

RE: Planning Application Ref: HGY/2022/4435
Address: 45 Bounds Green Road, N22 8HB

Submission: Objection on Behalf of the Cranbrook Park Residents Association ('CPRA')

The CPRA objects to this Planning Application on the following grounds:

The Existing Site and Planning Enforcement

On the drawn plan document entitled 'Existing and Proposed Site' the application makes reference to the site as 'Existing / Under Construction,' with what appears to be an outline of the proposed or alleged existing building (in part or in whole).

Yet it would appear that no planning permission has been granted for any building works to commence on this site. Therefore, if there are any building works that may have already started – it is questionable whether they are legal.

Furthermore, as has already been pointed out by other commentators on this application – it would appear that this property does not even conform to current HMO regulation, let alone be registered as one. This in itself should be of serious concern to Haringey Council and should take primary consideration over and above this planning application.

Regarding evidence of a prior 'existing' permanent structure on this site, according to Google Earth maps – there does not appear to be any evidence of an existing, permanent structure on the site at the time of the last satellite update which was in June 2022.

Please refer to the three images that have either been submitted with this application (if attachments are enabled), or else uploaded separately.

There is what looks like a garden shed roof and little else.

Therefore, if any building works have already started at this location but without prior planning permission or consent from Haringey Council, then the CPRA would expect that Haringey Council will take whatever appropriate action necessary. That would be to halt any works that may be in progress until such a time as any planning permission may be granted. Or, in the case of planning permission being refused, (including

appeal), to oversee the demolition of any new structure and a return of the site to as it was before.

Definition of Proposed New Construction

On the Application Form Document, Section 3 under the heading 'Description of the Proposal' the applicant / agent has written "Extension to dwelling (HMO)."

It must be pointed out that the proposed application would not represent an 'extension' since it would not be physically connected or attached to any of the main building at all. In this respect it would represent an **'additional'** building since it would be a completely new and separate dwelling independent and unconnected from the main dwelling, even if access were still via the main site. So effectively, this application is not for an 'extension' but for further **additional** dwelling on the site, which the CPRA believes would be unacceptable for a number of reasons.

Over-Development of Site

This proposal would amount to the over-development of a small site at the expense of existing tenants and any new tenants. It would result in loss or significant reduction of outdoor amenity; increased noise pollution, refuse problems and higher population density. There are already seven, self-contained 'bedsits' or units at this address alone. Any further addition to this would exceed what could be considered reasonable.

In addition, this proposal would be incongruous and unsympathetic to the existing and surrounding architecture and prevailing character of the neighbourhood (situated as it is, in context with Trinity Gardens Conservation area. See next section below)

Of the many previous cases of 'garden-grabbing' and 'bungalow-building' in back gardens, the spotlight on this practice has highlighted the many cases of poor quality design and building practices leading to cramped living spaces with very little privacy and little to none outdoor amenity space. Unfortunately this proposal typifies all these negative aspects.

https://www.haringey.gov.uk/sites/haringeygovuk/files/trinity_gardens_character_appraisal-20.pdf

In section 9.4 of Haringey Council's Character Appraisal of the area – No. 45 Bounds Green Road is specifically identified and included in the list of 'Positive Contribution Buildings' along with many other houses and buildings in the immediate area.

"POSITIVE CONTRIBUTIONS BUILDINGS"

9.4 In addition to those buildings that are on the statutory list and local list of buildings of merit there are a large number of individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the Trinity Gardens Conservation Area as a whole. Even though some of these buildings may have experienced minor alterations over the years they still make a positive contribution to the conservation area as part of a group. The assessment of whether a building makes a positive contribution to the special architectural and historic interest of a conservation area is based on Appendix 2 of 'Guidance on Conservation Area Appraisals'; English Heritage, February 2006. These buildings will be considered for inclusion on the Council's Local List of Buildings of Merit at the next review.

