



Officer Report

Application Number: HGY/2023/3191
Application Type: Full planning permission
Address: 201 Westbury Avenue, Wood Green, London, N22 6RX
Proposal: Change of use of the property from a single family dwelling (C3) to a House in Multiple Occupation (HMO) (Class C4) (6 persons) with associated amenity space & cycle parking
Case Officer: Laina Levassor
Valid Date: 28/11/2023
Applicant: Mr Lyudmila Ghaljaie
Agent: Mr Michael Bukowski

RECOMMENDATION

Refuse

Refusal Reasons:

The proposed change of use would by reason of the lack of cycle parking and lack of refuse & recycling storage would result in a sub-standard form of accommodation contrary to Policy DM17 of Haringey's Development Management DPD (2017).

The proposed conversion of the single-family dwelling into a HMO would result in an unacceptable loss of family housing for which there is an identified need. As such the proposal would be contrary to Local Plan Policy SP2, and Policy DM17 of the adopted Development Management, Development Plan Document (2017).

The proposed conversion of the property to an HMO will exacerbate the over-concentration of HMO uses in this area, resulting in adverse impacts on local character and amenity and contrary to Policy DM17 of Haringey's Development Management DPD (2017).

The gross original internal floor space of the existing dwelling is less than 120m² and would thereby result in a substandard form of accommodation, contrary to Policy DM17 of Haringey's Development Management DPD (2017).

The proposed development would result in an over-intensive use of the property and an increase in levels of activity and noise that would be detrimental to neighbouring residential amenity, contrary to Policy SP2 of Haringey Council's Local Plan 2017, Policy DM12 & DM17 of Haringey Council's Development Management DPD and Policy D6 of the London Plan 2021.