



Officer Report

Application Number:	HGY/2023/2206
Application Type:	Full planning permission
Address:	2 Sandford Avenue, Wood Green, London, N22 5EH
Proposal:	Change of Use from Single Family Dwelling (Use Class C3) to a HMO for 5 occupants (Use Class C4)
Case Officer:	Laina Levassor
Valid Date:	25/08/2023
Applicant:	Mrs Eleni Christodoulides
Agent:	Mr Michael Hapeshis

RECOMMENDATION

Refuse

SITE HISTORY

HGY/2014/0665: Permitted Development
Certificate of Lawfulness for erection of rear single storey extension and rear dormer

SITE DESCRIPTION

This application relates to a two storey dwelling located on the southern side of Sandford Avenue. The site is not within any conservation areas. The site falls within the Article 4 Direction area for HMO's and within the designated Family Housing Protection Zone.

CONSULTATION RESPONSES

No responses were received by neighbouring occupants.

Private Sector Housing Team Haringey Council responded:
We support the provision of this much needed type of accommodation. The room sizes in this development would result in only 4 tenants being allowed to occupy. The HMO will need an additional HMO licence for the 4 occupants.

PROPOSED DEVELOPMENT

The application form details a proposed change of use from C3 to C4. Use Class C4 is described as Houses in multiple occupation - 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 is a 4 bedroom HMO, for 5 occupants with 1 x double occupancy bedroom and 3 x single occupancy.

ANALYSIS/ASSESSMENT

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;

The original internal floorspace of the property measures 88m² and fails to meet this part of the policy. The original, un-extended floorspace fails to meet the minimum floorspace requirements, as set out in Policy DM17 of the Haringey Development Management Document which requires a total of more than 120sqm.

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking, and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.

The proposed development does not incorporate on-site parking provisions and is therefore to be assessed as a car-free development.

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 a PTAL rating of 2 which denotes low public transport connectivity.

The site is located within the Woodside CPZ. The applicant has not provided any car parking survey to demonstrate that there is residual 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.

The proposal does not include the provision of cycle parking.

Policy DM17 of the Development Management DPD recognises that many HMOs in the borough provide sub-standard living conditions. In response to this, policy states that conversion is only permitted where the gross original internal floorspace of the existing dwelling is greater than 120m². Un-extended, the property fails to meet this requirement.

London Plan Policy D6 requires housing developments to be of high quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the

provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, including conversions, stating a 4 bedroom property, for 5 persons, set over 2 storeys should have 97sqm of GIA.

Policy DM4 requires all proposals to provide on-site provision for general waste, recycling and organic material for composting. This on-site provision must ensure adequate dedicated internal and external storage space to manage the volume of waste arising from the site. Policy also requires that refuse storage is located and screened to avoid nuisance and adverse impact on visual and other amenity to occupiers and neighbouring uses. As part of this proposal, no screening options have been presented, thereby not meeting policy requirements as set out above.

The property is a small mid terraced property located in a narrow street in a largely residential area composed mainly of small family terraced houses. While any residential use is capable of generating nuisance if used in a particular way, the introduction of an HMO for 5 adults, and the associated activity, including visitors, guests and servicing requirements of 5 adults is more likely to result in noise and nuisance potentially detrimental to neighbouring amenity than would be the case if occupied by a smaller household or family. As such the proposal is considered contrary to neighbouring amenity.

According to Council records there are 26 licensed HMO nearby in Sandford Avenue, Eldon Road & Homecroft Road, or over 10% of houses in those roads. . Policy DM17 part (b) states 'They do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood, including cumulative impacts arising from an overconcentration of HMOs within an area;' According to Haringey's HMO register, there are already 26 licensed HMO nearby in Sandford Avenue, Eldon Road & Homecroft Road, or over 10% of houses in those roads. Research conducted by the private consultancy London Property Licensing estimated in 2020 that 75% of all HMOs in London are unregistered. So, the total number of existing HMOs in this area is likely to be significantly higher. The proposal would therefore exacerbate the over concentration of HMOs in the area, resulting in adverse impacts on local character and amenity. No information on existing conversions has been submitted by the applicant to support their application.

Other Matters

The Local Plan is not reliant on conversions to meet its strategic housing target and the Council will restrict further residential conversions in areas of the Borough identified as already having a high concentration of converted properties which form part of the Family Housing Protection Zone. This will ensure the Council can protect the remaining existing stock of family houses (3+ bedrooms) within these areas, and to ensure that, across the Borough, the range of Haringey's housing needs can be met. The property falls within the Family Housing Protection Zone. Conversion of the site to a HMO would contribute to the removal of family housing, within a designated area for which protection of such housing is applied.

CONCLUSION

All other relevant policies and considerations, including equalities, have been taken into account.

REASONS FOR REFUSAL

Refusal Reasons:

The proposed conversion of the single-family dwelling into a HMO 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 HMO policy. As such the proposal would be contrary to London Plan policy, Local Plan Policy SP2, and DM17 of the adopted Development Management, Development Plan

Document (2017).

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 Policy SP2 of Haringey Council's Local Plan 2017, Policy DM12 & DM17 of Haringey Council's Development Management DPD and Policy D6 of the London Plan 2021.

The proposed change of use of the property to a house in multiple occupation (HMO) for 5 persons would by reason of the lack of cycle parking, and the lack of refuse, recycling storage and adequate room size is considered to provide a sub-standard form of accommodation, an over intensive use of the site, harmful to neighbouring residential amenity contrary to Policy DM17 of Haringey's Development Management DPD (2017).

The proposed conversion of the property to an HMO will exacerbate the over-concentration of HMO uses in this area, resulting in adverse impacts on local character and amenity and contrary to Policy DM17 of Haringey's Development Management DPD (2017).

Informatives:

INFORMATIVE: Pre- application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service.

<https://www.haringey.gov.uk/planning-and-building-control/planning>