

Officer Report

Application Number:	HGY/2026/0876
Application Type:	Full planning permission
Address:	17 Chester Road, Tottenham, London, N17 6EA
Proposal:	Conversion of single-dwelling property into two self-contained flats
Case Officer:	Sabelle Adjagboni
Valid Date:	26/03/2026
Applicant:	6
Agent:	Ms Erika Joyce

RECOMMENDATION

Refuse

1. Proposed Development

The proposal is for the conversion of single-family dwelling house into 2x self-contained flats.

2. Site and Surroundings

The subject site is two storey mid-terrace dwelling situated around the centre of Chester Road near its intersection with Dongola Road. It does not fall within a conservation area and is not a listed building. The surrounding of the application site is a well-established Victorian residential terrace. The terrace is built in red, with full-height gabled bays and recessed porches and elaborate cladding decoration.

The building is also located within a 'Family Housing Protection Zone' as introduced in the 2017 local plan to restrict further residential conversions in areas identified as already having a high concentration of converted properties. It is also pointed out that the application site and this part of the borough is subject to an Article 4 Direction which came into force in November 2013, removing permitted development rights for a change of use from a single family-dwelling house (Use Class C3) to a HMO (Use Class C4).

3. Relevant Planning and Enforcement History

The recent planning history in relation to the site is as follows:

HGY/2025/3467

Address: 17 Chester Road, Tottenham, London, N17 6EA

Proposal: Formation of new terrace to existing outrigger roof

4. Internal & Statutory Consultation

No comments received.

5. Local Representation

The representations received from neighbours, local groups, etc in response to notification and publicity of the application is as follows:

Supporting: 2

Objections: 0

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity;
5. Transport considerations;
6. Waste management

Principle of development

Principle of additional housing/ conversions

The London Plan 2021 supports the essential need for more homes and currently has a 10-year target set for the delivery of 15,920 new dwellings, of which 2,600 should be from small sites.

Haringey Local Plan policy SP2 outlines that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026.

Policy H1 'Increasing Housing Supply' seeks to increase housing supply across London. The supporting text 'recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford'. The policy states that Boroughs should seek to enable additional development capacity, including through intensification.

The Mayor's Housing SPD (March 2016) refers to the importance of conversions in terms of overall housing supply and in meeting the needs of smaller households (para. 1.2.34).

"To reflect the importance of conversions in terms of overall housing supply and in meeting the needs of smaller households, it is important local policies and decisions are based on

robust evidence and take account of strategic housing requirements. As a general principle, locally restrictive policies, including those based on 'conversion quotas', should not be applied without robust justification"

The existing property is a 1-bedroom property and proposal would constitute a 2 1-bedroom flats thereby adding a residential unit to the borough's housing stock, which would work towards meeting the above identified housing delivery objectives for the borough. The principle of additional housing is therefore acceptable.

Principle of conversions: Local plan policy on conversions

Policy DM16 of the Haringey Development Management DPD (2017) sets out the criteria for the for the conversion of larger homes into self-contained flats. Under Part A of the policy, conversions of larger homes into are supported where, amongst other matters, the property is located outside a Family Housing Protection Zone (FHPZ), has an original un-extended gross internal floor space of at least 120sq.m, and provides an appropriate mix of unit sizes in accordance with Policy DM11.

Part B of Policy DM16 is also relevant, as it confirms that conversions within a FHPZ may only be acceptable where they comply with criteria (b-g) of Part A and do not result in a net loss of family-sized housing.

The application property is located within a FHPZ and has an original un-extended floor space of approximately 102sq.m, which falls significantly below the minimum 120sq.m threshold required under policy DM16. Furthermore, the proposal would result in the loss of an existing family-sized dwelling through its subdivision into smaller residential units.

As such, the proposal fails to comply with the fundamental policy requirements relating to the principle of conversion and is therefore considered unacceptable in principle, contrary to Policy DM16.

Design and appearance

DPD 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 building, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

No external alterations are proposed as part of this conversion.

As such in terms of design, the appearance of the property will be preserved and is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic

Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

Standard and quality of residential accommodation

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, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments. The criteria set out within parts c-g of part A of DMP policy DM16 largely echo some of the design aspects covered within policy D6 of the London Plan.

