

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 20th October 2015

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Sharon Davidson
Ms M Demetri

Ward:
Ponders End

Ref: 15/03613/FUL

Category: Full Application

LOCATION: 50 Suffolk Road, Enfield, EN3 4AZ,

PROPOSAL: Conversion of single family dwelling into HMO for 4 persons.

Applicant Name & Address:
Mr Stephen Dupey
C/O Agent

Agent Name & Address:
Mr A Shersby
PO BOX 1111
Enfield
EN1 9JW

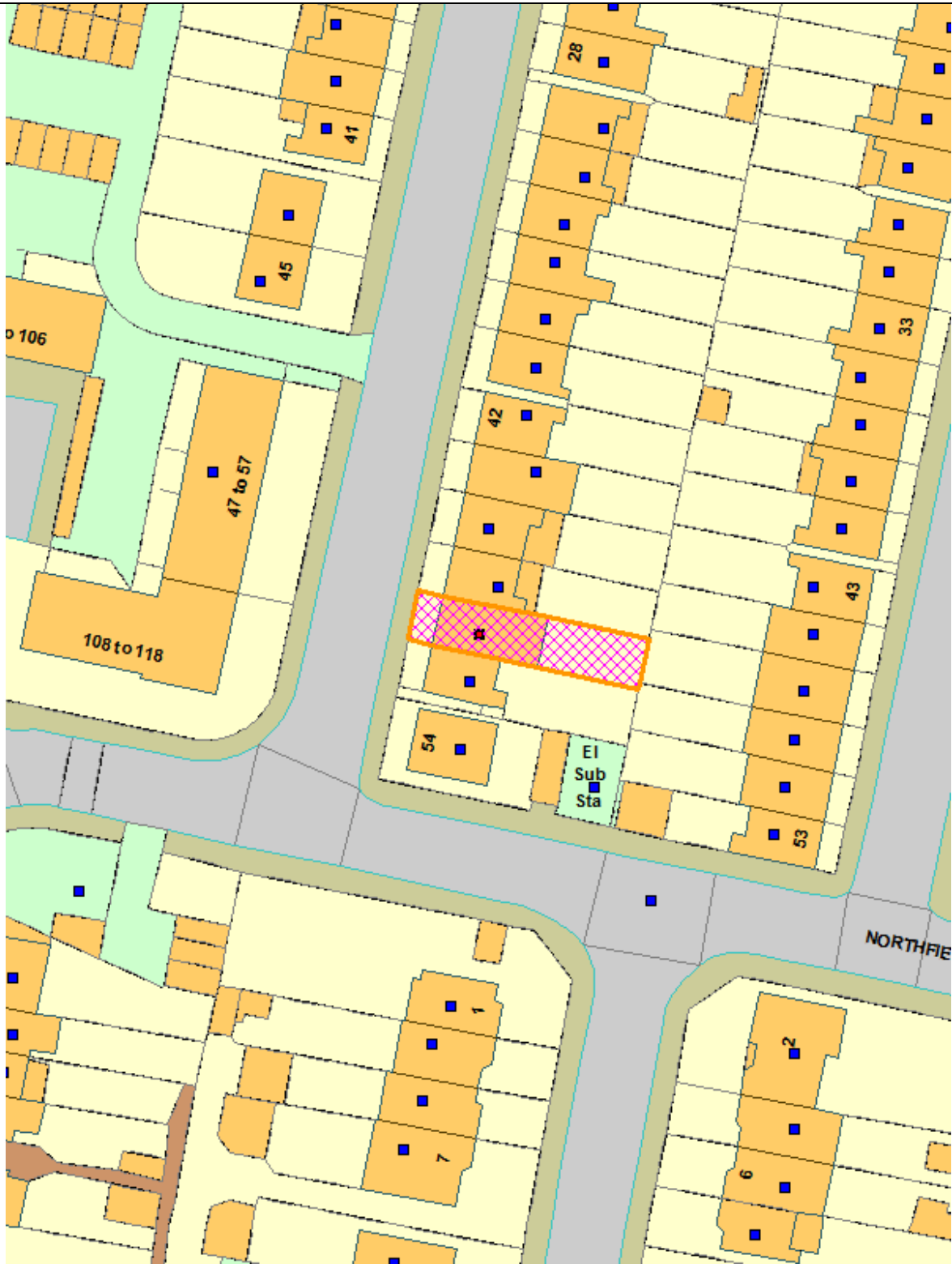
RECOMMENDATION:

That planning permission be **GRANTED** subject to conditions.

