



PLANNING STATEMENT

297 Wightman Road, London, N8 0NA

Proposed change of use from dwellinghouse (Use Class C3) to a 5-bedroom, 5-person HMO
(Use Class C4)

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Standalone Planning Statement
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1. Introduction

This Planning Statement has been prepared by GG Architecture Limited in support of a full planning application for the proposed change of use of 297 Wightman Road, London, N8 0NA from a single dwellinghouse within Use Class C3 to a small House in Multiple Occupation within Use Class C4.

This is a standalone Planning Statement. It is intended to address the principle of development, policy compliance, planning balance and the main development management considerations relevant to the proposed C3 to C4 change of use. It should be read alongside the submitted application drawings and any separate Design and Access Statement, but it does not form part of the Design and Access Statement.

The proposed HMO would accommodate a maximum of five residents in five single-person bedrooms. The proposal does not seek permission for a large HMO, hostel, self-contained flats or any non-residential use. The property would remain residential in character and would continue to function as one dwelling-scale building within the terrace.

The application responds to the key planning matters that Haringey is likely to consider for HMO proposals in this locality, namely the 120sqm dwelling size threshold, cumulative impact, loss of family housing, refuse management, internal space standards, kitchen provision, neighbouring amenity, parking and cycle storage.

Application summary

Site address	297 Wightman Road, London, N8 0NA
Existing use	Dwellinghouse - Use Class C3
Proposed use	Small House in Multiple Occupation - Use Class C4
Maximum occupancy	5 persons
Bedrooms	5 single-person bedrooms
Communal facilities	Communal living/kitchen/dining area and two communal bathrooms
Amenity space	Approx. 90sqm communal rear garden
Refuse	Refuse storage located to the rear garden
Cycle storage	Sheffield-style cycle stands within the site

Purpose of the statement

The purpose of this Planning Statement is to demonstrate that the proposed change of use complies with Haringey Development Management DPD Policy DM17 and the wider development plan. In particular, this statement demonstrates that:

- the existing dwelling exceeds the 120sqm gross internal floor area threshold required by Policy DM17;
- the proposed HMO is small scale and would be limited to five residents only;
- all proposed bedrooms exceed the relevant minimum HMO room size standard;
- a large communal living/kitchen/dining area is provided;
- two communal bathrooms are provided;
- the property benefits from a substantial communal rear garden;
- refuse storage is shown to the rear of the property, avoiding permanent frontage bin storage;
- cycle storage is provided on site;
- the use can be appropriately controlled through planning conditions and HMO licensing; and
- the proposal would not result in a significant adverse impact on neighbouring amenity or the surrounding area.

Pre-application response

The proposal has been informed by pre-application discussion. The key points raised were that refuse storage should be moved to the rear and that the existing dwelling should satisfy the 120sqm floor space requirement. The submitted plans respond to both matters.

The refuse store has been moved to the rear garden. The submitted existing GIA plan confirms an existing dwelling GIA of 120.57sqm excluding the existing rear extension, and 126.87sqm including the existing rear extension. The dwelling therefore meets the 120sqm threshold even on the more cautious calculation that excludes the rear extension.

2. Site and Proposal Summary

The application site comprises a two-storey terraced residential property on Wightman Road. The surrounding area is predominantly residential in character, with a mix of family dwellinghouses, converted properties and other forms of residential accommodation. The property is not proposed to be externally enlarged as part of this application.

The proposal is for a change of use only. No external alterations are required to enable the proposed C4 use. The existing front entrance would be retained and the building would continue to read as a single domestic property from the street.

The submitted plans show the proposed accommodation arranged over ground and first floors. The ground floor would contain two bedrooms, a communal living/kitchen/dining area and a communal bathroom. The first floor would contain three bedrooms and a further communal bathroom. Refuse storage is shown to the rear garden and cycle storage is provided within the site.

Proposed accommodation schedule

Element	Proposed provision
Bedroom 1	15.1sqm - single person
Bedroom 2	13.0sqm - single person
Bedroom 3	17.6sqm - single person
Bedroom 4	12.0sqm - single person
Bedroom 5	14.0sqm - single person
Communal living/kitchen/dining	22.3sqm
Bathrooms	Two communal bathrooms
Rear garden	Approx. 90sqm communal amenity space
Refuse storage	Located to rear garden
Cycle storage	Sheffield-style cycle stands within the site

The maximum occupation would be five persons. This should be secured by planning condition. No bedroom is proposed to be occupied by more than one person.

3. Planning Policy Context

The application falls to be assessed against the adopted development plan and relevant material considerations. The principal development plan policy for the proposal is Policy DM17 of the Haringey Development Management DPD, which sets out the criteria for the conversion of dwellings to Houses in Multiple Occupation.