Bounds Green Road

Nos. 3 & 5

St Michael's Church Hall

No. 39 (The Vicarage)

Nos. 43 to 63 (odd)

No. 65

Avenue Lodge"

The fact that 45 Bounds Green Road and those properties either side of it as well as many others in the local area, have been specifically identified as being buildings of **"architectural merit"** and **"historic interest"** and that **"they still make a positive contribution to the conservation area as part of a group"** must surely mean that Haringey Council has to take this into account when considering any planning application at this address.

Granted though No. 45 may be private property – and granted that this proposal would not appear to impact upon the façade of the main house, nevertheless, this proposal, were it to be given permission, would effectively, irrevocably alter the character of the local neighbourhood for ever, through erosion of its original footprint and design.

This proposal does not represent an improvement or enhancement of the area and would, in fact, be detrimental and unsympathetic to its own context and that of the local area as a whole.

New Builds and The London Plan

From first glance at the plans of the proposed dwelling – it is immediately evident that this proposal falls well short of the guidelines or principles of new-builds as set out in the London Plan.

The best example to illustrate this is the second door or ‘fire-escape’ as indicated on the proposed plans, which opens directly onto the fence at the rear of the garden. This would be laughable were it not for the fact that this demonstrates just how little care, thought and effort has gone into this submission. It serves only to highlight the very real lack of integrity of this application.

The CPRA requests that a realistic fire prevention assessment be put forward before any consideration of this proposal is allowed to progress.

Design Quality and Building Materials:

It is also doubtful whether this proposal conforms to the basic minimum standards in relation to the following:

The basic design and layout do not demonstrate a dwelling that would provide a reasonable quality of life. If the scale of the plans are comparable to actuality – it would simply be too small to accommodate the variety of human activity / needs that are necessary to constitute a healthy and well-balanced existence. The proposed building materials listed are basic and cheap (eg: white PVC windows) and it is highly doubtful that the overall structure would be in keeping with, or sympathetic to, the existing, original Victorian building on the same plot.

Floor Space / Size of Accommodation:

It is questionable whether the floor space or meterage of the proposed dwelling meets with bare minimum standards required.

While scale has been indicated on the plans, no floor measurements have been given. Therefore, it is difficult to envisage what the actual size / floor measurements would be.

And although a kitchen area and pod bathroom are indicated no furniture outlines have been included in the plans. Presumably because this would highlight just how little space there would be for anything more than a single bed and a small table and chair.

The CPRA requests that the applicant / agent re-submit their plans with clear measurements given (not just scale), along with basic furniture outlines, before any consideration of this proposal be allowed to progress.

Loss / Erosion of Outdoor Amenity Space

This proposal would result in significant erosion of outdoor amenity space and an increase in usage-density of the resulting reduced space. This would be unfair and unacceptable to the existing tenants of the main property and inadequate for any proposed new tenant.

Erosion / Lack of Privacy

This proposal would result in the erosion of Privacy for existing tenants at the rear of the main property. And the proposal would not ensure enough privacy for any new tenants of the proposed new build, particularly as the windows on the proposal give out directly onto the back of the main building.

Inadequate, Low Light Levels

The windows of the proposed building would be approximately north-east facing - the light from the pod bathroom affording only secondary, borrowed light to the rest of the single space that would be the living / dining / sleeping area. The close proximity to the main house, and resulting lack of privacy, may also necessitate privacy blinds of some kind, thus further reducing light levels. The existing fences, left and right either side of the proposal building, would not afford significant extra light.

Increased Light and Noise Pollution to Neighbouring Dwellings.

The creation of a new building in such close proximity to neighbouring properties would result in increased noise and light pollution to properties adjoining.

'Existing HMO's Already in the Area & Increased Density / Expansion

While the CPRA acknowledges the need for HMO accommodation – the sheer volume of HMO's that now exist in Wood Green alone has surpassed saturation point.

For this reason the CPRA is opposed to any increase or expansion of HMO's in the area.

Many of these HMO's came into existence illegally and have only now gained 'certificate of lawfulness' through default over time.