The proposal would see the existing property sub-divided into self-contained units as follows:

Unit no.	No. beds/persons	Floorspace (sqm)	London Plan requirement for 1 storey dwelling (sqm)	Amenities storage (sqm)	London Plan requirement for 2 storey dwelling (sqm)
Flat A	1b1p	41.7	37	2.2	1
Flat B	1b2p (2 storeys)		58	1	1.5

Relevant aspects of the standard of accommodation:

Layout, light, outlook: Flat B would benefit from being over two floors, with habitable rooms having adequate access to light. Similarly Flat A on the ground floor will also have habitable rooms with adequate access to light. Additionally, Flat A will also benefit from outdoor space which adds to the access to light and outlook.

Floor-to-ceiling heights: The internal height would be the same as existing and is typical for two-storey dwellings. Hence, the proposed ceiling heights here are considered acceptable.

Personal storage: In each flat, the bedroom and kitchen are provided with storage space. In addition, each flat contains a designated storage room external to the bedrooms. This is considered acceptable and in line with the London Plan requirements.

Quality of amenity space: The ground floor flat would have access to outdoor space which contributes to the quality of accommodation and amenities provided. Whilst the top flat does not have access to outdoor space, it is well spacious for its level of occupancy and considered acceptable. It is also worth noting that the property has recently received planning permission, ref. HGY/2025/3467 for a terrace on the first floor which would mean that once built, the top flat would also benefit from an outdoor space. Additionally, there are multiple parks located west of the site within walking distances.

Stacking: The submitted drawings show that there would not be any issues relating to stacking.

Cycle storage: The proposal incorporates bike storage room in the communal entrance hall which can be shared by both flats.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

No external alterations to the property are proposed as such the conversion would not create any impact in terms of outlook, light or sense of enclosure to neighbouring occupiers. As such, the works are considered acceptable in amenity terms.

In terms of use, the conversion of the property into two self-contained residential units would not result in a materially harmful intensification. The levels of coming and goings associated with the proposed use would be comparable to that of family house, in keeping with other properties on the street.

As such, in terms of amenity, the proposal is considered in line with the above policies.

Transport considerations

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 (2017) 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 DM Policy (2017) DM31 'Sustainable Transport'.

The site has a PTAL value of 2, considered 'moderate' access to public transport services. Multiple different bus services are available within walking distance of the site. Bruce Grove station is also a 15-minute walk away.

It is considered, given the scale of the development, the intended level of occupancy and the availability of public transport in the area, the proposal is not considered to result in harm to the transport and highways network or result in on-street parking stress to an unacceptable level.

In terms of cycle parking arrangements, the London Plan 2021 requires 1 space per studio single/one bedroom unit, 1.5 spaces per 2-person 1-bedroom unit, and 2 spaces for all other dwellings. The bike storage in the entrance hall can accommodate 1 bike. However, there is enough space within the front garden to accommodate an additional bike storage as required.

Waste management

DM Policy (2017) DM4 'Provision and Design of Waste Management Facilities' requires all proposals to make on-site provision for general waste, recycling and waste organic materials ensuring adequate internal and external storage space to manage the volume of waste arising from the site.

Adequate bin storage for both refuse and recycling purposes is provided within the front garden area. A pre-occupation condition shall be imposed that requires the waste storage enclosure as shown on the submitted drawings to be installed prior to first occupation and maintained as such for the lifespan of the development.

Conclusion

Whilst the proposal is considered to provide an acceptable standard of accommodation and would broadly comply with other relevant criteria of Policy DM16, the application property has an original un-extended gross internal floor space below the minimum 120sq.m threshold required for conversion. As such, the proposal fails to comply with the fundamental policy requirement relating to the principle of conversion and is therefore considered unacceptable in principle.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL Applicable

There would be no additional floor space and therefore CIL would not be charged.

8. Recommendation

Refuse planning permission

Refusal reason:

The proposed conversion relates to a property with an original un-extended gross internal floor space below the minimum 120sq.m threshold required for conversion and would result in the loss of an existing family-sized dwelling within a Family Housing Protection Zone. The proposal is therefore considered unacceptable in principle and contrary to Policy DM16 of the Haringey Development Management DPD (2017).

Refusal Reasons:

The proposed conversion relates to a property with an original un-extended gross internal floor space below the minimum 120sq.m threshold required for conversion and would result in the loss of an existing family-sized dwelling within a Family Housing Protection Zone. The proposal is therefore considered unacceptable in principle and contrary to Policy DM16 of the Haringey Development Management DPD (2017).