Haringey Council has an Article 4 Direction relating to HMOs. The Article 4 Direction removes permitted development rights for changes from dwellinghouse use (Use Class C3) to small HMO use (Use Class C4) within the areas covered by the Direction. The proposal therefore requires full planning permission.

Haringey guidance confirms that HMO conversions must comply with Policy DM17 and that the policy permits the conversion of larger homes to HMOs where the gross original internal floor space of the dwelling is greater than 120sqm, subject to the other policy criteria being met.

Relevant policies and guidance

- National Planning Policy Framework - decision making, efficient use of land and delivery of housing;
- London Plan Policy D6 - housing quality and standards;
- London Plan Policy D14 - noise;
- London Plan Policies T1, T4, T5 and T6 - sustainable transport, cycling and parking;
- Haringey Local Plan Strategic Policies, including SP2 and SP7;
- Haringey Development Management DPD Policy DM1 - delivering high quality design;
- Haringey Development Management DPD Policy DM17 - Houses in Multiple Occupation;
- Haringey Development Management DPD Policy DM31 - sustainable transport;
- Haringey Standards for Houses in Multiple Occupation; and
- Haringey Sustainable Design and Construction SPD, including refuse and recycling storage principles.

Policy DM17 is not an absolute prohibition on the creation of HMOs. It is a criteria-based policy. The planning issue is therefore whether this specific proposal satisfies the criteria and whether any potential effects can be properly managed through the submitted layout, HMO licensing and appropriate planning conditions.

4. Assessment Against Haringey Policy DM17

The proposal is assessed below against the relevant criteria of Policy DM17.

DM17 criterion	Policy requirement	Proposal response
A. Dwelling size	The gross original internal floor space of the dwelling should be greater than 120sqm.	The existing dwelling measures 120.57sqm excluding the rear extension and 126.87sqm including it. The 120sqm threshold is met.
B. Amenity and cumulative impact	The proposal should not give rise to significant adverse amenity impacts, including cumulative impacts from HMO concentration.	The HMO is limited to five persons, remains residential in character, provides rear refuse storage, cycle storage, good internal space, and can be secured by management conditions. It would not create a significant adverse impact.
C. Accessibility	The property should be accessible by public transport, cycling and walking.	The site is in an established urban location on Wightman Road. Cycle storage is provided and the scale of use is modest.
D. Quality of accommodation	The proposal should provide high-quality accommodation, including internal space standards, amenity space and refuse storage.	All bedrooms exceed minimum standards. A 22.3sqm communal living/kitchen/dining area, two bathrooms, approx. 90sqm rear garden and rear refuse storage are provided.
E. Kitchen access	Non-self-contained accommodation should have suitable access to kitchen facilities.	All occupiers have access to the communal living/kitchen/dining area. Detailed kitchen fit-out can be secured by condition to provide sufficient shared kitchen sets and storage.

The proposal complies with each criterion of Policy DM17. Where operational matters require detail, such as kitchen fit-out, refuse management and HMO management, they can be secured through appropriately worded planning conditions.

5. Existing Dwelling Floor Area Compliance

Policy DM17 requires the gross original internal floor space of the existing dwelling to be greater than 120sqm. The submitted existing floor area plan confirms that this requirement is satisfied.

Floor area component	GIA
Ground floor original/main dwelling area	60.60sqm
First floor original/main dwelling area	59.97sqm
Existing dwelling GIA excluding rear extension	120.57sqm
Existing rear extension	6.30sqm
Existing dwelling GIA including rear extension	126.87sqm

The key figure for the policy test is 120.57sqm, which is the existing dwelling GIA excluding the rear extension. This means the proposal meets the 120sqm DM17 threshold even if the rear extension is not counted. If the rear extension is included, the total existing dwelling GIA is 126.87sqm, which further confirms that the property is a larger dwelling capable of accommodating the proposed small HMO use.

This is a strong compliance point. It directly addresses the requirement that the existing dwelling must be above 120sqm before conversion to HMO accommodation can be considered acceptable under Policy DM17.

6. Minimum HMO Space Standards Compliance

Haringey HMO standards require one-person lettings to provide 10sqm where there is a separate kitchen, shared or otherwise. Each proposed bedroom is for one person only and each bedroom is served by the communal living/kitchen/dining area.

Bedroom	Occupancy	Proposed area	Minimum standard	Compliance
Bedroom 1	1 person	15.1sqm	10sqm	Exceeds by 5.1sqm
Bedroom 2	1 person	13.0sqm	10sqm	Exceeds by 3.0sqm
Bedroom 3	1 person	17.6sqm	10sqm	Exceeds by 7.6sqm
Bedroom 4	1 person	12.0sqm	10sqm	Exceeds by 2.0sqm
Bedroom 5	1 person	14.0sqm	10sqm	Exceeds by 4.0sqm

All five bedrooms comply with and exceed the relevant minimum space standard. The smallest bedroom is Bedroom 4 at 12.0sqm, which remains 2.0sqm above the 10sqm minimum. The proposed accommodation would therefore not be cramped or substandard.

