



Officer Report

Application Number:	HGY/2026/0649
Application Type:	Full planning permission
Address:	88 Broadwater Road, Tottenham, London, N17 6ET
Proposal:	Change of use from dwelling house (Class use C3) to a Class C4 House in Multiple Occupation (HMO) for up to 3 individuals, including alterations to the existing single-storey rear extension and loft conversion as previously approved under applications HGY/2025/0426 and HGY/2025/0411.
Case Officer:	Oskar Gregersen
Valid Date:	30/04/2026
	6
Applicant:	Luke Thomas
Agent:	AGA Associates

RECOMMENDATION

Approve with Conditions

1. SITE LOCATION

The building is a two-storey end-of-terrace house located on the corner of Broadwater and Wimborne Roads. The site possesses a modest front garden, with a larger rear garden compared to surrounding properties. The surrounding neighbourhood is residential in character and consists of terraced houses and a mix of family homes and small-scale HMOs.

The property is not located within a conservation area. The property is 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 an HMO (Use Class C4).

2. DESCRIPTION OF PROPOSAL

The application proposes the change of use from dwelling house (Class use C3) to a Class C4 House in Multiple Occupation (HMO) for up to 3 individuals, including alterations to the existing single-storey rear extension and loft conversion as previously approved under applications HGY/2025/0426 and HGY/2025/0411.

It is noted that this proposal is a slightly modified version of a previously refused application for conversion of the site to a Sui Generis HMO, however this application now has a games room at ground floor level and an additional living room at roof level.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The most recent applications for this site are summarised as follows:

- HGY/2000/0587 | Erection of a ground floor rear extension
Permitted Development
- HGY/2025/0409 | Lawful development: Proposed works for the erection of an L-shaped rear dormer
Permitted Development

- HGY/2025/0411 | Erection of a single-storey rear extension
Approve w/ Conditions
- HGY/2025/1272 | Change of use from dwelling house (Class use C3) to a sui generis 8-bedroom House in Multiple Occupation (HMO), including alterations to the existing single-storey rear extension and loft conversion as previously approved under applications HGY/2025/0411 and HGY/2025/0409
Refuse

4. LOCAL REPRESENTATIONS

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

No of individual responses: 17

Objecting: 17

The following comments of material planning concern were raised in the representations received and will be addressed in the report below. It is noted that many of the comments raised the same points, and as such these are summarised here:

- Similar application already refused
- Overconcentration of HMO properties in the area
- Overcrowding
- Loss of a family housing unit
- Noise and disturbance to neighbours
- Parking pressure/congestion
- Detrimental to neighbouring amenity
- Insufficient waste/recycling provision
- Overdevelopment
- Impact on housing mix
- Cycle store too large and dominant in appearance

The following issues not-material to planning were raised in the comments received, and are listed below:

- Building noise to adjoining neighbours (Officer comment: If approved, this an informative would be attached to this decision that ensures work be carried out at sociable hours to mitigate possible disturbance from works)
- Structural issues at party wall (Officer comment: The works, if approved, would need to be carried out in accordance with building control standards)

6. ASSESSMENT OF 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.

Principle of development

HMO accommodation plays an important role in meeting particular housing needs, especially for low-income residents, young people and those needing temporary accommodation, however as set out in Haringey's Development Management DPD 2017 (Para. 3.36) there are broader concerns in respect of losing family units to conversions, with HMOs heavily concentrated in the east of the Borough, with this leading to what it describes as "a significant loss in the availability of family housing for which there is strong need."

As such Policy DM17 set out specific criteria that is required to be met to allow approval of the conversion of a home to an HMO within the area covered by the Article 4 Direction, specifically:

- a. The gross original internal floor space of the existing dwelling is greater than 120m²:

Comment: The original un-extended floor space of the property exceeds 120m² and therefore complies with this requirement.

- 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;

Comment: The property is a large house so therefore is suitable for a conversion and the property is at the end of a terrace making it suitable for a HMO and also has more space at the front for bins compared to other / typical houses in the street.

It is noted that of the 130 properties on Broadwater Road, 10 are HMO properties. Similarly, of the 40 addresses on Wimborne Road, 2 sites are registered HMO properties. 1 of the 38 buildings on Chandos Road are shown on the HMO register. 18 of the 222 sites on The Avenue are HMO properties. Across each of these streets in the surrounding area, less than 10% of the sites have been converted to HMOs according to the register. This figure is not deemed to be excessive in terms of the ratio of HMO properties to unconverted ones.

The proposal here therefore does not affect the availability of family accommodation in the locality. It also needs to be borne in mind that HMOs provide an important source of accommodation as reflected in London and local planning policy.

