



Officer Report

Application Number:	HGY/2024/2821
Application Type:	Full planning permission
Address:	46 Ellenborough Road, Wood Green, London, N22 5EY
Proposal:	Change of use from C3 [dwellinghouse] to C4 [HMO] for up to 6 persons.
Case Officer:	Josh Parker
Valid Date:	27/11/2024
Applicant:	Mr Mario Marrese
Agent:	Mr Peter Ottery

RECOMMENDATION

Refuse

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Refuse planning permission

1. Proposed Development

This is an application for the change of use from a dwellinghouse C3 to C4 (HMO) for up to 6 persons.

2. Site and Surroundings

The application site is located on the western side of Ellenborough Road, N22. The existing mid-terrace house has two storeys plus a modest rear outrigger. The site is not located within a conservation area and does not fall within the curtilage of a listed building. It is located within a Family Housing Protection zone and is covered by an Article 4 direction which restricts the conversion of single family dwellinghouses (Use Class C3) into small Houses in Multiple Occupation (HMO) (Use Class C4).

3. Relevant Planning & Enforcement History

All relevant planning history has been considered.

HGY/2001/0348: Erection of part 2 storey part 3 storey building comprising 5 x 2 bed self contained flats.

(Officer comment: It appears that this relates to the development next door 48-54 Ellenborough Road)

Planning Enforcement history:

ENF/2024/0555: Investigation into use of property as HMO - ongoing investigation.

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Private Sector Housing: No comments

LBH Transportation: No comment

5. Local Representations

The application was advertised through letters sent to neighbouring properties. No representations were received from neighbours in response to notification and publicity of the application.

6. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Standard and Quality of accommodation;
4. Impact on neighbouring amenity;

Principle of development

HMO accommodation plays an important role in meeting particular housing needs, especially for low-income residents, young people and those needing temporary accommodation, however as set out in Haringey's Development Management DPD 2017 (Para. 3.36) there are broader concerns in respect of losing family units to conversions, with HMOs heavily concentrated in the east of the Borough, with this leading to what it describes as "a significant loss in the availability of family housing for which there is strong need."

As such, Policy DM17 sets out specific criteria that is required to be met to allow approval of the conversion of a home to an HMO within the area covered by the Article 4 Direction, specifically:

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

Comment: The original un-extended floor space of the property is approximately 112.78m² according to the applicant. However, officers calculations were approximately 110m², which falls short of the minimum of 120m² and therefore does not comply with this requirement. The article 4 has been put in place as there is an over concentration of HMO accommodation in the east of Haringey, this effect is compounded in some areas by the high level of house conversions to self-contained flats resulting in a further loss of single family dwellings.

From reviewing a register of licenced HMO properties updated in February 2025 of the wider locality, about 14 properties were identified as being registered HMOs within approximately 120 metres of the site, from reviewing a search of N22 5LR/5LX/5LS, 5ET and 5EY postcodes. This measurement is unlikely to identify all of the properties in HMO use, as is highlighted anecdotally by Planning Enforcement Officers whilst carrying out site visits in certain parts of the borough where high concentrations of HMO accommodation are found.

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

Comment: The submitted drawings indicate that bicycle storage for residents is proposed at the rear of the property, while refuse and recycling storage would be located to the front.

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

Comment: The site has good public transport accessibility of PTAL 3, and is considered to be in a sufficiently well connected area to be suitable for a HMO.

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.

Comment: The proposed HMO includes a shared kitchen located on the ground floor. The proposed kitchen is small in terms of size, layout and facilities for the number of individual occupiers proposed, and is located immediately adjacent to one of the bathrooms which is a poor configuration. There would be 2 showers and 2 toilets in 2 separate rooms shown in the drawings. Cycle storage is located to the rear of the property, meaning it would be necessary to bring bicycles through the kitchen and through the landing to bring the bicycle onto the street. The positioning of the bathroom open immediately into the kitchen preparation area and positioning of the bicycle store to the rear requiring bicycles to be brought through the kitchen and landing areas is a sub-standard arrangement.

