Newell Gerzie

From: development.control@haringey.gov.uk
Sent: 19 May 2016 18:10
To: Planning Support
Subject: Comment Received from Public Access

Application Reference No. : HGY/2016/1241
Site Address: Flat 2 73 Clarence Road London N22 8PG
Comments by: Killick
From:

Clarence Road

Phone:
Email:
Submission: Objection
Comments: I object to this planning application for several reasons.

This potentially lovely detached property is in a shameful state of disrepair. I was disappointed to see that there are no plans to fix up the property, but merely to create undesirable residential accommodation.

The habitable space, design, and light is neither appealing nor in-keeping with the requirements for residential developments. The proposed layout is, frankly, madness: Add an impractical long and narrow bedroom, block up a few windows, and create a small, windowless lounge. Surely if the applicant wanted to create a two bedroom property he would leave the existing living room and bedroom as they are and create a dining and living area in the rear extension and not have a long thin bedroom and a hallway to the rear door. The proposed layout suggests an attempt to actually not remove the wall to the existing bedroom and have a three bedroom property with no living or dining space at all.

If the general neglect of the property and the layout issues are insufficient reasons to refuse the application, then it should fail for the following reasons:
- It does not have a Design and Access Statement filed in support.
- It does not provide the proposed number of people who would be living in the accommodation (The London Plan is specific in Section 3.36 when it states ¿developers should state the number of bedspaces/occupiers a home is designed to accommodate rather than, say, simply the number of bedrooms¿).
- It does not provide the gross internal area for Flat 2. While it is difficult to determine the exact internal area from the substandard drawing submitted without a Design and Access Statement, it appears to fall far short of the 61 sqm required for a 2 bed/3 person dwelling, let alone the 70 sqm minimum for a 2 bed/4 person dwelling. (London Plan, Table 3.3).
- It does not provide for 25sqm of living, dining and kitchen space; the minimum for three occupants.
- The proposal doesn¿t appear to meet the minimum space and width requirements for a single bedroom or the built-in storage space requirement for a two bedroom dwelling.

For the above reasons, this application should be refused.