



Planning Supportive Statement

for

35 Chalfont Road, London N9 9LZ

For

Conversion of use from dwelling house (Class C3) to 6-person house in multiple occupation (Class C4).

7th March 2024

Ref: 1551/PS

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1.0. Introduction

- 1.1 IntelliArch Ltd have been instructed by Mr Cengiz Aydemir to act as agents in all matters in relation to the conversion of use from dwelling house (Class C3) to 6-person house in multiple occupation (Class C4) located at 35 Chalfont Road, London N9 9LZ.
- 1.2 This Planning Statement is prepared in line with Government Guidance on changes to the development control system and the related regulations to be provided with most planning applications. This document should be read in conjunction with the enclosed planning application drawings and information provided.

2.0. Site Surrounding

- 2.1 The property is located on 35 Chalfont Road, London N9 9LZ between the Haselbury Road and South Eastern Avenue junctions. The neighbouring buildings are similar residential dwellings.
- 2.2 This property is currently used as a single-family dwelling. The proposed development will provide an HMO for 6 persons.
- 2.3 The visual impact and alterations that will take place in the existing property will produce minimum or none effects on its surrounding areas and neighboring properties.
- 2.4 The existing property is a 2-storey semi-detached house. The property was constructed circa 1930 and used as single-family dwelling since then.
- 2.5 The property currently has a front and rear garden with an outbuilding to the rear of the garden.

3.0. Proposal

- 3.1 Conversion of use from dwelling house (Class C3) to 6-person house in multiple occupation (Class C4).
- 3.2 The property is been proposed to be used as a shared house falling within Use Class C3 (c) of the Use Class Order for six people. However, the proposed number of residents, a maximum of 6, will thus be within the contemplation of the number of users which property of this size can accommodate. This number will not alter the noise or actives emanating from the property to any degree such as to affect the living conditions of adjoining occupiers.
- 3.3 The property does not require any major structural alterations. The only upgrade or improvement that needs to be made is to comply with building regulations and licensing requirements.
- 3.4 The property has an existing ground floor WC and bathroom at first floor which will be used as a shared facility. This is similar to the kitchen facilities at the ground floor.
- 3.5 Refuse collection for the property will be as existing from the front garden.
- 3.6 Cycle storage has been provided at the rear garden for 8 persons. If further space is needed, the rear garden is suitable to accommodate further storage.
- 3.7 As for the living condition of the occupiers, all the rooms exceed the requirements that are stated in the HMO standards for Enfield Council.

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3.8 The property can provide ample living space for multiple related and unrelated adult occupiers that live in depended lives. The proposed number of occupiers has been considered against the size of the property and found to be in an acceptable standard.

3.9 There is no impact on the living conditions of adjoining occupiers via noise or disturbance. Therefore, this complies with polices DMD5, 6, 37 and 68 and CP 30 together with London Plan policy 3.5.

4.0. Relevant Planning Policies

- 4.1. Core Strategy
CP4: Housing Quality
CP25: Pedestrians and Cyclists
CP30: Maintaining and Improving the Quality of the Built and Open Environment
- 4.2. Development Management Document
DMD 4- Loss of Existing Residential Units
DMD5: Residential Conversions
DMD 6: Residential Character
DMD8: General Standards for New Residential Development DMD9: Amenity Space
DMD37: Achieving high quality and design-led development Design Process DMD45:
Parking Standards and Layout
DMD68: Noise
- 4.3. London Plan (2015)
Policy 3.5 Quality and design of housing development Policy 6.9: Cycling
Policy 6.13 Parking
Policy 7.4 Local character
Policy 7.6 Architecture
- 4.4. Other Relevant Policy Considerations
National Planning Policy Framework (NPPF): Section 7): Requiring Good Design
Enfield Characterisation Study
Mayor's Supplementary Housing Guidance

4.0. Analysis

4.1 Policy 3.4 of the London Plan promotes the optimisation of housing output within different types of location. Policy 3.8 of the London Plan also encourages the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing. The proposal would be compatible with these policies, in addition to Policy CP2 of the Core Strategy and Policy DMD3 of the DMD, insofar as it would add to the Borough's housing stock.

4.2 In terms of housing need, the Council's Core Strategy seeks to ensure new developments offer a range of housing sizes to meet housing need.

4.3 DMD 4- Loss of Existing Residential Units

As confirmed previously the property will still be used for residential purposes and there is no loss of existing housing stock.

4.4 DMD 5 – Residential Conversions

Development involving the conversion of existing units into self-contained flats and houses of multiple occupation (HMO) will only be permitted if the following criteria are met:

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All development must:

- 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. Not lead to an unacceptable level of noise and disturbance for occupiers and adjoining properties;
- C. Incorporate adequate parking and refuse storage arrangements that do not, by design or form, adversely affect the quality of the street scene. The property has been designed and considered to be high-quality which meets and exceeds the internal space standards in the London Plan:

The design has been considered to avoid any character of the area resulting in an excessive number of clustering of conversions. The conversions that will taken place does not exceed 20% of all properties along the road.

4.5 DMD6 - Residential Character

The proposed application does not require any external changes. Therefore, the residential character of the property will remain as existing.

4.6 DMD9 - Amenity Space

Policy DMD 9 of the Development Management Document relates to amenity space and states that for houses of 2 or more bedrooms with 3 or more occupants the minimum private amenity space is 7 sq.m per dwelling. The existing garden space actually exceeds this requirement.

- 4.7 In this instance, the quality of the proposed accommodation will be assessed under the London Plan and accompanying London Housing SPG (March 2016) which provides minimum standards and good practice guidance for new residential accommodation:

HMO standards for Enfield Council (2020) are listed below:

HMO Standard required		Proposed	
Number Sharing	Minimum Floor Area	Number Sharing	Achieved Floor Area
Kitchen			
Used by 1-6 occupiers	11sq.m	6	15.1sq.m
Dining/Kitchen			
Used by 1-6 occupiers	12.5 square meter	6	15.1sq.m
Living Rooms or Dining Rooms			
Used by 1-6 occupiers	12.5 square meter	5	13.1sq.m

- 4.8 Minimum width of the main sitting area should be 3.2m in dwellings designed for 4 or more people.
- 4.9 Minimum area of a single bedroom should be 6.51 sqm and for a double or twin bedroom 10.2 sqm minimum width of double or twin bedroom should be 2.75m. In all cases the proposal meets these standards and exceeds.
- 4.10 The proposal adheres and meets all the above standards. In some cases, it exceeds well above the standards.
- 4.11 The proposal would result in no external alterations to the existing house, and therefore no design issues raised.

5.0. CONCLUSION

- 5.1 Planning permission is sought for the conversion of use from dwelling house (Class C3) to 6-person house in multiple occupation (Class C4).
- 5.2 The proposed conversions comply with space standards and exceeds the above the minimum requirement. The residential conversion does not exceed 20% and there are no HMO nearby that had planning permission from Enfield Council.
- 5.3 As such the proposal is considered to help into the Councils housing need in accordance with the relevant provisions of the Council's Local Plan. It's therefore respectfully requested that the application be approved with appropriate conditions.