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

The shared kitchen is located within 1 floor of all bedrooms.

Conclusion:

The property has an original un-extended floorspace of less than 120m², and therefore its conversion to HMO accommodation is contrary to part a) of the policy. There is evidently a concentration of HMO accommodation and former dwellings that have been converted to flats in the wider locality, as evidenced by the review of the Licensed HMO register and observations of the wider locality in terms of number of bins, more than 1 circuit box affixed outside etc. It is considered that allowing this conversion would have a negative impact on the overall supply of family housing within the Borough.

The need to provide a sufficient supply of small family homes is a priority for the Council. As such, the modest benefit of the additional HMO accommodation does not outweigh the unacceptable loss of a single-family dwelling house.

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires

development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposal includes a new storage shed and cycle storage in the rear garden. Although no elevations have been provided, in principle, their scale and location are acceptable. The location of the proposed bin store in the front garden could be acceptable subject to the approval of further details, but this would be subject to a planning condition, and there are concerns that the bins as shown are undersized. Any proposed cycle storage within the front garden will need to comply with DPD Policy DM3 (Cycle Storage in Front Gardens).

Standard and quality of residential accommodation

London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

Bedrooms are of a size that comply with London Plan standards and would allow occupants sufficient space for storage. However, there is only one communal kitchen located on the ground floor. Haringey's licensing standards for Houses in Multiple Occupation states that, where some or all of the units of accommodation do not have exclusive kitchen facilities, shared facilities shall be provided in a ratio of one set of facilities to a maximum of three lettings. Where more than one set of shared kitchen facilities are provided within one room, they must be arranged in distinct areas for the convenience of the occupiers. The kitchen includes two sets of sinks and cookers, however the refrigerator and freezer locations are unclear, the facilities are not arranged in two distinct areas and as mentioned above one kitchen is located in a hallway that facilitates the shower and toilet, so would be difficult to use by multiple individuals at any one time.

There is no communal dining area, meaning that after food preparation, there is nowhere for occupants to eat their food other than their individual bedrooms. This is considered to be a sub-standard arrangement.

The proposed cycle storage for residents is located at the rear of the garden, which is accessed via an indirect route through the ground floor of the property, passing by through the hallway kitchen. While some storage to the rear may be necessary, the proposed storage is poorly sited in relation to the overall layout.

Haringey's Waste team requires the following refuse storage for a 5-6 occupant HMO:

General waste - 2 x 240 litre wheelie bins (fortnightly collection)

Recycling - 2 x 240 litre wheelie bins (weekly collection)

Food waste - 2 x 23 litre external caddies (weekly collection)

The proposals does demonstrate that the following could be accommodated within the front garden, potentially alongside cycle storage. Further details could be conditioned if the application was to be recommended for approval.

Overall, the proposed accommodation falls short of acceptable standards of quality, convenience and functionality, failing to provide a suitable living environment for all occupants. Accordingly, the scheme does not comply with the above policies.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents.

The proposal would have a maximum number of occupants of 6. Whilst the HMO use is likely to generate more noise than a single family use in terms of increased comings and goings from the property, the proposal would not result in an excessive intensification of the residential use to warrant refusal on amenity impact grounds.

Conclusion

The proposed conversion of the property into a small house in multiple occupation (Use Class C4), by virtue of its insufficient original un-extended floorspace, and poor layout, would result in a sub-standard form of accommodation and the loss of a single family dwellinghouse for which there is an identified need in the borough and wider locality, contrary to policy DM17 of the Haringey Development Management DPD 2017. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above.

7. CIL Applicable

There would be no increase in internal floor area and therefore the proposal is not liable for Mayoral or Haringey's CIL charge.

8. Recommendation

The application is recommended for refusal for the following reason(s):

Refusal Reasons:

The proposed conversion of the property into a small house in multiple occupation (Use Class C4), by virtue of its insufficient original un-extended floorspace, and poor layout, would result in a sub-standard form of accommodation and the loss of a single family dwellinghouse for which there is an identified need in the borough and wider locality, contrary to policy DM17 of the Haringey Development Management DPD 2017.