

41 High Street
Barkway, Royston
Herts SG8 8EA

Dolores Altaras
Altaras Architecture Ltd
dolores@altarasarchitecture.co.uk
Tel: 01763848952
Mob: 07774410257

Planning Statement

32 Willoughby Lane, N17 0SS

Conversion to HMO

Altaras Architecture Ltd – February 2023

1 The Application Site

1.1. The subject site is a two-storey semi-detached property with a rear garden. The property has been extended and extensively re-furbished. It has 2 en-suite rooms at ground floor, a living and sitting rooms to rear and a dining room together with a large, separate kitchen and 4 en-suite rooms on the first floor. The property is a short walk from Northumberland Park station and Tottenham Marshes.

The site is not located within a conservation area and does not fall within the curtilage of a listed building.

The property benefits from a HMO licence for 6 persons dated 14/12/2020.

2 The Proposal

2.1 This is a retrospective application for the conversion into an HMO for 6 persons.

3. Relevant Planning Policy

Policy DM17

States that

"...Houses in Multiple Occupation (HMO), including small HMOs (3-6 unrelated people) within the area covered by the Article 4 Direction (as shown in Figure 3.2), will only be permitted where:

a The gross original internal floor space of the existing dwelling is greater than 120m²;

b They do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood, including cumulative impacts arising from an over-concentration of HMOs within an area;

c. They are accessible by public transport, cycling and walking;

d They provide high quality accommodation that satisfies the relevant policies of

the Local Plan, including internal space standards, provision of a satisfactory level of amenity space for occupants, and adequate and convenient refuse storage and collection; and

e. Where non self-contained, have exclusive use of a kitchen or space within a shared kitchen for each household.

4. Detail Proposal

4.1 Gross original internal space

The existing property before it was extended had an approximate internal GIA of 140sqm. This has been extended to a total GIA of 163sqm, in order to provide better shared facilities

4.2 Adverse impact

This property benefits of a HMO licence already, while most of the converted properties in this road contains self-contained flats with no sharing facilities.

4.3 *accessible by public transport, cycling and walking*

The property has a PTAL rating of 3 and is within 8min walk to Northumberland Park Railway Station, 3min from Bus routes and Tottenham Marshes recreation area and Nature Reserve.

The conversion proposes the following

4.4 **“High quality accommodation” –**

The property has been converted with only the ground floor extension implemented. The conversion includes 6 single bedrooms varying between 10.5-12sqm, each with en-suite showers, fridge, sink and storage. All rooms are provided with high quality finishes, central heating, adequate light and ventilation and adequate private storage.

The communal areas include 2no. living/sitting areas of approx. 12sqm each, a dining room area of approx. 10sqm and a new kitchen of 12sqm with 2no. cookers and separate ovens, 2no. sinks and 2 washing machines, adequate storage and laundry area. The communal facilities total 46sqm, which is adequate for an HMO this size. All extension and refurbishment work have been inspected by Building control Inspector and the commencement notice is attached to this application.

The proposal also includes two refuse enclosures at the front of the property. This enclosure can accommodate adequate refuse recycling and waste provision. In addition cycle storage is provided is 2x4cycles secure store at the rear of the property.

5 Conclusion

- 5.1 In conclusion, we believe that the proposal for a 6 person HMO in this position in Willoughby Lane is appropriate, considering that it is located close to public transport, recreation areas and local shopping facilities and it will not harm the character of the area as it is not excessively increasing the number of conversions in the road. In addition, the close consultation with the council's HMO and housing departments and the advice taken from the enforcement officer resulted in a balanced design which is already licensed and will be managed in accordance with the Licensing Regulations.