

Officer's Report

Application Number	HGY/2022/2815
Type	Change of use
Location	8 Willoughby Lane, Tottenham, London, N17 0SS
Proposal	Change of use from a single-family dwelling to 2 separate self-contained flats (retrospective application).
Case Officer	Sarah Madondo
Valid Date	11/10/2022
Applicant	UK North London Lettings Ltd
Agent	David Joseph Consulting

RECOMMENDATION

Refuse

Proposal

Retrospective planning permission is sought for the conversion a single dwelling house into two separate self-contained flats.

Site and Surroundings

The site is a two-storey mid terraced property located on Willoughby Lane. The area is predominantly residential in character and the site is not located in any conservation area.

Principle of development

The application is for the conversion of existing single dwellinghouse into 2 x self-contained flats comprising of 1 x 2 and 1 x 2-bedroom flats. The original un-extended internal floorspace of the existing dwelling is 94.19 m² which is below threshold set out in Policy DM16.

The site falls within Family Housing Protection Zone therefore any application for a conversion must provide a 3-bedroom unit. The Development Management DPD defines family sized units as those having 3 or more bedrooms. The proposal does not include any family unit, therefore, the principle of the conversion of property into two flats would not be acceptable. Furthermore, the existing original floor space is below the 120 sqm, therefore the proposal would fail to comply the requirement set out in Policy DM16.

Design and appearance

There are no external alterations proposed.

Standard and quality of residential accommodation

The proposed conversion would create two residential units comprising of 1 x 2-bedroom flat with access to rear garden and 1 x 2-bedroom flat on the upper floors. All the proposed

flats exceed the required minimum standards. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments. The London Plan set out that the 1 bed 2 persons flat should have a floor of 50 sqm and the proposed ground floor flat would be 47.3 sqm which is below the minimum of 50 sq.m and the first floor flat would be 47.2 which is also below the minimum requirements of 50.sq.m. Overall, it is considered that the proposed flats would not comply the standards set out in the London Plan, therefore not acceptable.

Impact on neighbouring amenity

The proposal does not comprise of any external alterations; therefore, it is not considered that proposal would be harmful to the neighbouring properties.

Transportation

The Council's Transportation Team has been consulted and have not provided any comments. The site has a PTAL of 2, indicating it has 'poor' access to public transport services. The site is located within a CPZ. The development is proposed as car free, and it is considered that the uplift would not be significantly different from the current use. Officers note that no details of a secured bike have been provided, and no details of a secured bin store has been provided. Therefore, it is considered that if the applicant does appeal against the Council decision, then a condition would be attached requiring the applicant to provide adequate cycle parking and a secured bin store.

Conclusion

The proposed conversion of the single-family dwelling into 2 flats would result in an unacceptable loss of family housing for which there is an identified need and would provide sub-standard accommodation for future occupiers contrary to Policy D6 of London Plan 2021, Policy SP2 of the Haringey Local Plan 2017 and Policy DM16 of Haringey's Development Management DPD (2017).

Refusal Reasons:

The proposed conversion of the single-family dwelling into two flats would result in an unacceptable loss of family housing for which there is an identified need. The original un-extended floor area of the property also fails to meet the minimum floor space standard set out in the Council's adopted Policy DM16. As such, the proposal would be contrary to London Plan Policy D6, Local Plan Policy SP2, and DM16 of the adopted Development Management, Development Plan Document (2017).

The proposed conversion of the property would result in the provision of substandard residential accommodation for future occupiers due to inadequate floor space for both flats, lack of cycling parking storage or adequate refuse and recycling storage contrary to Policy D6 of the London Plan 2021, Policies SP11 and SP2 of the Haringey Local Plan 2017, Policies DM16 of Haringey's Development Management DPD (2017) and the Major's Housing SPG 2016.