

PLANNING STATEMENT

Proposed Change from Two-Bedroom to Three-Bedroom Dwelling – Flat 4

1 Willoughby Road, London, N8 0HR

London Borough of Haringey

August 2026

1. Introduction

This Planning Statement has been prepared in support of the proposal to provide an additional third bedroom within **Flat 4, 1 Willoughby Road, London N8 0HR**, thereby changing the accommodation from a two-bedroom dwelling to a **three-bedroom family-sized dwelling**.

The submitted drawing is expressly titled “**Proposed 3rd Bedroom Plans at Flat 4 (Split Level)**”. The plans identify Flat 4 across the first-floor and loft/second-floor accommodation, with the upper level showing **Bedroom 1, Bedroom 2 and Bedroom 3**.

The purpose of the proposal is to make more effective use of the existing residential accommodation and provide a larger home capable of meeting the needs of families and larger households. This is particularly relevant in Haringey, where the Council's own housing evidence demonstrates a substantial need for three-bedroom and larger dwellings.

2. Existing and Proposed Accommodation

Flat 4 was originally arranged as a **two-bedroom dwelling**. The proposal introduces a third bedroom within the existing split-level residential accommodation.

The submitted plans identify approximately **104.7 m² at first-floor level** and **95.0 m² at loft/second-floor level** in the relevant drawing annotations.

The proposal therefore represents an improvement to the **housing utility and flexibility of an existing dwelling**, rather than the subdivision of an existing family dwelling into smaller units.

This distinction is important. The proposal moves the housing stock in the direction of a **larger family-sized unit**, increasing rather than reducing the availability of accommodation suitable for larger households.

3. Need for Larger Family-Sized Housing in Haringey

There is compelling evidence of a shortage of larger homes within Haringey.

Haringey Council's **Housing Strategy 2024–2029** expressly recognises that there is a housing shortage in the borough and a chronic shortage of homes that residents can afford. The strategy records approximately **11,300 households waiting for social**

housing, around 2,000 households on the housing register reporting overcrowding, and 3,641 Council tenant households living in overcrowded homes.

Of particular relevance to this proposal, the Council reports that:

- **35% of households in Bands A and B of the housing register require a three-bedroom home;**
- **a further 12% require four or more bedrooms;**
- **only around one-third of the Council's approximately 14,000 rented homes have three or more bedrooms; and**
- **2,858 overcrowded Council tenants require one additional bedroom, while another 783 require two or more additional bedrooms.**

These figures demonstrate that the need for additional bedrooms is not theoretical. It represents a clearly identified housing issue within the borough.

Although the application relates to an individual dwelling rather than the delivery of new affordable housing, the underlying evidence remains relevant when considering whether the creation of an additional family bedroom represents a beneficial use of the existing housing stock.

4. Haringey Strategic Housing Market Assessment

The case is reinforced by the **Haringey Strategic Housing Market Assessment 2021 (SHMA)**.

The SHMA specifically identifies a greater requirement for larger properties in order to address overcrowding and the needs of larger households.

Its modelling identified the following indicative affordable housing size requirement:

14% – one-bedroom

26% – two-bedroom

37% – three-bedroom

23% – four-bedroom or larger

Accordingly, **60% of the identified requirement was for homes containing three or more bedrooms.**

The SHMA also calculated an overall affordable housing need of **14,722 households over the 2022–2037 period**, including an identified need associated with approximately **4,457 three-bedroom homes and 2,771 homes containing four or more bedrooms.**

This provides particularly strong evidence that three-bedroom accommodation forms an important component of Haringey's housing requirement.

5. Haringey Housing Strategy 2024–2029

Haringey Council adopted its current Housing Strategy in March 2024 covering the period **2024–2029**.

One of its four principal strategic objectives is expressly:

“delivering the new homes Haringey needs”.

The strategy also seeks to create and maintain sustainable and healthy communities and describes the Council as using its available powers to tackle the borough's housing crisis.

The proposal is modest in scale, but it contributes positively to those broader objectives by adapting existing accommodation so that it is capable of meeting the needs of a wider range of households.

6. London Plan Policy H10 – Housing Size Mix

The proposal also receives strategic support from **Policy H10 – Housing Size Mix of the London Plan 2021**.

Policy H10 requires housing size decisions to have regard to, amongst other considerations:

the need for additional family housing.

The policy also requires consideration of robust local evidence of housing need and the requirement to deliver mixed and inclusive neighbourhoods.

The supporting text specifically recognises the role of family-sized housing in responding to London's substantial number of overcrowded households.

The proposal is therefore consistent with the strategic objective of ensuring that London's housing stock contains an appropriate range of dwelling sizes rather than being disproportionately concentrated in smaller units.

7. Emerging Haringey Local Plan

The direction of Haringey's emerging planning policy provides further support.

The Council's emerging housing mix policy states that proposals should provide a range of housing sizes and types to meet local need, **with priority for homes suitable for families**.