Note for Members:

Although an application of this nature would normally be determined under delegated authority, the application is reported to Planning Committee at the request Councillor Orhan on grounds that the consequences of such conversions are leading to over-arching concentrations of this type of properties in this area, leading to antisocial behaviour, litter and overcrowding in terms of car parking.

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North



Site and Surroundings

- 1.1 The application property comprises a mid terrace dwelling house situated in an established residential area of the Ponders End Ward.

1.0 Proposal

- 2.1 This proposal seeks permission to change the use of the dwelling house from C3 (residential) to C4 (House of Multiple Occupancy). The premises would accommodate a maximum of 4 residents.

2.0 Relevant Planning Decisions

- 3.1 15/02147/FUL - Conversion of single family dwelling into HMO for 4 persons. Withdrawn
- 3.2 This application was withdrawn by the Agent as officers had an objection to because the proposed use of the property with its four double rooms would have the potential to house 7 persons. Further, there was a lack of viable shared facilities and thus would not constitute a House of Multiple Occupation within use class C4. The proposal would have resulted in a substandard form of accommodation and an over intensive use of the property leading to an unacceptable increase in activity, general noise and disturbance associated with the proposed level of occupation.
- 6.1.2 The scheme has been revised and now there are 4 single bedrooms resulting a maximum of 4 people being able to be accommodated. Further, a kitchen and a lounge have been incorporated within the scheme and this would provide appropriate shared facilities within the C4 use class.

4.0 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Environmental Health

No objection raised. The Environmental Health Officer does not object to the application for planning permission as there is unlikely to be a negative environmental impact. In particular there are no concerns regarding air quality, noise or contaminated land.

4.1.2 Housing Enforcement Officer

Notes that the applicant is retaining the existing patio doors. They advise that this would not be acceptable for means of ventilation and the room maybe unfit. The applicant has confirmed that the patio doors would be altered to allow ventilation. This will be dealt with under the HMO license having due regard to the Housing Act.

4.1.3 Thames Water

No objection raised. No standard informative required.

4.1.4 Traffic and Transport

No objection raised subject to conditions regarding cycle spaces and refuse.

4.2 **Public response**

4.2.1 Letters were sent to 4 adjoining and nearby residents. No responses have been received. Consultation ended on the 28th August 2015.

4.2.2 Cllr Orhan has objected to the application expressing concern that the consequences of such conversions are leading to over-arching concentrations of this type of properties in this area, leading to antisocial behaviour, litter and overcrowding in terms of car parking. She would like the planning committee to fully satisfy itself that the application fully meets all the criteria and that such issues will not arise

5.0 **Relevant Policy**

5.1 The London Plan

Policy 3.3 – Increasing housing supply
Policy 3.4 – Optimising housing potential
Policy 3.5 – Quality and design of housing development
Policy 3.8 – Housing choice
Policy 3.14 – Existing housing
Policy 6.13 – Parking
Policy 7.4 – Local character
Policy 7.6 – Architecture

5.2 Core Strategy

Core Policy 4: Housing quality
Core Policy 5: Housing types
Core Policy 6: Housing need
Core Policy 21: Delivering sustainable water supply, drainage and sewerage infrastructure
Core Policy 26: The road network
Core Policy 30: Maintaining and improving the quality of the built and open environment

5.3 Development Management Document

DMD3: Providing a Mix of Different Sized Homes
DMD4: Loss of Existing Residential Units
DMD5: Residential Conversions
DMD6: Residential Character
DMD8: General Standards for New Residential Development
DMD9: Amenity Space
DMD 11: Rear extension
DMD37: Achieving High Quality and Design-Led Development
DMD 68: Noise

5.4 Other

Housing SPG
NPPG
NPPF

6.0 Analysis

6.1 Policy DMD 5 requires that development involving the conversion of existing units into self contained flats or HMO's will only be permitted if the following criteria are met:

- a Provide a high quality form of accommodation which meets internal floor space standards in the London Plan;
- b Not harm the residential character of the area or result in an excessive number or clustering of conversions. The number of conversions must not exceed 20% of all properties along any road; and only 1 out of a consecutive row of 5 units may be converted.
- c Not lead to an unacceptable level of noise and disturbance for occupiers and adjoining properties;
- d Incorporate adequate parking and refuse storage arrangements that do not, by design or form, adversely affect the quality of the street scene.