No staircase, landing, passage, kitchen, bathroom or WC is proposed as sleeping accommodation. Each bedroom is of a usable shape and is capable of accommodating normal bedroom furniture, storage and personal living space.

7. Housing Quality, Kitchen Provision and Amenity Space

Communal living/kitchen/dining area

The proposal provides a 22.3sqm communal living/kitchen/dining area at ground floor level. This is a positive feature of the scheme because it means residents are not dependent solely on bedrooms for day-to-day living. The communal space allows for cooking, dining and social interaction within the property.

The communal kitchen is accessible to all residents and is no more than one floor away from the first-floor bedrooms. This arrangement is suitable for a small five-person HMO.

Kitchen standards and fit-out

Haringey HMO standards require shared kitchen facilities to be provided at a ratio of one set of facilities to a maximum of three lettings. For five lettings, the detailed kitchen arrangement should therefore be designed so that sufficient shared kitchen facilities, food storage, refrigeration, worktop, sink and cooking provision are available.

The applicant would accept a planning condition requiring the kitchen fit-out to be submitted and approved prior to occupation as an HMO. The fit-out should demonstrate compliance with HMO standards, including sufficient storage and kitchen facilities for five lettings.

Bathrooms and amenity space

The proposal provides two communal bathrooms for five residents. This is appropriate for the proposed level of occupation and will assist in ensuring convenient day-to-day use of the property.

The submitted plans also show an approximate 90sqm communal rear garden. This provides a substantial outdoor amenity space for five residents and supports the overall quality of the accommodation.

8. Refuse, Recycling and Management

Refuse and recycling management is a key consideration for HMO proposals. The submitted plans show refuse storage located to the rear garden. This is an important planning benefit because it avoids the permanent storage of bins at the front of the property and helps protect the appearance of the street.

Rear refuse storage addresses the common planning concerns associated with poorly managed HMOs, including visible bin clutter, overflowing bins, obstruction of the frontage, fly-tipping and poor external upkeep. The proposed arrangement enables refuse to be stored within the site and managed by the landlord or managing agent.

The applicant would accept a planning condition requiring full refuse and recycling details prior to occupation. This condition could require the following details:

- number, type and capacity of refuse and recycling containers;
- exact location and enclosure details;
- arrangements for residents to access the bin store;
- arrangements for presenting bins on collection day only;
- arrangements for returning bins to the rear storage area after collection;
- landlord/managing agent responsibility for monitoring refuse; and
- contact details for the property manager.

Subject to such a condition, the proposal would provide adequate and convenient refuse storage and would not contribute to refuse mismanagement in the locality.

9. Neighbouring Amenity and Cumulative Impact

Neighbouring amenity

The proposed use would remain residential. The property would be occupied by a maximum of five persons, which is comparable with the level of occupation that could reasonably arise from a larger family dwellinghouse of this size.

No external enlargement is proposed. The physical relationship with neighbouring properties would therefore remain unchanged. The proposal would not cause harm in terms of outlook, daylight, sunlight, privacy or sense of enclosure.

The proposed communal areas are contained within the existing building. The rear garden would remain in domestic use. Normal domestic use of the garden by five residents would not give rise to unacceptable noise or disturbance.

Cumulative impact

The applicant recognises that the Council will consider cumulative impact when assessing HMO proposals in this area. The relevant planning question is whether this particular proposal would give rise to a significant adverse impact on the surrounding neighbourhood.

The proposal has been structured to avoid the issues commonly associated with harmful HMO concentration. It is limited to five persons, the rooms exceed minimum space standards, refuse storage is located to the rear, cycle storage is provided, there is a substantial rear garden, and the property can be controlled through a management plan and licensing regime.

The proposal is not for a large HMO. It does not create self-contained flats. It does not introduce multiple entrances, external plant, commercial activity or a materially different external appearance. It would continue to function as a single residential property within the terrace.

In planning terms, the controlled occupation of the property by five residents would not amount to an unacceptable intensification when compared with occupation by a large family household. The proposal would therefore not result in significant adverse cumulative impact.

10. Transport, Parking and Cycle Storage

The proposal would not result in unacceptable transport, parking or highway safety impacts. The site is located in an established urban residential area with access to walking, cycling and public transport options.

The proposal would accommodate a maximum of five residents. Trip generation would be modest and residential in nature. The use would not generate commercial servicing, delivery movements or visitor activity materially above normal residential use.

The submitted plans include Sheffield-style cycle stands. Cycle storage supports sustainable travel and reduces reliance on private car use. The applicant would accept a condition requiring the cycle storage to be installed before occupation as an HMO and retained thereafter.

