



PLANNING, DESIGN AND ACCESS STATEMENT



**PROPOSAL: CHANGE OF USE FROM A DWELLING (C3 USE) TO A 6
BEDROOM 6 PERSON HMO.**

SITE: 27 PARK ROAD, LONDON, N11 2QE

DATE: APRIL 2026

1.0 Introduction

- 1.1 This Planning, Design and Access Statement has been prepared by KIKS Group Ltd to accompany the full planning application for the change of use from a dwelling (C3use) to a 6 bedroom 6 Person HMO at 27 Park Road, London, N11 2QE.
- 1.2 This Statement provides a planning analysis to demonstrate that the submitted proposal is acceptable in planning terms and in accordance with the relevant policy and guidance.

The application is supported by a site layout plan and floor plans which illustrate that the site is capable of the conversion.

- 1.3 The remainder of this Statement is structured as follows:

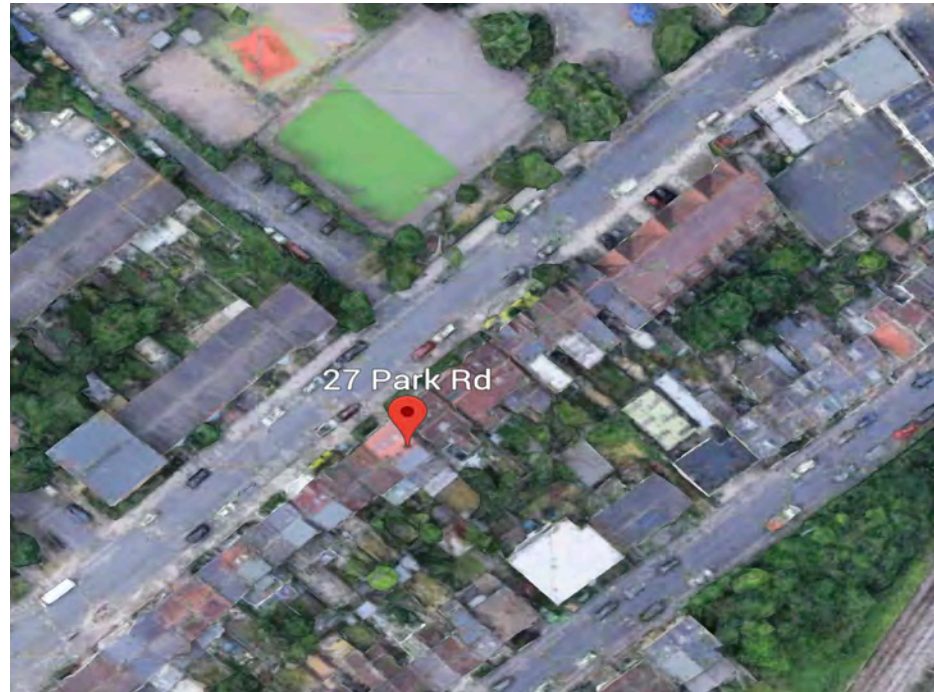
- 1.4
- Section 2: Site location and description
 - Section 3: Development Proposal
 - Section 4: Planning Policy Context
 - Section 5: Opportunities and Constraints
 - Section 6: Design and Access
 - Section 7: Planning Analysis
 - Section 8: Summary

2.0 Site Description

- 2.1 The application site comprises a substantial three-storey, mid terrace property with side access located on Park Road. The surrounding properties are of a similar vintage. A number of the properties in the vicinity of the property have been altered/extended.

- 2.2 The aerial photograph exhibited in figure 1 below illustrates the location of the site and nature of the surrounding development.

Figure 1 – Aerial View of Site



- 2.3 The site is not located within a Conservation Area or adjacent to any designated heritage assets.

3.0 Proposal

- 3.1 Full planning permission is sought for the change of use from a dwelling (C3 use) to a 6 bedroom 6 Person HMO.
- 3.2 Internally, the accommodation will be arranged as follows:

- Ground floor – Three en-suite bedrooms;
- First floor – One en-suite bedroom and communal kitchen/common room; and
- Loft – Two en-suite bedrooms.

3.3 As is the existing situation an area will also be retained at the front of the site for the safe and secure storage of bins and recycling, and a bike store erected in the garden for the secure storage of bikes.

4.0 Planning Policy Context

4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows “If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

4.2 National Planning Policy Framework

4.3 The NPPF sets out the Government’s planning policies for England and sets out how they are expected to be applied. The NPPF took immediate effect.

