

Planning Statement

32 Willoughby Lane, N17 0SS

Creation of 2 x additional bedrooms to
existing house in multiple occupation

(07.01.2024)

1 The Application Site

1.1 The application site is a two-storey semi-detached property with a rear garden. The property has been extended and extensively re-furnished and recently converted into a House in Multiple Occupation for 6 people. It has 6 bedrooms, each with its en-suite bathroom and a shared kitchen.

1.2 The property is a short walk from Northumberland Park station and Tottenham Marshes.

1.3 The site is not located within a conservation area and does not fall within the curtilage of a listed building.

1.4 The property benefits from a HMO licence for 6 persons dated 14/12/2020.

2 The Proposal

2.1 The proposal entails 2x additional bedrooms with bathrooms to an existing HMO for 6 persons.

3. Relevant Planning Policy

Policy DM17

States that

“...Houses in Multiple Occupation (HMO), including small HMOs (3-6 unrelated people) within the area covered by the Article 4 Direction (as shown in Figure 3.2), will only be permitted where:

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

b They do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood, including cumulative impacts arising from an over-concentration of HMOs within an area.

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

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; and

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

4. Detail Proposal

4.1 Gross original internal space

The existing property before it was extended had an approximate internal GIA of 140sqm. This has been extended to a total GIA of 163sqm, to provide better shared facilities.

4.2 Adverse impact

This property benefits from a HMO licence and recently approved planning permission for 6 bed HMO, while most of the converted properties in this road contain self-contained flats with no sharing facilities. The impact will not change substantially as only two additional occupants are proposed.

4.3 Access by public transport, cycling and walking

The property has a PTAL rating of 3 and is within 8min walk to Northumberland Park Railway Station, 3min from Bus routes and Tottenham Marshes recreation area and Nature Reserve.

4.4 High quality accommodation” –

The GIA of the additional 2 x bedrooms will be 10.2 & 11.6 sq.m. Each bedroom will benefit from en-suite shower, fridge and sufficient storage. Both new rooms are provided with high quality finishes, central heating, adequate light and ventilation and adequate private storage.

The communal areas will include living/dining area and a new kitchen with 1no. cooker, oven, sink, washing machine, adequate storage and 2m long worktop.

The proposal also includes two refuse enclosures at the front of the property with additional space for 1 x refuse and 1 x recycling bin. This enclosure can accommodate adequate refuse recycling and waste provision. In addition, cycle storage is provided is 3x4cycles secure store at the rear of the property.

5 Conclusion

- 4.5** In conclusion, we believe that the proposal for an 8 person HMO in this position in Willoughby Lane is appropriate, considering that it is located close to public transport, recreation areas and local shopping facilities and it will not harm the character of the area as it does not entail conversion but only 2x additional bedrooms to the existing HMO rooms
- 4.6** The proposal results in a balanced design and will be managed in accordance with the Licensing Regulations.