Skapoullis Jon

From: Planning Support
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2015/3535 Site Address: 60 Perth Road London N22 5QY London
Comments by: Timothy Snow & Anna Jeffery-Smith
From:
87 Eldon Road

N22 5ED
Phone:
Email:
Submission: Objection
Comments: Dear Planning Inspector,

RE: HGY/2015/3535
60 Perth Road, N22 5QY

Many thanks for the opportunity to comment on the above proposal. we understand the applicant wishes to convert the dwelling into 2 self contained flats following the recent granting of a certificate of lawfulness (HGY/2015/2499) for construction of a rear dormer, front skylights, loft conversion and single storey rear extension which is currently in process of construction.

We have a number of concerns regarding the proposal.

1. The development involves dividing a property with floor area less than 120m2: On reviewing the original building plans from application HGY/2015/2499 we believe the total floor area prior to granting the application measured 91m2. This is calculated from the proposed square footage of the ground floor at 63m2 minus the rear extension (5.6x3m2) giving 46.2m2 and the first floor at 45m2. Therefore as the increase in floor area provided by both rear extension and loft conversion occurred after 01.07.1948 as per the Housing SPD this development should not be permitted. We note a similar conversion (HGY/2015/2272) was refused on similar grounds recently.

2. Loss of a family home: The development involves the change of use from a good sized 4-5 bed family house to 2x 2bed (3person) flats. We believe this would be contrary to Local Plan Policy SP2, London Plan Policy 3.5 and 3.8. As such we believe granting this application will contribute to the chronic lack of appropriate family sized homes in the borough. Perth Road has had a number of conversions (most recent HGY/2015/0420) and we note that the area is approaching the maximum 20% conversions as per policy HSG11 of the Haringey Unitary Development Plan.

3. Number of bedrooms: We note the applicant has not mentioned the number of bedrooms in each flat on the planning application. On reviewing the floor plan both flats have 1 bedroom with floor area ≥12m2 which counts as a double/twin room and bedroom <12m2 which would count as a single room giving both flats as 2bedroom (3 person) properties. We are concerned that the upstairs flat would be marketed as a 3 bedroom flat (with a bed put into what is identified on the plan as a living room) in order to increase value and maximise profit from the conversion. This would fall foul of the standards for number of toilets for a 3 bed property (5 person).

4. Number of bathrooms: As the upstairs flat is split over 2 floors we believe a second toilet needs to be provided on the top floor as per the Housing SPG.

5. Provision of cycle storage: The plan has covered cycle storage for the upper flat in a shed at the end of the garden for the ground floor flat this appears to be uncovered rails at the front of the house which would go against standard 3.4.2 of the Housing SPG.
We would be grateful for your consideration of the above points when deciding your recommendation. we have also passed the notification letter to other nearby properties not initially included on the circulation list should they wish to respond.

Yours Sincerely,

Timothy Snow & Anna Jeffery-Smith