

Design access and planning statement

Full Planning application for a change of use from upper floor residential units to HMO

165 & 165a Priory Road

London N8 8NB

The Proposal

The proposal is change of use from upper floors flat to HMO. The proposal does not involve any external changes.

The application site is a three storey mid terraced building located on Priory Road. The area is characterised by rows of commercial on ground floor and residential on upper floors. The property is not located within a Conservation Area.

Relevant Policies

London Plan:

D3 (Optimising site capacity through the design-led approach)

D12 (Fire safety)

D6 (Housing quality and standards)

T5 (Cycling)

T6 (Car Parking)

T6.1 (Residential parking)

Local Plan:

Policy DM17 Houses in Multiple Occupation

Policy SP2 Housing

Policy DM1 Delivering High Quality Design

Policy DM14 Noise

Principle of Development

The proposed development seeks to change the use of the upper floors from a self-contained residential unit (Use Class C3) to a small House in Multiple Occupation (HMO) accommodating up to six residents, while retaining the lawful commercial use at ground floor level. The principle of intensifying residential use on upper floors above commercial premises is supported by both national and local planning policy.

At a strategic level, the proposal accords with the objectives of the National Planning Policy Framework (NPPF), which encourages the efficient use of land and optimisation of housing delivery, particularly in sustainable urban locations with access to services, employment, and public transport.

At the local level, the proposal aligns with the Haringey Local Plan, including policies that support:

- The provision of additional housing to meet identified need;
- The effective use of previously developed land;
- The retention of active commercial uses at ground floor level within designated town centres and high streets;

- The delivery of a mix of housing types, including shared accommodation such as HMOs, which contribute to meeting diverse housing needs.

Furthermore, the site is located within a sustainable urban area where residential use is already established at upper floor level. The proposed change of use represents an appropriate and efficient re-use of existing floorspace without altering the established character of the mixed-use building.

The proposal does not result in the loss of a family-sized dwelling of strategic importance and contributes positively towards housing supply, particularly for smaller households and individuals. Subject to compliance with detailed criteria (including space standards, amenity, and management), the principle of HMO use in this location is considered acceptable.

The proposed development would comply with all the requirements set out above and therefore the proposal is considered acceptable.

Quality of Accommodation

The proposed HMO has been designed to provide a high standard of accommodation for future occupants, in accordance with national space standards and local policy expectations.

Each habitable room benefits from:

- Adequate internal floor area in line with nationally described space standards and HMO guidance;
- Good levels of natural light and outlook;
- Appropriate layout and circulation space to ensure comfortable occupation.

The property includes:

- Sufficient number of bathrooms and WCs to serve six occupants;
- A well-proportioned shared kitchen and communal area, enabling social interaction and functional day-to-day living;
- Adequate refuse and recycling storage facilities;

The layout ensures that all occupants have access to essential shared amenities without overcrowding, and that a suitable standard of privacy is maintained.

In terms of amenity, the proposal has been designed to minimise impacts on neighbouring properties. The use of the upper floors for residential purposes is consistent with the established pattern of development, and the scale of occupation is not considered to result in unacceptable levels of noise or disturbance. Appropriate management measures can be secured by condition to ensure the continued good operation of the HMO.

The development also benefits from its sustainable location, with good access to local services, public transport, and employment opportunities, further enhancing the quality and convenience of the accommodation for future occupiers.

Impact on Neighbouring Amenity

As stated above the proposed 6-persons HMO would not have any significant adverse impact on the living conditions of neighbouring residents in terms of noise and disturbance, or traffic. As such, the proposal would be in accordance with Policies.

Refuse

The proposal will have refuse and recycling at the rear of the property. Refuse will be collected on the collection day by the management and placed at the designated refuse collection point for servicing by the waste authority. The above complies with the Policy above.

Fire safety

Policy D12 states that in the interest of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and a fire safety statement enclosed.

Conclusion

The application site is considered to be a suitable location for a HMO. The proposal complies with all the Policies of the London Plan and Local Plan. The local authority is therefore respectfully requested to support the application and grant planning permission.