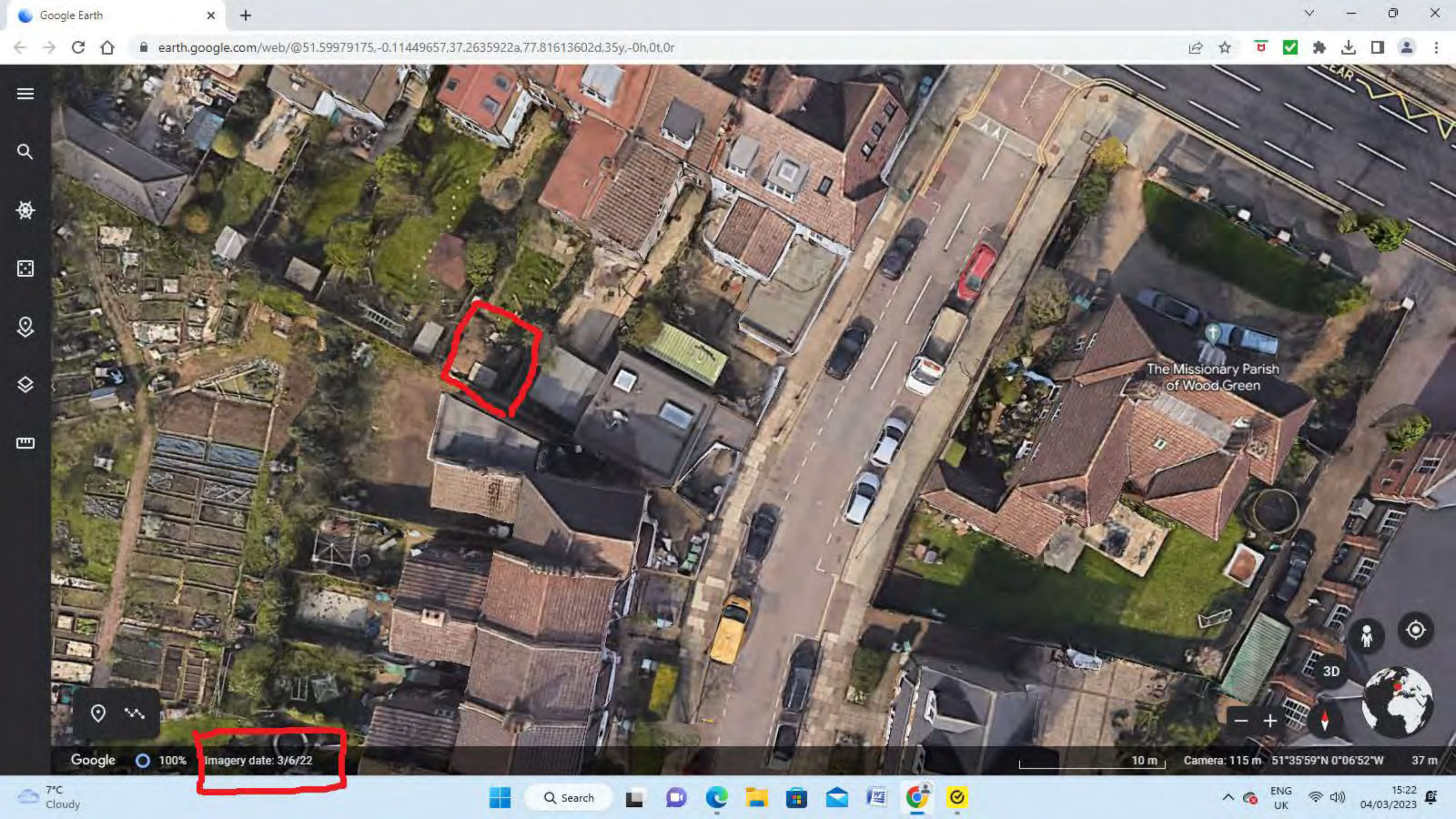
The poor stewardship by many landlords has had a crippling effect on communities and in many cases provided sub standard housing for tenants.

The imbalance of HMO density in Wood Green as compared to other parts of the borough is having an irrevocable and irreversible impact. Even despite the introduction of the 'Family Housing Protection Zone' the number of HMO's are increasing to levels that will see further losses of family dwellings.