With respect to neighbouring amenity, the proposal seeks the change of use of the site from a family dwellinghouse to an HMO where the occupancy would increase to up to 6 unrelated individuals. With such a level of occupation and the cumulative comings and goings of such occupiers, including that of visitors and deliveries etc, the use here would generate an overall level of activity materially similar than that associated with a family dwelling of this size, as such it is considered that there would not be any adverse impact to neighbouring amenity.

c. They are accessible by public transport, cycling and walking;

Comment: The site is located within an area with a Public Transport Accessibility Level (PTAL) 2 which is deemed to be poor access. There are 3 different bus services accessible within 3 to 6 minutes' walk of the site. The site is also 8 to 10 minutes walking distance from Bruce Grove Underground and Rail stations. Despite the low PTAL score, Overall, the site is considered to have an acceptable level of access to public transport given connectivity to different bus routes and a short walk to both National Rail and Underground transport.

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.

Comment: The proposed HMO would have one large kitchen located on the ground floor and a kitchenette at second floor level. The Haringey HMO standards specify that there should be one kitchen provided per three lettings, unless the kitchen provided has 'distinct areas for the convenience of the occupiers. In this instance the provided ground floor kitchen is adjoined to a dining area, with the kitchenette located at second floor level, thereby being compliant with HMO standards

The scheme is acceptable in terms of the room sizes, with each bedroom demonstrating a single bedspace on the plans, and each room being above the minimum floor area required of 6.5sqm as per London Plan Policy D6. The Council's HMO licensing regime provides for further safeguards to ensure the accommodation is acceptable and kept to an acceptable and safe standard.

It is noted that the internal layout of the site as proposed, is predicated on the construction of two previously approved developments which are yet to be constructed. These additions are also included with this proposal, and therefore for the change of use to take place, the extensions to the site must also be completed.

With regard to the stacking there may be some transfer of noise from the kitchens to the rooms above/below, however, in a HMO where there is shared space residents cannot reasonably be protected from noise to the same extent as might be possible in self-contained accommodation.

The frontage of the site has sufficient space for the storage of refuse bins and bicycles, details of which will be explored further in this report.

e. Where non self-contained, have exclusive use of a kitchen or space within a shared kitchen for each household.

Comment: As highlighted above, the site has one large kitchen dining space, with a secondary kitchenette at second floor level. This is stated as acceptable within the Haringey HMO standards.

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.

Proposed with this development is the resubmission of permissions already approved for a single-storey rear extension and L-shaped dormer roof extension (references HGY/2025/0409 and HGY/2025/0411 respectively). These elements remain the same as currently approved in terms of scale and massing.

The approved ground floor rear extension was proposed to have a pair of double sliding doors at either edge, with a single traditional door opening onto the garden. This has not changed through to this application and is considered to be acceptable.

It is also proposed to include 5no. Sheffield bicycle stands which could accommodate up to 10 bicycles. Additionally, the site benefits from a large outbuilding/shed structure which could be used for storage. The proposal also seeks to implement a refuse store

Overall, the proposed additions would appear subordinate to the host building and would not adversely affect the character of the surrounding area, being generally compliant with Development Management Policies DM1 and DM12, Local Plan Policy SP11, and London Plan Policy D6.

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 number of rooms in the proposal would be 3, the the maximum occupancy set at 3 by way of a condition. Each of these rooms are shown to be outfitted with a double bed and would be above the requirement set out in Table 3.1 of London Plan Policy D6 for floor area of 7.5sqm for a single room. Each of the bedrooms would have access to natural light through large windows. The site also benefits from a large rear garden that wraps around to the front of the site, with access from Wimborne Road.

The proposed plans show that the site would benefit from two kitchens as required by Haringey HMO standards, as well as a games room and lounge/dining room at ground floor level. There would also be a secondary lounge room at second floor level, which would therefore create a large amount of space for potential residents.

The standard of accommodation is considered satisfactory and would result in a comfortable and functional layout as required by London Plan Policy D6. Similarly, Development Management Policy DM17, which requires high quality accommodation and a satisfactory level of amenity space.

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.

The alterations to the rear of the property would not adversely affect the amenity of neighbouring occupiers. As such the physical alterations are acceptable in amenity terms.

When extended and with occupation of up to 3 individuals, it is considered that the level of occupation and comings and goings would be similar to that of a family occupying a large house such as this one. It is therefore considered that this proposal would not result in any harm to neighbouring amenity and should be approved.

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 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 DPD Policy DM31 'Sustainable Transport'.

