

31 Malvern Road
Wood Green
London
N8 0LE

28/08/2023

Planning Services
6th Floor, Rover Park House,
225 High Road, Wood Green,
London
N22 8HQ

To whom it may concern,

RE: Case reference HGY/2023/1402

I am writing to object to the above proposal.

I am primarily concerned that the development described in the proposal will lead to a loss of green space. By accepting the proposal a precedent will be set that would subsequently enable the potential development of property on the entire rear garden greenspace bordered by Ravenstone Road, Malvern Road, Alexandra Road and Hornsey Park Road. It is well evidenced that urban greenspace reduces flooding risk¹ and the need for urban greening in London is recognised². In the context of global warming, the north London flash floods in June of this year, and flooding in Turnpike Lane in 2021, my concern is that enabling the development of this greenspace will increase the risk of floods in the area.

Additionally, the property is located within the Family Housing Protection Zone. The proposed development includes the building of 2 new dwellings: 1 x 1 bedroom and 1 x studio. Neither of these proposed dwellings will be suitable for use as family housing. The proposal does not meet multiple criteria listed in The Haringey Family Housing Protection guidance³:

- Policy DM11C: The council will not support proposals which result in an overconcentration of 1 or 2 bed units unless they are part of larger developments or located in neighbourhoods where such provision would deliver a better mix of unit sizes which include larger and family sized units.
- Policy DM12B: Ground floor family housing should provide access to private garden/amenity space.
- Policy DM16C: Where existing garden land is available the Council will seek to optimise the total amount of private amenity space and access to this space for residents.

¹ Khodadad M, Aguilar-Barajas I, Khan AZ. Green Infrastructure for Urban Flood Resilience: A Review of Recent Literature on Bibliometrics, Methodologies, and Typologies. Water. 2023 Jan 28;15(3):523.

² Mayor of London, London Assembly. Urban Greening. Accessed August 2023. Available at: <https://www.london.gov.uk/programmes-and-strategies/environment-and-climate-change/parks-green-spaces-and-biodiversity/urban-greening>

³ Haringey London. Development Management DPD. Haringey's Local Plan. Adopted July 2017. Available at: https://www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_dmp_dtp_online.pdf

Additionally, the property is subject to an article 4 direction, which removes permitted development rights for the conversion of a single family dwelling house to a house in multiple occupation.

Finally, I am concerned that the proposed development represents a loss of security for adjoining rear gardens, as public access to adjoining gardens may be possible for intruders by climbing onto the roof of the single story development. This is in breach of Policy DM7Bd: Development proposals for infill, backland and garden land should meet the requirements of Policies DM1 and DM2 and must safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens.

Many thanks for considering the above points when making a decision on the planning application.

Yours faithfully,

Dr Hannah Jeffery