Paragraph 2 of the NPPF states that *“Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.”* The plan-led approved approach to development as enshrined by Section 38(6) of the Planning and Compulsory Purchase Act 2004. In addition, the NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions, as are previous planning decisions and appeals.

4.4 Paragraphs 7 and 8 confirm that the purpose of the planning system is to contribute to the achievement of sustainable development, which comprises economic, social and environmental dimensions.

- 4.5 The NPPF retains a presumption in favour of sustainable development. Paragraph 11 reaffirms that *“applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.”*
- 4.6 In respect of the presumption in favour of sustainable development, Paragraph 11 identifies that development proposals which accord with the development plan should be approved without delay and importantly:
- “approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole..”*
- 4.7 Paragraph 38 of the NPPF relates to decision making and confirms that *“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.*
- 4.8 The NPPF confirms the Government’s objective of significantly boosting the supply of homes. This is seen in the context of ensuring that a sufficient amount and variety of land comes forward where it is needed, that the needs of groups with specific housing

need requirements are addressed and that land with planning permission is developed without unnecessary delay (Paragraph 59).

- 4.9 In terms of different groups in the community, the NPPF indicates that due regard be given to size, type and tenure (Paragraph 61).
- 4.10 Paragraph 68 makes specific reference to small to medium sized sites (being less than 1ha) as making an important contribution to meeting the housing requirements of an area because they can be built-out relatively quickly. It emphasizes the need to support development of windfall sites where great weight should be given to the benefits of using suitable sites within existing settlements for homes.
- 4.11 Paragraph 117 requires planning decisions should promote the efficient use of land.
- 4.12 Paragraph 118d states to promote and support development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively.
- 4.13 Paragraph 124 stresses that good design is a key aspect of sustainable development. The NPPF also stresses that planning permission should be refused for poor design (Paragraph 130).
- 4.14 The Courts have held that Central Government's policy is a material consideration that must be taken into account by the decision maker, as are relevant appeal decisions.
- 4.15 Local Planning Policy relevant to this small scale development proposal is contained within the Haringey Local Plan and Haringey Development Management DPD and the London Plan. The following policies are considered to be relevant:

Haringey Development Management DPD

- Policy DM1: Delivering High Quality Design
- Policy DM2: Accessible and Safe Environment
- Policy DM10: Housing Supply
- Policy DM11: Housing Mix
- Policy DM12: Housing Design and Quality
- Policy DM17: Houses in Multiple Occupation

London Plan (2021)

- GG1 Building strong and inclusive communities
- GG4 Delivering homes Londoners need
- D1 London's form, character and capacity for growth
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- H9 Ensuring the best use of stock
- H10 Housing size mix
- T5 Cycling
- T6 Car Parking

- T6.1 Residential parking

5.0 CONSTRAINTS AND OPPORTUNITIES

5.1 The site represents an opportunity to create a high quality 6 bedroom HMO within the physical limits of a settlement that is, due to its accessibility and sustainability, a location where development is directed and encouraged to locate. Consequently, the proposal accords with the provisions of the development plan.

5.2 Paragraph 59 of the NPPF confirms that:

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the LPA cannot demonstrate a five-year supply of deliverable housing sites”.

5.3 An opportunity exists to layout the building in a fashion that will retain and reflect the character of the street and the grain of the surrounding urban area. The separation distances required are considered achieved. For these reasons it is deemed that the proposal is acceptable in design terms and in character with the surrounding area in compliance with the design policies of the development plan.

5.4 Taking account of national and local planning policy, including the ‘weight’ that should be afforded to such, we would submit that the balance of material considerations indicate that the proposed residential development is acceptable, in-principle.

5.5 There is no proposal to alter the levels upon the site. As such, topography does not therefore pose a constraint to development.

5.6 The site is in a sustainable location and is accessible by alternative modes of transport. It is also within close proximity to employment opportunities, as well as local facilities, including shops, schools, churches, restaurants, public houses and other local community facilities.

5.7 A safe and satisfactory access can be achieved to the development.

6.0 DESIGN AND ACCESS

6.1 The design related policies in the development plan identify that context and character are key considerations and that development in existing areas must respond to and respect inherent layout, density, scale, appearance, materials and access.

i) Layout

6.2 The layout of the building has been arranged to ensure an enhancement to the overall level of accommodation and ensure an efficient use of the space.