It is understood that rented and HMO occupation generates much lower levels of car ownership than the general population. Equally there is also no evidence to show that a HMO would lead to more vehicle ownership and demand for on-street parking greater than that associated with a dwelling house. Additionally, this site is located within a CPZ and therefore according to DM32 'Parking' the proposal should be designated as 'car free'. It is noted a number of the objections submitted noted parking pressure as a main concern, a matter which is ameliorated by the fact the site should be 'car free'.

The cycle parking provision on site consists of 5no. cycle parking stands located within the rear garden, which would be accessible from Wimborne Road. This is deemed to be compliant with London Plan Policy T5, and Local Plan Policy SP7, and Development Management Policy DM31.

Conclusion

The proposed development is considered to be generally compliant with relevant development management policies and would provide an acceptable standard of accommodation without causing adverse impact to neighbouring amenity and should be approved.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above.

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

The application is recommended for APPROVAL subject to the following condition(s):

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: 1135-AGA-AZ-ZZ-DR-A-45451-P01-3D Level 01 Existing, 1135-AGA-AZ-ZZ-DR-A-45400-P01-3D Level 00 Proposed, 1135-AGA-AZ-ZZ-DR-A-45454-P01-3D Level 0X Existing, 1135-AGA-AZ-ZZ-DR-A-20202-P01-North Elevation Proposed, 1135-AGA-AZ-ZZ-DR-A-45403-P01-3D Level XX Proposed, 1135-AGA-AZ-ZZ-DR-A-45453-P01-3D Level XX Existing, 1135-AGA-AZ-ZZ-DR-A-45450-P01-3D Level 00 Existing, 1135-AGA-AZ-ZZ-DR-A-10150-P01-Block Plan Existing, 1135-AGA-AZ-ZZ-DR-A-20254-P01-South Elevation Existing, 1135-AGA-AZ-ZZ-DR-A-20204-P01-South Elevation Proposed,, 1135-AGA-AZ-ZZ-DR-A-45452-P01-3D Level 02 Existing, 1135-AGA-AZ-ZZ-DR-A-20252-P01-North Elevation Existing, 1135-AGA-AZ-ZZ-DR-A-45402-P01-3D Level 02 Proposed ,1135-AGA-AZ-ZZ-DR-A-20253-P01-West Elevation Existing ,1135-AGA-AZ-ZZ-DR-A-20301-P01-Section 01 Proposed, 1135-AGA-AZ-ZZ-DR-A-20302-P01-Section 02 Proposed, 1135-AGA-AZ-ZZ-DR-A-20351-P01-Section 01 Existing, 1135-AGA-AZ-ZZ-DR-A-20352-P01-Section 02 Existing, 1135-AGA-AZ-ZZ-DR-A-45401-P01-3D Level 01 Proposed, 1135-AGA-AZ-ZZ-DR-A-45404-P01-3D Level 0X Proposed, 1135-AGA-AZ-ZZ-DR-A-20201-P01-East Elevation Proposed, 1135-AGA-AZ-ZZ-DR-A-20203-P01-West Elevation Proposed, 1135-AGA-AZ-ZZ-DR-A-20251-P01-East Elevation Existing, 1135-AGA-AZ-ZZ-DR-A-10100-P01-Block Plan Proposed, 1135-AGA-AZ-ZZ-DR-A-11100-P01-Site Location Plan, 1135-AGA-AZ-ZZ-DR-A-20100-P02-Level 00 Proposed
1135-AGA-AZ-ZZ-DR-A-20102-P02-Level 02 Proposed, 1135-AGA-AZ-ZZ-DR-A-20150-P02-Level 00 Existing, 1135-AGA-AZ-ZZ-DR-A-20103-P02-Level 03 Roof Proposed, 1135-AGA-AZ-ZZ-DR-A-20151-P02-Level 01 Existing, 1135-AGA-AZ-ZZ-DR-A-20152-

P02-Level 02 Existing, 1135-AGA-AZ-ZZ-DR-A-20101-P02-Level 01 Proposed, 1135-AGA-AZ-ZZ-DR-A-20153-P02-Level 03 Roof Existing

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 The House of Multiple Occupation hereby approved must be occupied by no more than 3 persons at any time.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

- 5 Notwithstanding the approved plans the development hereby permitted. Within three month of the date of this permission, full details of the refuse and waste storage and recycling facilities have been submitted to and approved in writing by the local planning authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017.

- 6 Notwithstanding the approved plans the development hereby permitted. Within three month of the date of this permission, details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 6 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 7 The shed shall not be used for any purpose other than as a shed incidental to the enjoyment of the dwelling house or HMO and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the local planning authority.

Reason: In the interests of the amenities of the area and to comply Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings.

Informatives:

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.