Quality of accommodation

6.2 The adopted London Plan contains minimum standards for the size of new residential accommodation. The London Plan provides the square metre floor space requirements for single and double rooms. The rooms accommodate either a single person or two persons in accordance with the requirements of the Housing SPG. If the main rooms are considered to be solely as bedrooms servicing the HMO, each of these spaces would accord with the SPG.

6.3 The London Housing SPG does not have a specific floor space requirement for 4 bedroom 4 persons dwelling houses. The floor space of the existing dwelling house is 89 sqm. The London Housing SPG states that 2 bedroom 4 person dwellings should provide 83 sqm of accommodation. The same document states that 3 bedroom 4 person dwellings should provide 87 sqm of accommodation.

6.4 As the proposal is for 4 persons it is considered prudent and acceptable to use the floor space requirement of the London Housing SPG for 4 persons serving 2 and 3 bedroom properties. The space requirement for these types of properties are 83sqm and 87sqm as stated above. As the proposal has a floor space of 88 sqm it is considered that the proposal provides a sufficient amount of floor space. In addition to this, the bedroom sizes meet the requirements of the London Housing SPG, as does the living/kitchen/dining area.

Percentage of Conversions

6.5 No properties along the road have been converted, although it is noted that there are purpose built flats opposite the site. Thus, the conversion of this property would not result in more than 20% of properties nor more than 1 in 5 consecutive properties being converted.

Noise and disturbance

- 6.6 The property presently has 4 bedrooms and therefore there would unlikely be an increase in the number of people residing at the property. The proposal is therefore unlikely to an increase in levels of activity, noise and disturbance. A condition is recommended limiting occupancy to 4 persons.

Parking

- 6.7 The existing property does not have the benefit of off street car parking facilities. In terms of traffic and parking demand it is considered that there will be minimal net change from the original use as a four bedroom dwelling.
- 6.8 Cycle parking would be provided in the rear garden with. Facilities provided would need to be secure and covered and therefore a condition is recommended to require this.
- 6.9 Refuse provision will need to be provided to the front of the property as with all other residential properties on this street. A condition is requested requiring details.

Visual amenity

- 6.10 There are to be no external changes to the property. Rather, all the changes to the property are to occur internally.

Amenity

- 6.11 There is no specific policy with regards to the amount of amenity space required to be provided for a HMO. There is a large rear garden serving the property. Access to this garden is through the shared kitchen on the ground floor. All occupants have access to the garden which is large enough to serve the units.

Sustainable development

- 6.12 An energy statement has been omitted. Whilst the Local Planning Authority acknowledge that the scope of the proposed works is limited, Policy CP20 requires that all developments within the control of planning are required to demonstrate how carbon emissions is being reduced and energy efficiency measures enhanced as a result of the scheme. A condition to secure the required details can be imposed as this would not warrant a sound reason for refusal.

CIL

- 6.13 The CIL Regulations 2010 (as amended) allow 'charging authorities' in England and Wales to apportion a levy on net additional floor space for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. The Council is progressing its own CIL but this is not expected to be introduced until autumn/winter 2015. The development would not be CIL liable.

7.0 Conclusion

- 7.1 The proposed development complies with the criteria set down in pOlicy DMD 5 as outlined above and therefore the proposed development is considered acceptable.