For market housing, the emerging policy indicates that at least **30% should comprise three-bedroom or larger homes**. The supporting text specifically refers to the Haringey SHMA 2021 and Housing Strategy 2024–2029 as demonstrating a significant shortfall in larger family homes.

As emerging policy, the weight attributable to it is a matter for the decision-maker according to its stage of preparation. Nevertheless, it demonstrates that the Council's current policy direction continues to recognise the importance of delivering and retaining family-sized accommodation.

8. More Efficient Use of Existing Housing Stock

The proposal represents an efficient and sustainable approach to meeting housing needs because it improves the capacity of an **existing dwelling**.

Providing an additional bedroom within Flat 4 allows the property to accommodate a broader range of households without requiring the construction of a separate dwelling.

A three-bedroom property may accommodate families with children, households requiring separate bedrooms for children, multi-generational households, or households whose accommodation requirements change over time.

The proposal consequently increases the flexibility and longevity of the dwelling.

It is also consistent with the general principle of making effective use of existing housing resources and represents a comparatively efficient means of contributing towards identified housing need.

9. Addressing Overcrowding

Overcrowding is particularly relevant to this application because Haringey's own evidence identifies it as a significant local housing problem.

The Council's Housing Strategy reports thousands of households living in overcrowded accommodation and identifies particularly strong demand for three-bedroom properties.

Increasing Flat 4 from two bedrooms to three therefore provides precisely the type of additional residential capacity that can assist larger households.

The proposal should consequently be regarded as a **positive qualitative improvement to the borough's housing stock**.

10. No Loss of a Family Dwelling

A further material benefit is that the proposal does not involve subdivision of Flat 4 into smaller dwellings.

Instead:

Existing: 2-bedroom dwelling

Proposed: 3-bedroom dwelling

There is therefore no loss of residential accommodation and no reduction in the number of larger units.

Rather, the proposal increases the availability of family-sized accommodation.

This is an important planning benefit when considered against the Council's documented evidence concerning overcrowding and demand for three-bedroom homes.

11. Quality of Accommodation

The submitted plan demonstrates a split-level arrangement with the principal living accommodation at first-floor level and the bedrooms located at loft/second-floor level.

The first floor identifies the **kitchen, living accommodation, bathroom, hall, storage and balcony**, while the upper level identifies **Bedrooms 1, 2 and 3 together with an ensuite**.

This arrangement provides separation between living and sleeping areas and enables the dwelling to operate functionally as family accommodation.

The drawing also identifies windows and skylights serving the upper accommodation.

Detailed compliance with applicable space, daylight, ventilation, fire safety and Building Regulations requirements can appropriately be considered alongside the relevant supporting information and Building Control process.

12. Planning Balance

The principal planning benefits of the proposal can therefore be summarised as follows:

1. It converts an existing two-bedroom dwelling into a **three-bedroom family-sized dwelling**.
2. It responds directly to Haringey's documented requirement for larger homes.
3. Haringey's Housing Strategy records that **35% of the highest-priority Bands A and B households require three-bedroom accommodation**.
4. The Haringey SHMA identifies particularly substantial need for three-bedroom and larger housing and identifies addressing overcrowding as an important reason for increasing larger housing provision.
5. It accords with the objectives of **London Plan Policy H10**, including consideration of the need for additional family housing.
6. It is consistent with the direction of Haringey's emerging housing policy, which gives priority to homes suitable for families.
7. It makes more efficient use of existing residential accommodation.

8. It does not involve subdivision or loss of an existing larger dwelling.
9. It increases the flexibility and long-term usefulness of Flat 4 for families and larger households.

13. Conclusion

The proposed third bedroom at Flat 4 should be considered positively in the context of the **significant identified need for larger family accommodation within Haringey**.

The Council's own Housing Strategy provides particularly persuasive evidence: 35% of households in Bands A and B require three-bedroom accommodation, while only approximately one-third of the Council's rented stock contains three or more bedrooms. Thousands of households are also identified as overcrowded.

The Haringey SHMA independently reinforces that position and identifies a substantial requirement for three-bedroom and larger properties to meet the needs of larger and overcrowded households.

At strategic level, London Plan Policy H10 expressly requires consideration of the need for additional family housing and local evidence of housing need.

The proposal represents a proportionate and sustainable response to those objectives. Rather than subdividing an existing property into smaller accommodation, it **increases the capacity of Flat 4 from two bedrooms to three**, thereby strengthening the stock of family-sized accommodation available within the borough.

Accordingly, the provision of the third bedroom represents a **material planning benefit** which should be afforded positive weight in the determination of the application.

On balance, the proposal represents an appropriate improvement to the existing dwelling, contributes towards meeting an identified need for larger family accommodation, and is consistent with the strategic objective of creating a diverse, flexible and sustainable housing stock.

Planning permission should therefore be granted.