

Argles James

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

Application Reference No. : HGY/2020/1972
Site Address: 2 Chesnut Road London N17 9EN
Comments by: Cllr Ruth Gordon
From:
158
Dowsett Road

Tottenham

N17 9DH

Submission: Objection

Comments: I am writing to object to the planning application for a change of use to 2 Chesnut Road from

Student accommodation to 'Co-Living' accommodation. I am a Haringey Councillor, and a resident of Tottenham Hale ward.

The Council's planning guidance has no provision for this type of accommodation and whilst student living is a welcome addition to the area this is not the same. The Opera House has been designed for students, with one small bedroom and shared living space, with students there mainly during termtime. The proposed model would encourage overcrowding with rentals providing one small bedroom with shared living space and shared kitchen areas. However this is being marketed, it is in essence more like multiple occupancy on a very large scale, with tenants having bed-sits with nowhere even to sit. It is a model not accounted for with the Council's planning guidance In order to promote this application the applicant has cited examples from elsewhere which are not comparable in size. The local example from Hale Village is equally incomparable since the rules on tenure usage allow for rentals outside of term time for a maximum of 90 day periods. It is not like for like. What is envisaged in this application are effectively sleeping pods with shared facilities. That sounds very much like multiple occupancy in a more modern setting.

Finally, this area is a 'family protection zone' and this must be respected.