ownership and responds to Local and London Plan expectations for cycling support in residential intensification schemes.

14. External Amenity Space and Landscaping

The proposal retains rear garden space as external amenity and improves usability through demolition of the outbuilding and provision of organised servicing.

Policy compliance: Maintaining external amenity space supports occupier wellbeing and helps manage activity patterns, reducing potential neighbour impacts.

15. Daylight and Sunlight

A Daylight and Sunlight Report is provided (Document 6), setting out a BRE-based methodology and a policy-led assessment framework to confirm that the extensions would not cause unacceptable harm to neighbouring properties or the site's own amenity.

Policy compliance: This evidences the local policy requirement to protect residential amenity including daylight, sunlight and outlook.

16. Precedents and Decision-taking Context

The Council and the Planning Inspectorate have accepted large HMOs in principle where impacts are controlled and high-quality standards are achieved. Precedent decisions and appeal outcomes demonstrate that acceptability is evidence-led and depends on amenity, parking and internal quality.

This proposal is designed to align with that decision-taking approach by providing generous rooms, a meaningful communal space, dedicated refuse/cycle storage and robust management controls.

Appendix placeholder: a schedule of relevant local applications/appeals can be inserted here once finalised for the submission, including application references, addresses, outcomes and key conditions.

17. Planning Balance and Conclusion

The proposal delivers material benefits including increased housing choice, efficient use of land, and high-quality managed shared accommodation.

Potential impacts are limited and mitigated through design, servicing provision and a robust, enforceable management plan.

On balance, the proposal accords with the Development Plan and material considerations and should be granted planning permission subject to conditions, including an occupancy cap of 8 residents and retention of bin and cycle stores.

Document 2: Design and Access Statement

32 Vernon Drive, Harefield, Uxbridge, UB9
6EG

8-person Large HMO (Sui Generis) with
extensions and outbuilding demolition

Date: 04 March 2026

1. Purpose and Policy Context

This Design and Access Statement (DAS) explains the design approach and how the proposal responds to national, strategic and local planning policy objectives for good design, housing quality, inclusive access and amenity protection.

The DAS should be read alongside the submitted drawings (Drg 01–04) and the supporting technical documents within this pack.

2. Site Appraisal

The site comprises an existing dwellinghouse with a rear garden and an outbuilding to the rear (to be demolished). The surrounding context is suburban residential in character.

Policy compliance: The design response is therefore domestic in scale and form, aiming to integrate with the established streetscape while delivering improved internal standards for shared living.

3. Design Evolution and Principles

The scheme has been developed around the following principles:

- Maintain a coherent residential appearance consistent with the host dwelling and area character.
- Provide high-quality shared living with a meaningful communal space at the heart of the home.
- Deliver generous bedroom sizes suitable for single occupancy.
- Provide dedicated refuse and cycle storage to prevent clutter and nuisance.
- Retain usable external amenity space and improve rear garden functionality through outbuilding demolition.
- Incorporate practical access arrangements for residents, cycles and refuse.

Policy compliance: These principles respond directly to Local Plan HMO requirements for living conditions and amenity protection and align with national and London-wide objectives for well-designed, sustainable residential development.

4. Amount

The proposal increases internal floorspace to support an 8-person shared household with appropriate communal and private spaces. The development remains within the existing plot and retains external amenity space.

Policy compliance: This represents design-led optimisation of a residential site, improving housing choice and making effective use of land while controlling impacts through layout and management.

5. Layout

The proposed internal arrangement provides 8 bedrooms and shared facilities. The communal kitchen/dining space (19.5 sqm) functions as the main shared living area, supporting resident wellbeing and social function.

Bedroom sizes are generous as labelled on Drg 03, supporting quality standards for single occupancy. Dedicated bin and cycle storage are also shown on Drg 03.

Policy compliance: The layout is specifically designed to meet the Local Plan requirement for satisfactory living conditions for occupiers, providing a balanced arrangement with adequate communal space and practical servicing.

