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Design & Access Statement

Date: 05/2023

Site Address: 161b Shelbourne Road, Haringey, London N17 9YD

Planning application reference number:

Contents

Introduction:	2
Relevant Planning History:	2
The Site and Its Surroundings:	3
Space standards check as per Enfileds HMO Standards revised March 2021	4
Design.....	4
Impact on Amenity:	4
Transport:.....	5
Conclusion:.....	5

Introduction:

The Design and Access Statement has been prepared in support of a full planning application for the change of use from C3 Dwelling house to C4 House of multiple occupancy (3 People)

SAM Planning is the acting agent on behalf of the owner of the site.

Relevant Planning History:

- N/A

Similar Applications:

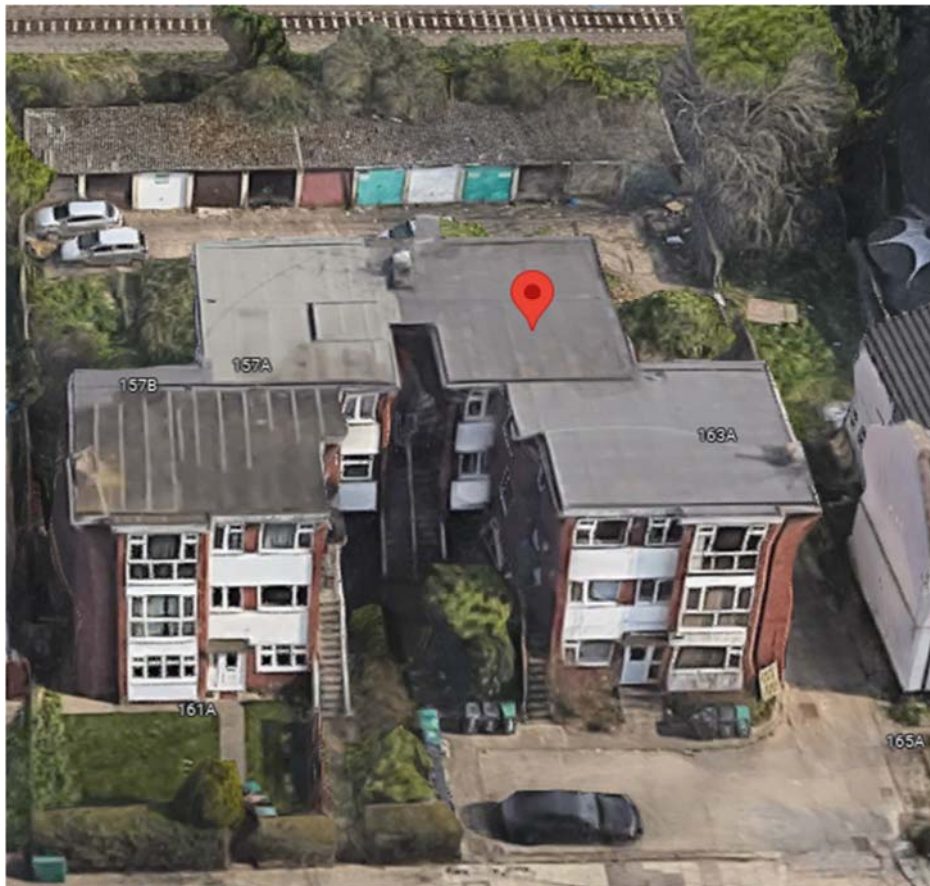
- HGY/2022/1472 - 708 Lordship Lane London N22 5JN
Change of use from a dwelling (C3 use) to a 6-bedroom 6-person HMO (C4 use) including a single-storey rear extension, hip to gable roof extension, rear dormer and installation of three rooflights in front roof slope.
[Approve](#)
- HGY/2021/3125 - 255 Wightman Road London N8 0NB
Change of use of single-dwelling-house to a 6-bedrooms HMO with a maximum of 8 persons occupancy.
[Approve](#)
- HGY/2021/2967 - Third Floor 183 High Road London N22 6BA
Change of use of third floor vacant unit to staff accommodation HMO (4 person) and installation of balustrade to the roof terrace.
[Approve](#)

The Site and Its Surroundings:

The application site comprises a first-floor flat located within a 3-storey block of flats. The surrounding area is mainly residential in character, with terraced properties and semi-detached of a mainly similar style, appearance and age.

The application site is not located within a conservation area and is not subject to a listed building. No designations are associated with the subject site.

The site is located within a Controlled Parking Zone (CPZ) BP.



Space standards check as per Haringey HMO Standards

Bedroom	Occupancy	Size (m ²)	Standard (m ²)	Complies?
1	1	9	6.5	Yes
2	2	14	10	Yes
Kitchen	Users			
1	3	6	-	Yes
Bathroom	Users			
1	3	3	-	Yes
Living Room	Users			
1	3	15	-	Yes

Loss of Family Units

The scheme does not include any compensatory family size units of 3+ beds so can often go against local policy requiring the conservation of existing family units. However in recent appeals (Appeal Ref: APP/W5780/W/21/3280052), inspectors have stated that there is no reason why properties falling into C4 use Class could not be used as a large family dwelling, even if there is a change of use to be used as an HMO. This is because the internal layout would maintain a residential use, typical of a family dwelling and in this case the proposal provides 2 good sizes bedrooms. As such, this would not cause a loss of a family-sized unit and therefore the inspectorates approach is adopted in this instance.

Design

The proposal makes no alterations internally and the addition of secure bicycle storage to the garage located to the rear otherwise no alterations are proposed to the elevations.

The internal design has been done taking into account Haringey's HMO Standards, making sure all rooms and spaces meet the minimum standard and exceed it where possible.

Impact on Amenity:

The proposal would not raise any material amenity concerns in terms of loss of sunlight/daylight, outlook and privacy to the amenity of the neighbouring properties to warrant a refusal of the application.

Transport:

The development does not have any adverse material impacts on the local highway network.

Public transport

The site benefits from an excellent' PTAL Rating of 2, which is just below average rating but this is due to its location closer to the river Lea and Lockwood reservoir. It is located a 16 min walk (0.8 miles) to Bruce Grove station and just a 7 min walk (0.4 miles) to Northumberland Park station.

Meaning that the property has good public transport options and availability within the local area. This also makes it eligible for a car-free agreement under the London plan Policy T6 & Table 10.5.

Cycle storage

3 No secured and sheltered cycle spaces are to be provided and this will be located with the rear garage unit as shown on the plans.

Conclusion:

The proposal overall is considered to be acceptable and there would be no unacceptable impacts to adjacent properties or to the character of the area/appearance of the existing building. It is, therefore, our understanding that planning permission should be granted.