8.0 Recommendation

- 8.1 That planning permission be **GRANTED** subject to the following conditions:

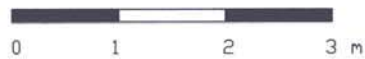
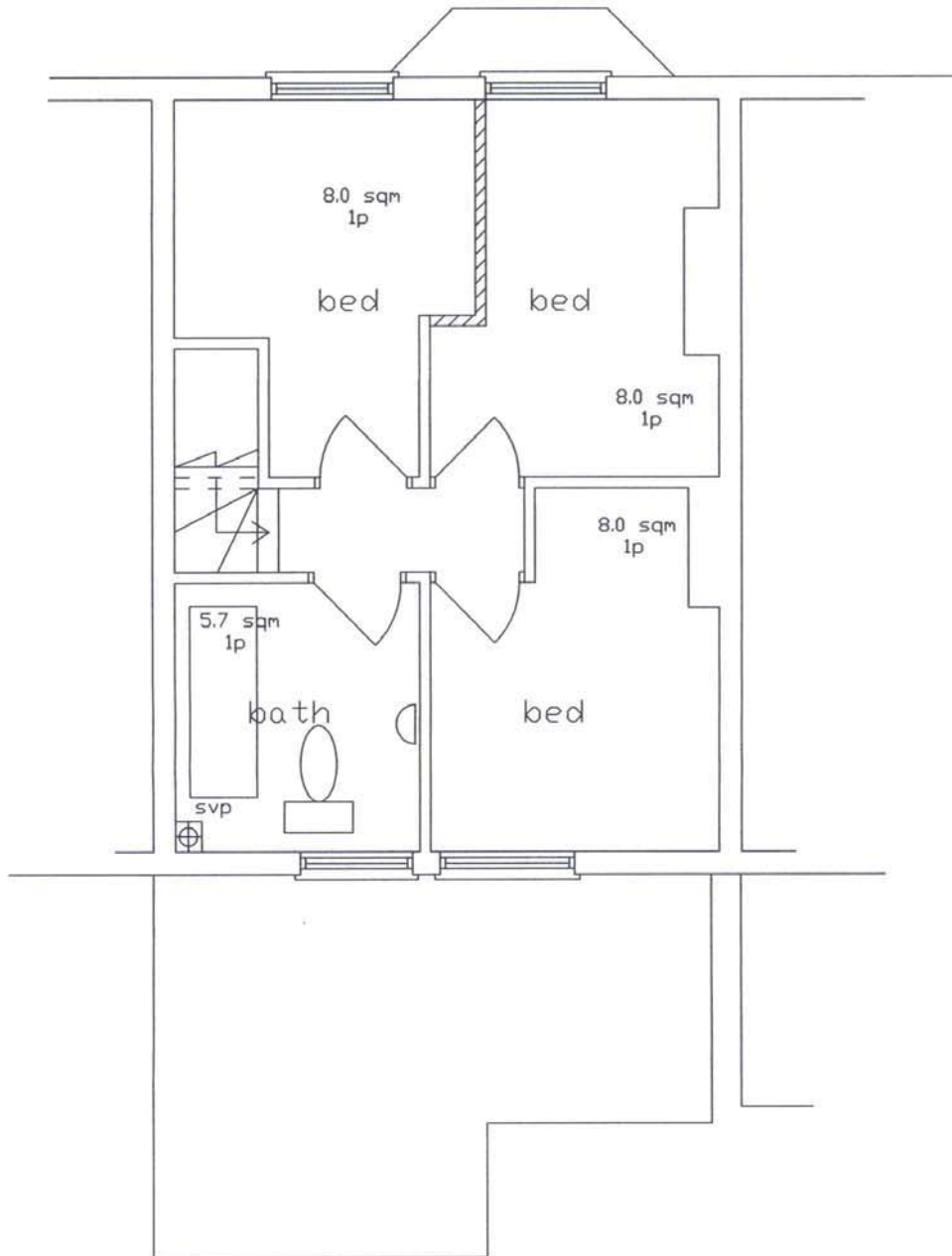
1. C51A – time limit (statutory 3 years to implement the works)
2. C60 – plans (the scheme needs to be implemented in accordance with submitted plans)
3. Details of refuse (including recycling)
4. Details of cycle provision (cycle store must be secure)
5. The use of the property as a House of Multiple Occupation hereby approved shall be occupied by a maximum of 4 people acting as a single household and shall not be subdivided or occupied as self-contained units.

Reason: To accord with the stipulations of definition as a House of Multiple Occupation and to safeguard the residential character of the surrounding area.

6. No independent cooking or laundry facilities shall be installed in any of the respective bedrooms and the communal lounge / diner as shown on the approved plans, shall be retained in perpetuity.

Reason: To accord with the stipulations of definition as a House of Multiple Occupation and to safeguard the residential character of the surrounding area.