6. Scale, Massing, Height and Roof Form

The proposal comprises a rear extension, partial first floor rear extension and two-storey side extension, with resulting elevations and roof arrangement shown on Drg 04.

Policy compliance: The scale and massing are domestic in form and are intended to remain visually compatible with the host dwelling and the suburban context. Any privacy-sensitive fenestration can be controlled by condition.

7. Appearance, Materials and Detailing

Materials will be selected to match or complement the existing dwelling, including brickwork, roof tiles and window detailing. Where required, a condition can secure samples and a materials schedule.

Policy compliance: Material continuity and coherent detailing ensures the development integrates with local character and meets local design policy objectives.

8. Landscape and External Amenity Space

The outbuilding is removed to improve rear garden usability. External amenity is retained for residents as a shared garden space.

Policy compliance: Retention of usable amenity space supports good living conditions for occupiers and reduces potential neighbour impacts from front-garden congregation, aligning with amenity protection objectives.

9. Access

The proposal retains a clear and safe access route to the main entrance. Internal circulation is arranged to be practical for shared occupancy.

Refuse access is provided via a dedicated bin store; cycle access via on-site cycle stores (8 spaces).

Policy compliance: The access strategy supports inclusive and practical day-to-day use, encourages sustainable travel and reduces nuisance from poorly stored cycles or bins.

10. Safety and Security

The building will operate under a managed regime with secure entry systems and clear house rules. External stores are to be secure and durable.

Policy compliance: Secure by Design principles and proactive management reduce ASB risk and support a safe residential environment, consistent with the Council's objectives for managing HMO impacts.

11. Summary of Policy Compliance

The design response delivers a coherent residential form with high internal standards, meaningful communal provision, dedicated servicing and practical access arrangements. The proposal is therefore aligned with the Development Plan's design and amenity objectives and the Local Plan HMO policy requirements.

Document 3: HMO Management Plan

32 Vernon Drive, Harefield, Uxbridge,
UB9 6EG

8-person Large HMO (Sui Generis)

Date: 04 March 2026

1. Purpose and Policy Drivers

This Management Plan is provided to ensure the HMO operates in a manner that protects neighbour amenity, maintains high living standards for residents, and supports compliance with local planning policy requirements for HMOs.

Policy compliance: The plan is intended to be conditionable and directly addresses Local Plan HMO policy expectations around amenity impacts, refuse management and ongoing standards.

2. Management Structure and Contact Protocol

A named Property Manager/Agent will be responsible for day-to-day operation and compliance.

- 24/7 contact number provided to neighbours and displayed internally.
- Urgent safety issues: same day response.
- Noise/ASB complaints: acknowledge within 2 hours; investigate within 24 hours.
- Routine maintenance: within 5 working days where practicable.

Policy compliance: Clear management accountability and rapid response is central to ensuring HMOs do not cause ongoing amenity harm.

3. Occupancy Cap and Tenancy Controls

Maximum occupancy is capped at 8 residents. Bedrooms are intended for single occupancy.

Tenancy agreements will include enforceable clauses covering:

- No subletting; no overcrowding.
- No parties/events; visitor limits and visitor hours.
- Quiet hours (minimum 22:00–08:00).
- Waste and recycling requirements; prohibition of fly-tipping.
- No storage of refuse, cycles or personal items at the frontage or in communal corridors.
- Respectful parking behaviour (no blocking driveways; comply with lawful restrictions).

Policy compliance: Occupancy controls and tenancy clauses reduce intensification impacts and are a key mechanism to satisfy amenity-related policy tests.

4. Resident Induction and House Rules

On move-in, residents receive a Welcome Pack with house rules, waste guidance and travel information.

House rules are displayed in communal areas including the entrance hall and kitchen.

Policy compliance: Induction reduces recurring issues associated with HMOs by setting clear expectations from the outset.

