

Officer's Report

Application Number	HGY/2022/4030
Type	Full planning permission
Location	187, Westbury Avenue, Wood Green, London, N22 6RX
Proposal	Use of property as a 6 person HMO (Retrospective).
Case Officer	Sarah Madondo
Valid Date	07/11/2022
Applicant	Mr Mehmet Huseyin
Agent	Mr Chris Georgiou

RECOMMENDATION

Refuse

Site and Surroundings

The application property is a two-storey terraced house located on the western side of Westbury Avenue. The house has an original 2 storey "outrigger" with a non-original single storey rear addition and dormer extension. The site is not located within a conservation area.

Principle of development

The proposal is for the conversion of this existing dwelling into 6 bedroomed HMO, capable of accommodating 8 residents, and is therefore considered to be large HMO.

The dwelling has an original floor area of 115 sqm, which is well below the required 120sqm. The 115 sqm is taken from the Council's GIS system and without including any of the previous extensions (single storey rear extension and loft conversion with a rear dormer). The proposal therefore does not comply with part a) of Policy DM17.

The proposal leads to the loss of family dwelling housing considering that the original floor space is less than 120 sqm. Furthermore, it is considered that allowing this conversion would have a negative impact the overall supply of housing within the Borough and the LPA's ability to meet its housing targets set out in the development plan. The need to provide a sufficient supply of family homes is high priority for the Council and is very challenging. The loss of such satisfactory accommodation to be replaced with HMO, would result in a loss of residential units and is not supported.

It is recognised that the development boosts the supply of housing within the Borough; however, the need to provide a sufficient supply of small family homes is also a priority for the Council. As such, the modest benefit of the additional housing provided by the conversion is not outweighed by the unacceptable loss of a single-family dwelling house.

Furthermore, as outlined above, the original size of the property fails to comply with the requirements as identified in Policy DM17 of the DPD as such meaning this property should remain as a single-family unit.

The overall principle of the conversion is, therefore considered unacceptable, as it would result in the loss of a family sized dwellinghouse for which there is an identified need. It would therefore be

contrary to Policy DM17 of the adopted Development Management, Development Plan Document (2017). The loss of family dwelling would also be contrary to policy SP2 of the Local Plan.

Standard and quality of residential accommodation

The proposal comprises of 6 rooms, 4 x single lettings and 2 x double lettings, capable of accommodating 8 residents, therefore considered to be a large HMO. The HMO would comprise of 1x shared kitchen on the ground floor, 1 x bathroom and a number of toilets on ground floor and first floor. According to the HMO requirements, where some or all of the units of accommodation do not have exclusive kitchen facilities, shared facilities are required to be provided in a ratio of one set of facilities to a maximum of three lettings. In this case, there is only one kitchen for 8 lettings and just one bathroom which is not acceptable. The application has not provided sections so therefore it is unclear if room 6 would have a minimum ceiling height of 2.5m, so that the room is of adequate quality.

Point d) of Policy DM17 states that proposals for conversions into HMO should provide high quality accommodation that satisfies the relevant policies of the local plan including internal space standards, the provision of a satisfactory level of amenity space for occupants and adequate refuse storage. The drawings submitted do not show where bikes, refuse and recycling would be stored. Cycle parking should be provided for each HMO bedroom, and this should be secure, sheltered, and accessible. The site is a mid-terrace property so it would not be practical to store such facilities to the rear. Given the number of HMO occupiers and given that the area at the front is quite small and would be occupied by bins, it is not clear how cycle parking can be integrated here.

It is noted that there is a brick wall to the front of this property and is of a common height in terms of other bins within this terrace. It is accepted that the height of such a wall can serve to screen bins.

Because of the deficiencies and constrained nature of this property, consequently, the proposal would not provide high quality accommodation for occupiers. Accordingly, the proposal would conflict with Policy DM17 of the DPD which seeks to ensure HMOs provide high quality accommodation.

Impact on neighbouring amenity

Reflective of the points above this property was historically a small dwelling, and in the view of the LPA is of a size and configuration more suitable to continue as such a use. As extended and with occupation of up to 8 individuals, there would be a more intensive use of such a terrace house compared to the previous/ historic use. With such a level of occupation and the cumulative comings and goings of such occupiers, including that of visitors and deliveries etc, the use here would generate an overall level of activity materially greater than associated with a family dwelling, as such leading to noise and disturbance detrimental to the amenity of adjoining and neighbouring occupiers.

Transport consideration

The application is proposed as a car free development and the Council's Transportation Team has been consulted and advises that the site is located within Belmont CPZ and has a transport accessibility level of 3 which denotes moderate connectivity.' The Transportation Officer outlined that no cycle parking has been provided. As discussed above it is viewed that because of the constrained front garden there is limited space to provide secure cycle parking to the front of this property.

Conclusion

The proposed conversion would result in unacceptable loss of family housing for which there is an identified need, provide unacceptable living conditions for future occupiers and development would result in an over-intensive use of the property harmful to neighbouring amenity.

Given the above this application is recommended for refusal.

Refusal Reasons:

The proposed conversion of this single-family dwelling into an HMO would result in unacceptable loss of family housing for which there is an identified need, undermining the Council's ability to meet its housing targets as set out in the London Plan. The proposal is therefore contrary to London Plan Policy H8, Policy SP2 of the Haringey Local Plan (2017) and Policies DM10 and DM17 of Haringey's Development Management DPD (2017).

The proposed change of use to a house in multiple occupation (HMO) for 8 persons (Sui-generis), would by reason of the lack adequate cycle parking provision and lack of sufficient shared facilities internally, provide substandard quality of accommodation for future occupiers, contrary to Policies D12, DM17 and DM35 of the Council's Development Management DPD (2017) and Policy D6 of the London Plan (2021).

The proposed development would result in an over-intensive use of the property and an increase in levels of activity and noise that would be detrimental to neighbouring residential amenity, contrary to Policies DM1 and DM17 of Haringey Council's Development Management DPD (2017).