

Design, Access and Planning Statement

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4)



Site Location:	178 Downhills Park Road, London, N17 6AP
Date:	05/03/26
Planning Authority:	Haringey Council

1. Introduction

Homz has been instructed to prepare and submit a planning application to the Haringey Council for Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) at 178 Downhills Park Road, London, N17 6AP.

The proposal seeks to formalise the occupation of the property as a small HMO accommodating **five residents**. The proposal does not involve external alterations to the building and the property will remain physically unchanged in appearance.

This statement assesses the proposal against the relevant provisions of the National Planning Policy Framework (NPPF), the London Plan (2021) and the adopted policies of the London Borough of Haringey, particularly Policy DM17 relating to Houses in Multiple Occupation.

2. Site Description and Context

The application site is located at 178 Downhills Park Road within the London Borough of Haringey in North London.

The property forms part of a two-storey terraced residential street characterised by traditional Victorian and early twentieth-century housing typical of the Tottenham area. The surrounding area is strongly residential in nature and consists predominantly of terraced family dwellings with small front gardens and rear private gardens.

The site is situated within an established urban environment with good accessibility to local facilities, public transport connections, local schools, parks and neighbourhood services. Downhills Park lies within close proximity to the site and provides a significant local recreational resource.

The property benefits from:

- A front garden area
- A two-storey dwellinghouse

- A private rear garden

The total site area is approximately 222 square metres.

3. Proposal

The application seeks planning permission for the change of use of the property from a single dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4) accommodating five individuals.

The proposal does not involve extensions, alterations or physical changes to the building. The external appearance, scale and character of the property will remain unchanged and the development therefore preserves the visual character of the terrace and wider streetscape.

Internally the property will accommodate five bedrooms supported by shared residential facilities including a communal kitchen and dining space together with bathroom and WC facilities.

The property has a gross internal floor area of approximately 121.5 square metres, which is a key factor in assessing compliance with Haringey's planning policies relating to HMOs.

The proposal also provides appropriate operational arrangements including refuse storage and secure cycle parking provision in order to support sustainable travel choices and appropriate waste management.

The scale of occupation proposed represents a small HMO typical of residential conversions found across London and is considered proportionate to the size of the property.

4. Planning Policy Context

The relevant planning framework for the site comprises national, regional and local policy.

National Planning Policy

The National Planning Policy Framework (NPPF) promotes sustainable development and efficient use of land and buildings. Key objectives include:

- Supporting the efficient use of existing housing stock
- Delivering a wide choice of homes
- Creating inclusive and mixed communities

The NPPF recognises the importance of delivering a diverse range of housing types to meet different needs.

Regional Planning Policy

The London Plan (2021) supports the delivery of a diverse housing stock and encourages efficient use of existing buildings within established urban areas.

Relevant policies include:

- **Policy H1 – Increasing housing supply**
- **Policy H4 – Delivering affordable housing**
- **Policy D3 – Optimising site capacity through design**

These policies encourage the efficient use of existing housing within London's built-up areas and support forms of housing that address varied accommodation needs.

Local Planning Policy

The adopted development plan for the site includes the London Borough of Haringey Development Management Development Plan Document (DPD).

The most relevant policy is:

Policy DM17 – Houses in Multiple Occupation

This policy establishes a series of criteria governing the acceptability of HMO development within the borough.

5. Planning Assessment

Principle of Development

HMOs provide an important form of housing within London's housing market. They provide accommodation for individuals who may not require or be able to afford self-contained housing and therefore contribute to the delivery of a diverse housing mix.

The principle of small HMOs is therefore generally acceptable where development complies with local planning policy and does not result in adverse impacts on the surrounding residential environment.

Compliance with Policy DM17

Minimum Property Size

Policy DM17 requires that properties converted to HMOs exceed 120 square metres of gross internal floorspace in order to ensure that conversions do not result in the loss of smaller family housing.

The subject property has a total gross internal floor space of approximately 121.5 square metres.

The proposal therefore, exceeds the minimum floor space requirement and satisfies this policy criterion.

HMO Concentration

Policy DM17 also seeks to prevent harmful clustering of HMOs within local neighbourhoods.

A review of the surrounding area indicates that there is only a very limited number of known HMOs within a 100 metre radius of the property. The proportion of HMOs within the surrounding residential area remains very low and the locality continues to be dominated by family housing.

The proposed change of use would therefore not lead to an over-concentration of HMOs nor undermine the residential character of the area.

Quality of Accommodation

The proposed accommodation will provide five bedrooms supported by shared residential facilities, including communal kitchen and sanitary facilities.

The internal layout provides generous bedroom sizes and adequate shared facilities ensuring that residents benefit from a suitable standard of accommodation.

The proposal therefore, delivers high-quality living accommodation consistent with good residential standards.

Impact on Residential Amenity

The proposal does not involve any external alterations to the building, and therefore:

- The scale and appearance of the property remain unchanged
- The visual character of the terrace is preserved
- There will be no additional overshadowing, overlooking or loss of privacy

The development will therefore have no adverse impact on neighbouring residential amenity.

Waste Management and Cycle Storage

The proposal provides appropriate arrangements for refuse storage and cycle parking in order to support sustainable travel behaviour and ensure effective waste management.

These arrangements ensure that the property can operate appropriately as an HMO without creating adverse impacts on the street environment.

6. Technical Considerations

Transport and Accessibility

The site benefits from strong accessibility to public transport and local services.

Residents will have convenient access to:

- Bus routes operating along Downhills Park Road
- Local neighbourhood shops and facilities
- Nearby rail and underground stations
- Public open space including Downhills Park

Given the highly accessible urban location, the proposal is unlikely to generate significant car ownership and therefore does not create transport concerns.

Character of the Area

The proposal does not involve alterations to the external appearance of the building. The terrace and wider streetscape will therefore remain unchanged.

The development is therefore considered fully compatible with the established residential character of the area.

7. Planning Balance

The proposal represents a modest and proportionate intensification of an existing residential property.

Key planning benefits include:

- Efficient use of an existing residential building
- Provision of needed shared housing accommodation
- Compliance with Haringey's minimum floorspace requirements
- No external alterations or visual impact
- No harm to neighbour amenity
- No harmful concentration of HMOs

The development therefore aligns with the objectives of the NPPF, the London Plan and Haringey's Local Plan policies.

8. Conclusion

This application seeks permission for the change of use of 178 Downhills Park Road from a dwellinghouse (Use Class C3) to a small HMO (Use Class C4) accommodating five residents.

The proposal:

- Meets the minimum floorspace requirement under Policy DM17
- Will not result in harmful clustering of HMOs
- Provides adequate residential accommodation standards
- Introduces no external alterations
- Preserves the character of the surrounding residential area
- Protects neighbouring residential amenity

The proposal therefore represents sustainable development consistent with national, regional and local planning policy.

“ This report has highlighted that the proposed development, subject to this application for planning permission, is in accordance with the Council’s planning policies and national planning policy.

For the above reasons, the development is sustainable development and is also in accordance with national policy and guidance. Therefore, in the absence of any other material considerations to justify otherwise, it is respectfully requested that development be considered as acceptable in principle.

Should the Planning Authority request any further information to process this request **Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4)**, please contact Shivam at **Shivam@homz.uk** directly as the acting agent and we will be more than happy to deliver any additional information as and when required.”