

Ref: HGY/2023/1788 6 Hardy Passage, Wood Green, London, N22 5NZ

Target Decision date: 31.08.23

Submission: OBJECTION from the Cranbrook Park Residents Association

This is at least the third Planning Application submitted for this address to have a Mansard Roof Extension. Both previous applications were rejected and for good reason.

Unfortunately this third application is still lacking in merit and should be rejected on the same grounds as the previous applications. Reasons for objecting are as follows:

Design Quality and Build The proposed extension falls short of the quality and design principles as set out in the London Plan. It is doubtful that the room sizes conform to the basic minimum size standards. No measurements are indicated on the plans and although basic furniture outlines are indicated it cannot be taken for granted that these represent accurate scale. Therefore, these plans should be plans re-submitted before they can be properly considered. It's simply not good enough that any building plans do not demonstrate accurate scale measurements.

Even with the minimum furniture outlines provided (and assuming these are to scale) the room sizes already seem cramped without the realistic addition of other vital items such as a table and chairs, chests of drawers or wardrobes.

Quality of Living

As has been pointed out by other objectors to this application, these plans do not align themselves with the aspirations and targets set for the future regeneration for Wood Green going forward. If anything, these plans are retrograde and backward looking. It would only increase the amount of poor quality housing instead of creating new, better housing. And whilst there may be a lack of housing, this cannot be used as an excuse to build poor quality housing.

Previous Unauthorised Internal Division and Sub Division at this address

There is a history at this address of unauthorized division and subdivision of internal layout and configuration without the necessary planning permission having been sought or granted. Given this history – it is important to note the proposed layout of the upper two new 'bedrooms.' (which, incidentally, is the same configuration as in the previous planning application which was rejected). As these bedrooms have separate access via the main stairwell, it would be all too easy to reconfigure this layout into two separate dwellings at a later date and without Haringey Council's or anyone else's knowledge.

Population Density Increase

The increase in population density at this address would only add to and exacerbate problems associated with overflowing rubbish / refuse at the end of Hardy Passage and Fly Tipping (see images attached). It would also create additional noise and disruption for existing tenants at this address whose exiting quality of life would be impacted upon and further eroded by the increase in human traffic and noise.

### Loss of Light / Dour Outlook / Increased Overlooking & Noise Disruption/ Loss of Privacy

The addition of an extra floor would increase overlooking and erosion of privacy particularly in relation to the rear of houses in Berners Road, but also in relation to the flats above the High Road. Even with a privacy screen, this will not screen out everything. And a screen will not block out an increase in noise disruption from an outdoor area. The raised roof height would impact upon light levels particularly for residents at ground floor level in Hardy Passage. The aspect from both the proposed new bedrooms would be a dour outlook, therefore raising the question as to whether this is a worthwhile application, in planning terms.

### Inadequate outdoor amenity

The small outdoor balcony area indicated would not be of benefit to the rest of the residents at this address, therefore it does not serve to promote this application.

### Refuse and Fly-Tipping

This application makes no sensible provision for increases in rubbish and associated fly-tipping. This has to be considered a priority in any application. The increased burden on infrastructure and services which are already stretched to breaking point cannot be ignored and need to be addressed properly.

The large bins at the end of Hardy Passage are already a reoccurring blight on the local area, with overflowing rubbish on a weekly basis, as well as regular fly-tipping.

Images Below are of Rubbish Overflowing and Fly-Tipping in Hardy Passage







