



Officer Report

Application Number:	HGY/2024/1041
Application Type:	Full planning permission
Address:	67 Eldon Road, Wood Green, London, N22 5ED
Proposal:	Erection of two storey side, single/two storey rear and roof extensions and change of use from dwellinghouse (Class C3) to large HMO (Sui Generis) for 8 occupants)
Case Officer:	Oskar Gregersen
Valid Date:	15/04/2024
Applicant:	Mr Victor Inyang
Agent:	Mr John Asiamah

RECOMMENDATION

Refuse

Refusal Reasons:

The proposed conversion of this single-family dwelling into a large HMO would result in unacceptable loss of family housing for which there is an identified need, undermining the Council's ability to meet its housing targets as set out in the London Plan. The proposal is therefore contrary to London Plan Policy H8, Policy SP2 of the Haringey Local Plan (2017) and Policies DM10 and DM17 of Haringey's Development Management DPD (2017).

The proposed development by reason of the level of occupancy achievable with the large extensions proposed and associated internal conversion would result in an over-intensive use of this property and an increase in levels of activity and noise that would be detrimental to neighbouring residential amenity, contrary to Policies DM1, DM12 and DM17 of Haringey Council's Development Management DPD (2017).