



Officer Report

Application Number:	HGY/2023/1480
Application Type:	Change of use
Address:	Flat B, 161 Shelbourne Road, Tottenham, London, N17 9YD
Proposal:	Change of Use from Single Family Dwelling (Use Class C3) to 3 Person HMO (Use Class C4)
Case Officer:	Laina Levassor
Valid Date:	05/06/2023
Applicant:	Sam Sprung Sprung
Agent:	Joshua Valler-Feltham

RECOMMENDATION

Refuse

SITE HISTORY

Planning History:

No history.

Enforcement History:

No history.

The planning history of the site has been taken into account when coming to this decision.

SITE DESCRIPTION

This application relates to a first floor flat located within a purpose built residential block on the Eastern side of Shelbourne Road. The application site is not within any conservation area and does not fall within the curtilage of any listed buildings. The site is covered by an Article 4 Direction removing permitted development rights for changes of use from C3 dwellings to C4 HMOs. It is also within Haringey's designated Family Housing Protection Zone.

CONSULTATION RESPONSES

Six objections received from local residents and one from the local ward councillor. The following issues were raised:

- Overconcentration of HMOs in the area
- Resultant noise impacts
- Increase in vehicles / parking needs
- Increase in waste / lack of waste details / existing overflowing waste
- Substandard housing

PROPOSED DEVELOPMENT

This application proposes the change of use of the property from a single family dwelling (Use Class C3) to a HMO for up to 3 occupants.

Amendments

Amended floorplans were provided (Drawing No PR-P003), where the original living space is to be a bedroom.

Conversion from C3 to C4:

The site address is within the Northumberland Park Ward, covered by an adopted Article 4 Direction for Houses in Multiple Occupation (HMO) which removes permitted development rights for change of use from dwelling houses (Use Class C3) to houses in multiple occupation (Use Class C4). The direction, which came into force on the 30 November 2013, means that planning permission is required in areas covered, for this type of development.

Use Class C4 is defined as Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom. Proposed floor plans (Drawing No: PR-P003) depicts two bedroom spaces (14m² & 15m²), a communal living space (9m²), kitchen (6m²) and bathroom (3m²).

Policy DM17: Houses in Multiple Occupation (Development Management DPD 2017), states that conversion is only 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 satisfy the appropriate Haringey Environmental Health Standards;
- d. They are accessible by public transport, cycling and walking
- e. 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;

Policy requirements refer to original internal floorspace which is not inclusive of any extensions made to the property. 'Original' refers to internal floorspace, not including any extensions made to the property. Measurements for this area have been taken using floorplans provided and scaled. Original internal floorspace measures approximately 49sqm at maximum, failing to meet minimum floorspace requirements.

The Planning Statement states that 3 secured and sheltered cycle spaces would be provided, located within the rear garage unit highlighted on plans.

DPD Policy DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development, parking is provided for disabled people; and parking is designated for occupiers of developments specified as 'car capped'.

The site has poor public transport accessibility (PTAL=2) which denotes poor connectivity and is located within the Tottenham Hale North CPZ and Event Day. Residents, businesses and visitors can park in marked parking bays during operational hours by displaying a valid parking permit.

Given the number of residents proposed and the level of accessibility to the site, it is considered highly likely that some residents will own vehicles likely to increase the demand for on street parking. The applicant has not provided any car parking survey that demonstrate that there is residual car parking supply to meet the need created by the proposal. In the absence of car parking survey, it is considered that the development would give rise to additional vehicular activity (including by residents', visitors' and servicing vehicles), and place additional pressure upon on-street parking which is already restricted and in high demand.

Conclusion

The proposal is considered unacceptable for the reasons set out above.

RECOMMENDATION

Refuse planning permission:

Refusal Reasons:

The application site does not meet the established policy minimum size standard to be considered acceptable for conversion to an HMO, resulting in the loss of a unit of accommodation suitable for its original/continued occupation as a two-bed room flat, contrary to Policy DM17 Development Management Development Plan Document (DPD) 2017.

In the absence of a car parking survey or an appropriate legal agreement restricting on-street car parking within the local CPZ, and in the absence of cycle parking provision, the application fails to demonstrate that it would have an acceptable impact on the local highway network or meet the sustainable transport objectives of the Council and the Mayor for London,. As such the proposal is contrary to Policy SP7 of Haringey's Local Plan (2017), Policy DM17 of its Development Management DPD (2017) and Policies T1, T4, T5 & T6 of the London Plan (2021).