No new vehicle crossover is proposed. No change is proposed to the public highway. The proposal is therefore acceptable in transport and parking terms.

11. Loss of Family Dwelling and Planning Balance

The proposal would involve the change of use of one existing dwellinghouse to a small HMO. The applicant acknowledges that Haringey seeks to protect family housing and that Policy DM17 must be carefully applied.

However, Policy DM17 expressly provides a route for the conversion of larger dwellings to HMOs where the relevant criteria are met. The policy threshold is 120sqm, and this dwelling exceeds that threshold even when the existing rear extension is excluded. The proposal therefore falls within the category of larger homes that the policy allows to be considered for HMO conversion.

The proposed HMO would provide good-quality shared accommodation for five residents. Shared housing provides an important part of the local housing offer, particularly for single-person households, younger residents, key workers and those who may not be able to access self-contained accommodation.

The proposal would also retain the building as a single residential property. It would not create self-contained flats or permanently subdivide the building in a way that would prevent future use as a single dwelling. The residential character of the building would remain.

The planning balance is therefore strongly in favour of permission because the scheme meets the 120sqm threshold, provides high-quality accommodation, avoids frontage refuse storage, includes cycle storage, limits occupation to five persons and can be controlled through conditions.

12. Suggested Planning Conditions

If the Council is minded to grant planning permission, the applicant would accept appropriately worded planning conditions to secure the controlled and managed operation of the HMO. Suggested conditions are set out below.

Condition topic	Suggested control
Maximum occupancy	The property shall be occupied by no more than five persons at any one time.
Single-person bedrooms	Each bedroom shall be occupied by no more than one person and no additional bedrooms shall be created without further planning permission.
Approved plans	The development shall be carried out in accordance with the approved drawings.
Refuse and recycling	Prior to occupation as an HMO, full refuse and recycling storage and management details shall be submitted to and approved by the Local Planning Authority. The approved arrangements shall be implemented and retained thereafter.
Cycle storage	Prior to occupation as an HMO, the approved cycle storage shall be installed and made available for use by residents. The cycle storage shall be retained thereafter.
Kitchen fit-out	Prior to occupation as an HMO, details of the communal kitchen fit-out shall be submitted to and approved by the Local Planning Authority, demonstrating sufficient shared kitchen facilities for five lettings.
HMO management plan	Prior to occupation as an HMO, a HMO Management Plan shall be submitted to and approved by the Local Planning Authority and implemented for the lifetime of the use.

These conditions would provide clear controls over occupancy, refuse management, cycle parking, kitchen provision and day-to-day HMO management. They would ensure that the use remains small-scale, well managed and acceptable in planning terms.

13. Conclusion

The proposed change of use of 297 Wightman Road from a C3 dwellinghouse to a five-bedroom, five-person C4 HMO is acceptable in planning terms.

The existing dwelling exceeds the 120sqm threshold required by Policy DM17. The submitted floor area plan confirms 120.57sqm excluding the existing rear extension and 126.87sqm including the extension. The key policy threshold is therefore met on either calculation.

The proposal provides a good standard of accommodation. All five bedrooms exceed the relevant 10sqm HMO standard for one-person lettings with a shared/separate kitchen. The smallest bedroom is 12.0sqm. The scheme also provides a 22.3sqm communal living/kitchen/dining area, two communal bathrooms and an approximate 90sqm rear garden.

The scheme has been designed to address the principal local planning concerns associated with HMO use. Refuse storage is located to the rear garden, avoiding permanent frontage bin storage. Cycle storage is provided. The use would be limited to five persons and can be controlled through planning conditions and HMO licensing.

The proposal would remain residential in character and would not involve external enlargement, self-contained flats, commercial activity or any material change to the appearance of the property. The level of occupation would be comparable to that of a larger family dwelling and would not result in unacceptable noise, disturbance, parking pressure or cumulative impact.

For these reasons, the proposal complies with Policy DM17 and the wider development plan. Planning permission should therefore be granted.

14. Policy References

The following policy and guidance documents have informed this Planning Statement:

- Haringey Council, Article 4 Direction for Houses in Multiple Occupation.
- Haringey Council, Map of Article 4 Direction for HMOs in Haringey.
- Haringey Council, Planning advice for common projects: Houses in Multiple Occupation.
- Haringey Council, Development Management DPD, adopted 24 July 2017.
- Haringey Council, Standards for Houses in Multiple Occupation, December 2017.
- Haringey Council, Sustainable Design and Construction SPD.
- The London Plan.
- National Planning Policy Framework.

This Planning Statement has been prepared from the submitted drawings and available policy guidance. All dimensions and areas should be checked against the final submitted plans and survey information.