

Dear Mr Myers

We strongly object to the planning application 6/2019/0455/FULL.

The proposals for the change of use from a Class C3 dwelling to a Class C4 HMO at 151 Campion Road, Hatfield will in all likelihood mean the property will become available for rental in the student market.

There are already many HMO properties available in the vicinity of the University sites therefore we do not believe there is a need to extend the student accommodation area. As this part of Campion Road is predominantly young families and professional adults we feel this change of use would not be appropriate with the demographic of the area. This proposal would further reduce available housing for Hatfield families.

The application does not mention the possibility of double occupancy of each of the six bedrooms therefore it is unclear as to the maximum number of tenants in the property.

The additional occupancy in 151 Campion Road will increase traffic congestion on this section of Campion Road which already suffers from overcrowded parking from local residents and Business Park employees vehicles.

We are concerned that this type of property could also lead to anti-social behaviour including an increase in noise pollution and litter similar to that seen around similar properties in the nearby Salisbury Village development.

The planned changes to the rear of the property such as the removal of bushes and trees will leave the back garden in clear sight from the upstairs bedroom window of our property

We are concerned at what activities they may view from their windows.

If this application was to be approved we believe it would severely impact on the quality of life for the existing neighbourhood. We would request an undertaking from the Landlord or Agent that the property was very closely managed and failure to carry this out would lead to permission being revoked.