5. Noise, Disturbance and ASB Controls

Noise controls include quiet hours, restrictions on amplified music, and expectations regarding external areas.

ASB escalation procedure:

1. Informal warning and advice
2. Written warning (recorded)
3. Tenancy enforcement action where necessary

Policy compliance: This supports the policy requirement that the HMO must not adversely affect neighbours through unreasonable noise or disturbance.

6. Waste and Recycling Management

Residents must use the designated bin store shown on Drg 03. Bins must not be stored at the frontage.

- Collection-day rules: bins placed out only at permitted times and returned promptly.
- Weekly manager inspection of bin store and frontage.
- Immediate action for overflow, contamination or fly-tipping.

Policy compliance: Prevents visual and odour nuisance and supports the Waste Strategy (Document 4).

7. Cycle Storage and Frontage Management

On-site cycle storage provides 8 cycle spaces (two groups of 4). Cycles must be stored only in designated stores and not in bedrooms, hallways or against fences.

Policy compliance: Encourages sustainable travel and avoids visual clutter or obstruction, supporting local amenity and transport objectives.

8. Maintenance, Repairs and Inspections

- Weekly external inspection (garden, bins, frontage).
- Monthly internal inspection of communal areas.
- Quarterly bedroom inspections (with notice) focused on safety and maintenance.
- Planned servicing: boiler service annually; electrical checks as required; fire safety testing regime.

Policy compliance: Supports sustained living quality and prevents deterioration associated with poorly managed HMOs.

9. Complaints Procedure and Neighbour Liaison

A clear complaints process is maintained with a log of issues, responses and outcomes. Neighbours may contact the manager directly via the 24/7 number.

Policy compliance: Provides an effective mechanism to resolve any amenity issues quickly and transparently.

10. Monitoring, Review and Continuous Improvement

The Management Plan will be reviewed every 6 months and immediately following any repeated issues.

Policy compliance: Ensures the operation remains policy-compliant over time and adapts if any issues arise.

Document 4: Waste Management Strategy

32 Vernon Drive, Harefield, Uxbridge,
UB9 6EG

8-person Large HMO (Sui Generis)

Date: 04 March 2026

1. Purpose and Policy Objectives

This Waste Management Strategy sets out how refuse and recycling will be stored, presented and managed to prevent nuisance and protect residential amenity.

Policy compliance: Adequate refuse storage and management is a key HMO requirement under local policy to avoid visual clutter, odour and fly-tipping impacts associated with intensive occupation.

2. Waste Streams and Expected Arisings

The HMO will generate typical domestic waste streams: residual waste, mixed recycling and food waste where applicable.

Policy compliance: The strategy provides a practical framework to ensure these streams are managed responsibly and within the capacity of the on-site storage.

3. On-site Storage Provision

A dedicated communal bin store is provided on-site as shown on the Proposed Floor Plans (Drg 03).

The store will be sized to accommodate the full complement of bins required by the Council's collection service for the property and will be secure, tidy and maintained.

Policy compliance: Dedicated contained storage prevents bins being left at the frontage and avoids associated amenity harm.

4. Collection and Presentation

- Bins to be placed out only at permitted times (typically evening before / morning of collection).
- Bins to be returned to the store promptly after collection.
- No loose waste; lids kept closed.

Policy compliance: These operational controls prevent obstruction of the highway/footway and reduce nuisance to neighbours.

5. Responsibilities and Oversight

Waste responsibilities are included in tenancy agreements and reinforced by house rules. The manager conducts weekly inspections and addresses non-compliance.

Policy compliance: Management oversight provides confidence that the strategy is implemented and maintained, consistent with HMO amenity protection requirements.

6. Cleanliness, Odour and Pest Control

- Bin store to be cleaned periodically and maintained in a hygienic condition.
- Spillage to be cleared promptly.
- Pest control contractor to be engaged if required.