6.3 The en-suite rooms and communal areas have been carefully designed within the building perimeters to ensure satisfactory living conditions for new residents, whilst also maintaining the amenity enjoyed by surrounding buildings.

ii) Density

6.4 The change of use will result in a scheme that is commensurate to the size of the property.

6.5 The change of use seeks to utilise the site with regard to the footprint, scale and mass, in particular levels and heights.

iii) Scale

- 6.6 There will be no unacceptable impact on surrounding residential properties as a result of the change of use to a HMO. The scale of the development is consistent and respects the form of the surrounding development.

iv) Appearance

- 6.7 No additions are proposed and as such the appearance will be in keeping with the overall character and appearance of the area.

v) Materials

- 6.8 Design features included with the development are: -

- Materials to match those used in the existing property.

vi) Access

- 6.9 No alterations to the existing access arrangements are proposed.
- 6.10 Having regard to the location of the site, which is within walking distance of local amenities and bus stops, it is considered that the site represents a sustainable location. The site has a PTAL rating of 5.

7.0 PLANNING APPRAISAL

7.1 This section seeks to highlight the main issues relevant to the determination of the application and assess the scheme against the local and national planning policies referenced in section 5.0 above.

7.2 The main issues that are considered to be relevant in this case include the following:

- The principle of development having regard to the criteria set out in Policy DM17 of the Haringey Development Management Policies Document;
- The effect the rear dormer extension will have on the character and appearance of the property and surrounding area.

i) Principle of Development

7.3 Paragraph 11 of the Framework sets out the presumption in favour of sustainable development. For decision-taking this means where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies of the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

7.4 Paragraph 59 of the NPPF identifies that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. Paragraph 61 of the NPPF adds that within this

context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.

7.5 The application property is located within an established residential area within walking distance of shops and services and has access to public transport. It is therefore considered that the site is sustainable in terms of its location.

7.6 Policy DM17 of the Haringey Development Management Policies Document states:

“Proposals for the conversion of larger homes to 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 overconcentration 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.”

a) Gross Floor Area

- 7.7 The property comprises a substantial three-storey dwelling where the gross original internal floor space of the existing dwelling was greater than 120m². The proposal is therefore compliant with this part of the policy.

b) Concentration Levels

- 7.8 Within the area it is understood that there are no other registered HMO's. The proposal will not result in any unacceptable over concentration of HMO's within Park Road. The surrounding area is urban and built up with tight grain development close to a raft of local amenities.
- 7.9 There is no evidence to suggest that the use of the property as an HMO would have any impact on neighbour amenity. Indeed, there will be no material impact on the make-up of the area. The proposed use is commensurate to the size of the property, and would not undermine the amenity of the neighbouring properties, through any increase in noise and disturbance.

c) Accessible by public transport, cycling and walking

- 7.10 The site enjoys a PTAL rating of 5 that shows that the site is accessible by public transport. Further to this an area in the rear garden of the property will be retained to allow the safe and secure storage of bikes.

d and e) Amenity for future occupants

- 7.11 All the rooms that are proposed will have en-suites and enjoy a good level of outlook. Further to this, a large communal kitchen/common room is proposed. Future occupants will enjoy access to a communal garden area. All rooms comply with the Council's standards.
- 7.12 A dedicated refuse/recycling storage area will also be retained at the front of the property.
- 7.13 Overall, the HMO will be of a high quality and will offer a good level of amenity for future occupants that is compliant with the requirement of Policy DM17.

ii) Character and Appearance

- 7.14 Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality. Policy SP11 of the Local Plan requires the highest standard of design that respects its local context and character and historic significance.
- 7.15 Overall, the proposal accords with local and national planning policy.

8.0 Conclusion

- 8.1 As demonstrated within this Planning Statement the site is located within a highly sustainable, built up residential area and would provide a mix of housing which is required and meet the needs of the community. The original gross internal floor space of the dwelling is greater than 120m² and there will not be an overconcentration of HMO's in the area.
- 8.2 The accommodation will be of a high quality, all with en-suites and access to a large kitchen and external communal amenity space. The property falls within an area that benefits from a high PTAL rating of 5, so is accessible by public transport.
- 8.3 As per the current arrangement, a dedicated refuse store will be retained at the front of the property. A safe storage for bikes will be provided at the rear of the property.
- 8.4 This statement has identified that the proposed development complies with national and local planning policy. The Council's decision on the planning application must be taken in accordance with the development plan unless material considerations indicate otherwise. In light of the scheme's accordance with the development plan, it is respectfully requested that planning permission is granted.