

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/3010/P	Carol Cooper	02/08/2019 21:26:07	OBJ	<p>Further to my earlier objection dated 15 July 2019, I note that the proposal would deliver just one two-bed flat, three one-beds, and five studios. This proposed use contravenes policy Local Plan H7 in several ways.</p> <p>Policy H7(a) on Large and Small Homes requires "all housing development ... contributes to meeting the priorities set out in the Dwelling Size Priorities table". The Dwelling Size Priorities table states that the priority for market properties, as these are, is for two-bed and three-bed properties. With just one two-bed out of nine, the proposal clearly fails this requirement.</p> <p>Policy H7(b) requires a mix of large and small homes. However, with no homes larger than two-bed in the development, and without any justification by use by a group that specifically requires small properties, this is further not met.</p> <p>While Policy H7 permits a flexible approach, the factors to be considered all point to this application breaching policy.</p> <ul style="list-style-type: none">- H7(c) requires consideration of the needs of homes for market sale or rental - but market conditions require, per the Dwelling Size Priorities table, larger homes.- H7(d) requires consideration of local needs - but the road already has a very high level of one-beds and studios. In the 2011 Census, 45% of homes in the output area covering the area were one-beds or smaller: above the Camden average.- H7(f) requires consideration of the ability of the site to provide a variety of sizes - but the site is being developed brand new, and could easily support a one-flat-per-storey, rather than two or three.- H7(h) requires consideration of whether a lack of a mix permits more affordable housing - but there is no evidence that affordable housing is proposed on site, as the application involves no such requirement <p>As such, considering all factors, there is no justification for deviating from the policies in paragraphs (a) and (b), and thus the application should not be accepted.</p>