Policy compliance: Supports healthy living conditions and protects neighbours from odour/pest nuisance.

7. Contingency Measures

In the event of overflow or bulky waste, the manager will arrange lawful disposal via a licensed waste carrier. Bulky item disposal is managed during tenancy changeovers.

Policy compliance: Prevents accumulation of waste and fly-tipping, a common concern associated with poorly managed HMOs.

8. Policy Compliance Summary

The scheme provides dedicated on-site storage and a managed system for collection-day presentation, supported by tenancy controls and inspections. This addresses the key refuse-related impacts associated with HMOs and supports local amenity policies and the Local Plan HMO requirements.

Document 5: Transport and Parking Statement

32 Vernon Drive, Harefield, Uxbridge,
UB9 6EG

8-person Large HMO (Sui Generis)

Date: 04 March 2026

1. Purpose and Policy Context

This statement assesses transport, parking and servicing implications of the proposed 8-person HMO and identifies mitigation measures.

Policy compliance: The key test is whether the proposal would result in unacceptable highway safety or parking stress impacts. Sustainable travel measures and cycle provision are integral mitigations.

2. Site Accessibility

The site is located within a residential area with access to local amenities and public transport connections in the Harefield/Uxbridge area.

A Resident Travel Information Pack will be provided to promote walking, cycling and public transport.

Policy compliance: Supports the Local Plan expectation that HMOs are appropriately located and accessible, and aligns with sustainable travel objectives.

3. Trip Characteristics

HMOs can increase person-trips; however, trips are typically dispersed due to varying work patterns. The proposal supports non-car modes through cycle storage and travel information.

Policy compliance: The focus is on evidence-led mitigation and ensuring no unacceptable impacts.

4. Parking Demand and Management

Parking demand will be managed through operational measures, including tenancy clauses and active management response to complaints.

- Tenancy clauses discouraging unmanaged car ownership where appropriate.
- Residents instructed to park lawfully and considerately.
- Manager maintains complaint response procedures related to parking behaviour.

Policy compliance: Operational controls complement physical mitigation and support the local policy objective of avoiding parking-related harm.

5. Cycle Parking Provision

The proposal provides 8 on-site cycle spaces shown on Drg 03 as two sets of 4 cycles. Secure, convenient storage encourages cycling as a primary mode.

Policy compliance: Cycle provision supports London-wide and local sustainable transport objectives and helps mitigate parking pressure.

6. Servicing and Deliveries

Deliveries are typical of residential use. The management plan instructs residents to avoid obstruction of footways and to keep the frontage clear.

Refuse movements are managed through the dedicated bin store and collection-day presentation protocol.

Policy compliance: Servicing arrangements are proportionate and designed to avoid nuisance or highway safety issues.

7. Policy Compliance Summary

The proposal provides strong sustainable travel support through cycle provision and resident travel information, coupled with management measures to reduce and control parking impacts. Taken together, these measures demonstrate that the development can operate without unacceptable highway or amenity impacts.

Document 6: Daylight and Sunlight Report

32 Vernon Drive, Harefield, Uxbridge,
UB9 6EG

Date: 04 March 2026

1. Purpose and Policy Framework

This report sets out a methodology and assessment framework to demonstrate that the proposed extensions would not cause unacceptable impacts on daylight and sunlight to neighbouring properties and would provide adequate natural light for future occupiers.

Policy compliance: Local amenity policies and the Local Plan HMO policy require development to protect neighbouring living conditions, including daylight/sunlight and outlook.

2. Site Context and Receptors

The principal receptors are neighbouring habitable room windows and private amenity areas most likely to be affected by changes in built form.

3. Proposed Development Form

The proposed massing is derived from the submitted proposed elevations and sections (Drg 04) and the internal arrangement shown on Drg 03.

Policy compliance: The design adopts a domestic scale and seeks to limit impact through controlled extension form.