Irrespective of whatever reasons the applicant may have for wanting to build further upon this site – at the end of the day Haringey Council needs to be pro-active in safeguarding communities by ensuring an even balance of mixed housing stock throughout the entire borough. And at the **very least**, to ensure that existing HMO's a) meet the basic requirements under current legislation and b) have the necessary license to operate.

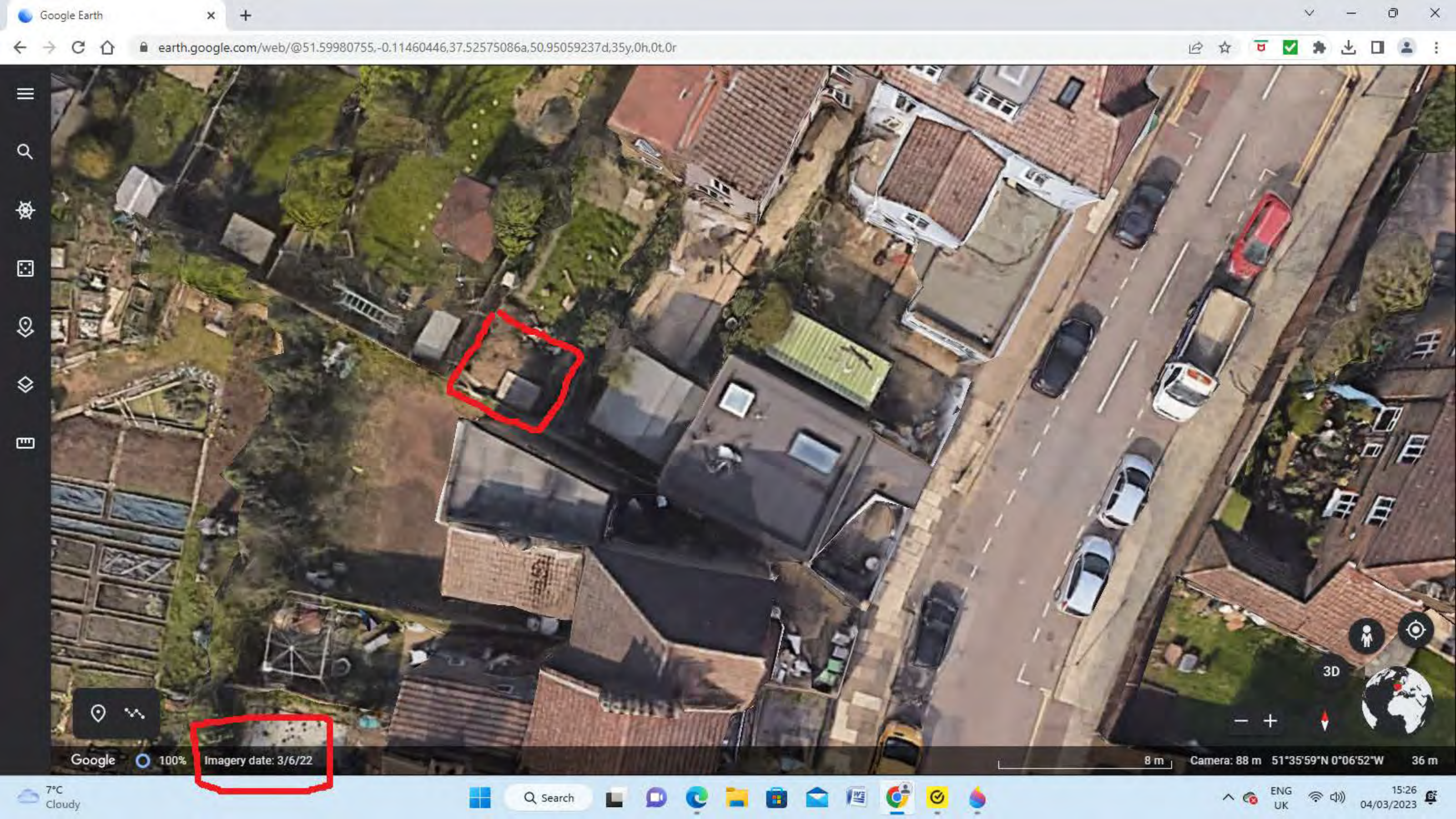
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The Missionary Parish of Wood Green