7. Energy Statement



Job
50 SUFFOLK RD
ENFIELD

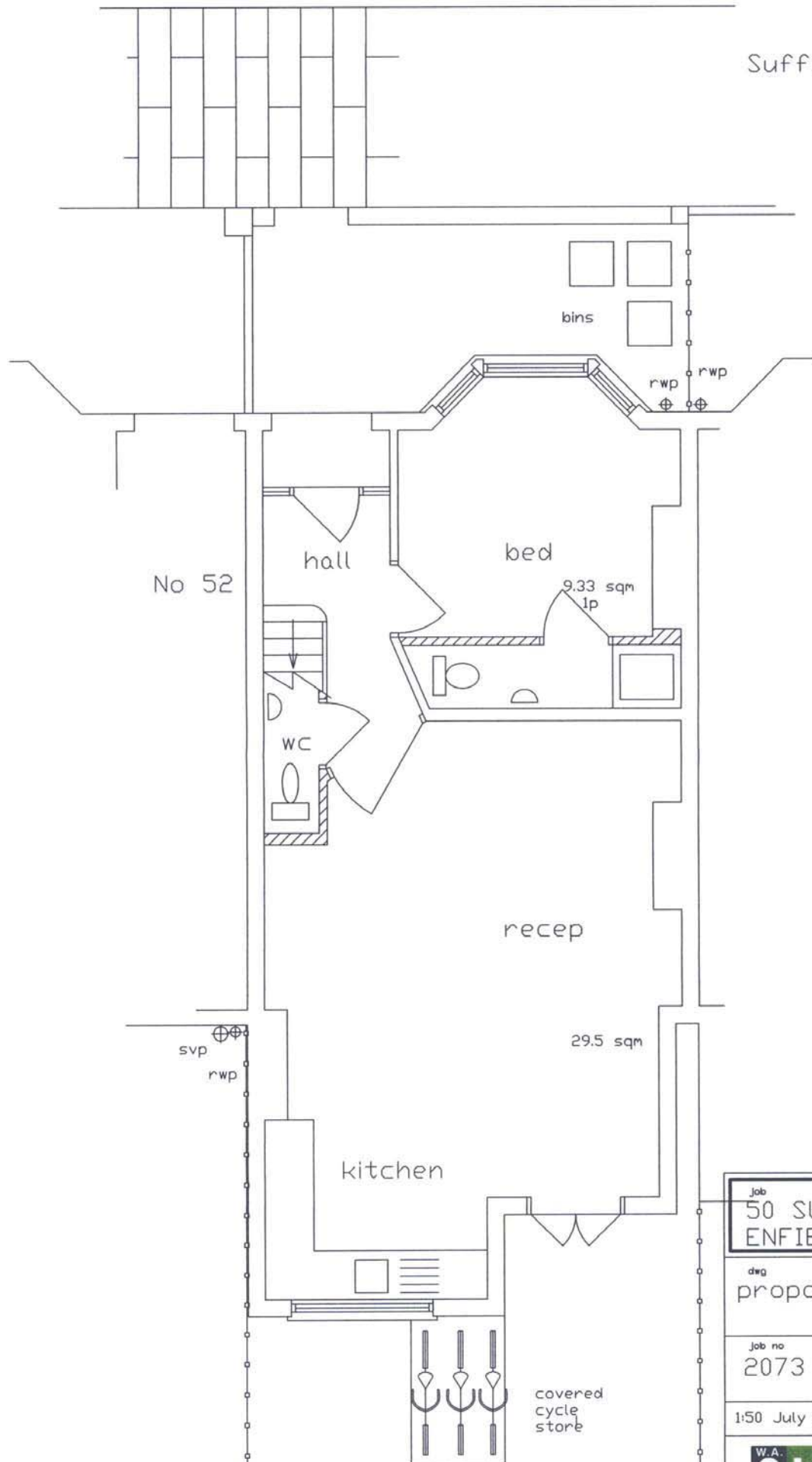
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W.A.
S hersby

Suffolk Rd



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ENFIELD

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50 Suffolk Road
Enfield
EN3 4AZ

Plot centre co-ordinates: 534770, 195562
Download file: Print52610_1508652
Project name: ashersby_suffolk