Planning Statement

Change of use of the upper floors to a 9-person 9-bed HMO, and erection of a first-floor rear extension and a rear loft extension.

519 Seven Sisters Road, London, N15 6EP

By: Oliver Harrington

Introduction

The application site is a mid-terrace property on Seven Sisters Road within the London Borough of Haringey.

Planning permission was granted on 13 August 2026 under reference HGY/2026/1733 for the change of use and associated works to create an 8-bedroom House in Multiple Occupation (HMO), including a first-floor rear extension. That permission established the principle of an 8-person HMO at the property, together with the associated layout, refuse and cycle storage arrangements, and car-free approach.

The applicant wishes to maximise the efficient use of the property by adding one further HMO room through a modest rear loft extension. The only material change now proposed is the addition of one further HMO room achieved by a rear dormer loft extension, together with the provision of an additional set of kitchen facilities to serve the increased occupancy.

Site and Background

Haringey's policies support this form of roof extension. Policy DM1 (Delivering High Quality Design) of the Development Management DPD requires development to achieve a high standard of design and relate positively to neighbouring structures. The Council's published guidance on Loft conversions and dormers confirms that rear dormers should be located at the back of the property, in keeping with local character, and subordinate in scale. The emerging Local Plan maintains the same approach.

The proposed rear dormer accords with these policies. It is confined to the rear roof slope, is subordinate in scale, and matches the already-approved dormers at Nos. 521 and 523, reinforcing the established local roofscape.

The Proposal in Detail

- Construction of a rear dormer on the main rear roof slope (matching the scale, form and design of existing rear dormers already approved and constructed on the immediately adjoining properties at Nos. 521 and 523 Seven Sisters Road).

- Creation of one additional single-occupancy bedroom with en-suite bathroom within the loft.
- Provision of an additional kitchen (and enlargement of kitchen facilities overall) to ensure adequate shared facilities for 9 residents.
- All other elements of the approved 8-bedroom scheme under HGY/2026/1733 (including the first-floor rear extension, refuse storage, cycle storage, and management arrangements) remain unchanged and are carried forward.

The resulting accommodation will comprise 9 single-occupancy rooms, each exceeding the minimum space standards in the London Plan, with en-suite facilities and access to adequate shared kitchen and communal space.

Planning History and Precedents

The principle of an 8-bedroom HMO has already been accepted by the Council under HGY/2026/1733.

Identical or closely comparable rear dormer loft extensions have already been approved and implemented at the neighbouring properties:

No. 521 Seven Sisters Road – HGY/2019/0495

No. 523 Seven Sisters Road – HGY/2019/0548 & HGY/2021/0255

In addition, the property on the other side of the application site (517) also has a longstanding roof extension that is clearly visible on Google Maps satellite imagery and appears to have been in place for many years. Further roof extensions exist elsewhere on the same terrace, although formal planning records for all of them have not been located. The approved neighbouring schemes, together with the longstanding extension on the opposite side, are considered sufficient to demonstrate that the proposed dormer is fully consistent with the established character and pattern of development along this section of Seven Sisters Road.

Key Considerations Drawn from the Previous Officer Assessment (HGY/2026/1733)

The following matters were examined and found acceptable in the officer's report for the extant 8-bedroom permission and remain unaffected by the current limited proposal. The addition of one further room makes a positive contribution to the local housing stock.:

- Public Transport Accessibility Level (PTAL): The site benefits from a PTAL rating of 4 (good). It is well served by multiple bus routes along Seven Sisters Road and is within easy walking distance of Seven Sisters Underground and Overground stations. The car-free approach accepted under HGY/2026/1733 continues to be appropriate and is carried forward.
- Character and Appearance: The proposed rear dormer is a subordinate addition that matches the form, scale and materials of the already-approved dormers at Nos. 521 and 523. It will not appear incongruous or dominant within the terrace.
- Residential Amenity: The dormer is positioned on the rear elevation and does not introduce any new overlooking or loss of privacy beyond that already accepted in the neighbouring approvals and the extant permission. Daylight, sunlight and outlook impacts remain acceptable.
- Quality of Accommodation: All nine rooms meet the minimum space standards required under Haringey's HMO Standards. The provision of additional kitchen facilities in accordance with paragraph 3.3 of those Standards ensures the shared facilities remain appropriate and fully aligned with the Council's HMO requirements for nine residents.
- Refuse, Recycling and Cycle Storage: The modest increase of one additional unit will not adversely affect the refuse, recycling or cycle storage arrangements previously accepted under HGY/2026/1733.
- HMO Management: An updated HMO Management Plan is submitted with this application, reflecting the increase to 9 residents. The management arrangements (tenancy terms, anti-social behaviour controls, fire safety, gas and electrical safety, regular inspections and record-keeping) remain robust and consistent with those previously accepted.

Policy Compliance

The proposal constitutes a minor intensification of an already-approved HMO use. It does not alter the fundamental character of the use established under HGY/2026/1733.

It complies with:

- London Plan Policies D6 (Housing quality and standards) and H9 (Ensuring the best use of stock)
- Haringey Local Plan Strategic Policies and Development Management DPD Policy DM17 (Houses in Multiple Occupation)
- The design and amenity principles already accepted in the neighbouring dormer approvals and the extant permission at this site.
- Haringey Council adopted HMO Standards 2017 (including the kitchen facilities requirements at paragraph 3.3).

Because the only changes are the rear dormer (which has clear local precedent) and the addition of one room plus supporting kitchen facilities, there is no basis for the Council to re-examine the principle of the HMO use or the wider package of measures already found acceptable under HGY/2026/1733.

Conclusion

This application seeks permission only for the limited additional works required to increase the approved 8-bedroom HMO to a 9-bedroom HMO. The rear dormer is of a design and scale already accepted on both immediately adjoining properties and elsewhere on the terrace. The additional kitchen provision ensures the shared facilities remain appropriate. All other elements of the extant permission are retained.

The proposal is therefore a logical and acceptable extension of the approved scheme and should be granted planning permission.