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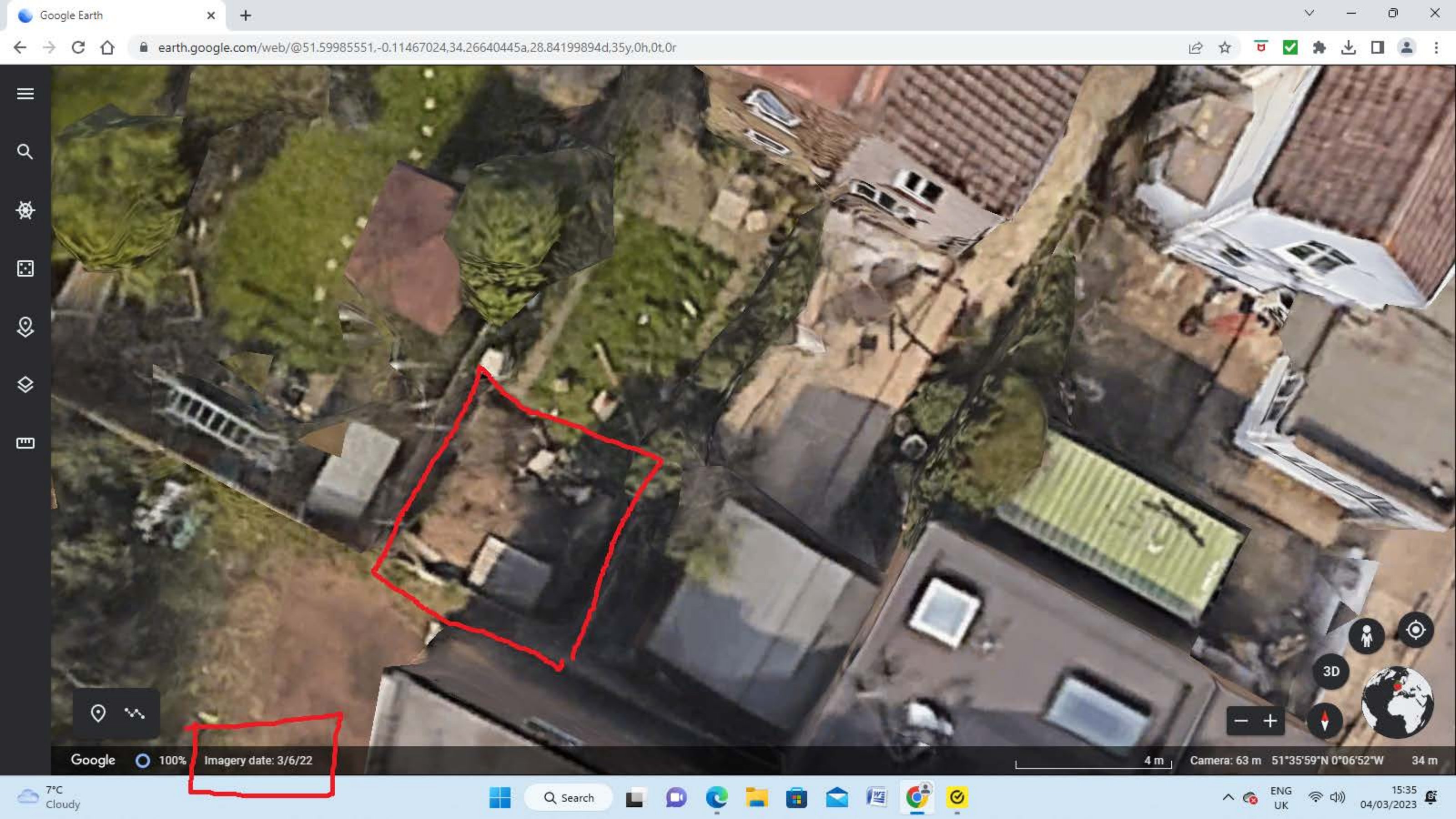
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