4. Methodology (BRE-based)

A full technical study is typically undertaken using BRE guidance metrics, including:

- Vertical Sky Component (VSC) to affected windows
- Daylight Distribution / No Sky Line (NSL) where required
- Annual Probable Sunlight Hours (APSH) for sunlight to main windows
- Overshadowing of gardens / amenity areas

This planning-support version provides the framework and conclusions narrative; numerical outputs, plots and receptor tables can be appended once a 3D model is prepared.

5. Neighbour Daylight and Sunlight (Assessment Framework)

The assessment will identify the nearest affected windows, model existing and proposed conditions, and compare results to BRE targets and commonly accepted planning tolerances.

Policy compliance: Ensures evidence-based determination of whether the scheme protects neighbour amenity as required.

6. Overshadowing to Gardens (Assessment Framework)

The assessment will model overshadowing to neighbouring gardens and the site's retained amenity space, ensuring no unreasonable loss of usable sunlight.

Policy compliance: Protects private amenity areas consistent with residential amenity policies.

7. Daylight for Future Occupiers

The proposed layout includes large bedrooms and a dedicated communal kitchen/dining space. Fenestration is arranged to provide natural light to habitable rooms; final confirmation is provided through the submitted plans and, where required, daylight modelling.

Policy compliance: Supports satisfactory living conditions for occupiers.

8. Mitigation (if required)

If technical outputs identify any marginal exceedances, mitigation measures may include reducing first-floor rear projection, incorporating roof form refinements, or adjusting fenestration. Conditions may also secure privacy measures where relevant.

Policy compliance: Ensures the scheme can be refined to meet amenity requirements without undermining the core objective of high-quality HMO provision.

9. Conclusions

The proposed domestic-scale extensions are capable of being assessed against BRE guidance and are designed with amenity protection in mind. The methodology set out above provides the evidence base to confirm compliance with local amenity requirements.

Document 7: Planning Balance Statement

32 Vernon Drive, Harefield, Uxbridge,
UB9 6EG

8-person Large HMO (Sui Generis)

Date: 04 March 2026

1. Decision Framework

The application must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The key Local Plan test for Large HMOs is whether the proposal provides satisfactory living conditions, is appropriately located and accessible, and does not result in unacceptable impacts on neighbouring amenity, character, transport or servicing.

2. Benefits

- Housing delivery and choice: provides high-quality shared accommodation meeting demand for flexible rented housing.
- Efficient use of land: intensifies an existing residential site within an established settlement pattern.
- High internal quality: generous room sizes and a dedicated 19.5 sqm communal kitchen/dining space.
- Improved site organisation: demolition of the outbuilding and provision of dedicated bin and cycle storage.
- Sustainable travel support: 8 on-site cycle spaces and a travel information pack.

Policy weight: These benefits align with national objectives for housing delivery and choice and local objectives for well-managed, well-designed residential accommodation.

3. Potential Harms and Mitigation

Potential concerns typically associated with HMOs include noise/disturbance, refuse management, parking pressure and impacts from built form changes.

Mitigation is secured through:

- Design-led layout with meaningful communal space reducing pressure on bedrooms and frontage.
- Dedicated refuse storage and a Waste Management Strategy with manager oversight.
- Dedicated cycle storage (8 spaces) supporting sustainable travel.
- Conditionable HMO Management Plan with occupancy cap, house rules, inspections and complaint resolution.
- Daylight/Sunlight assessment framework to evidence acceptable built form impacts.

Residual impact: With these mitigations in place and secured by conditions, any remaining impacts are limited and not unacceptable in planning terms.

4. Overall Planning Balance

The scheme delivers significant benefits in terms of housing choice and quality. The identified mitigations directly address the main risks associated with large HMOs and provide confidence in ongoing policy-compliant operation.

On balance, the proposal accords with the Development Plan and material considerations and should be approved subject to conditions, including an occupancy cap and retention of refuse and cycle facilities.