

Application 6/2024/0192/FULL
182 Dragon Road Hatfield AL10 9NZ

Comparing the Application for Planning Permission (PP-12761170) with the Planning Statement of ThreeOaks Care Ltd raises a number of discrepancies.

The most significant is the availability of parking in the rear yard. This is used by eight dwelling houses and by the Mosquito Way flats (2-28) managed by Trinity Estates. Under the block of flats is a car park for about 12 cars. There are two additional spaces in the yard for numbered flats, and two visitor spaces which, I believe, are for the sole use of the flat owners / tenants. Some of the photographs in the application may give a different impression.

Paragraph 3.5 of ThreeOaks' Planning Statement states 'The parking as it exists is considered suitable for family accommodation of possibly two adults and one to two driving children ...' The Planning Application states the proposed vehicle number to be 2. There is a limited ability to manoeuvre cars in the yard because of traffic flow from the underground car park and unauthorised parking.

The Application suggests there are two or more parking spaces available for 192. Only one space is available in the yard - that vacated by the current tenants. Using the patio garden of 192 is suggested as the second space. No vehicle has used that space in over eight years.

Other discrepancies are:

- Contaminated land The property is built on what used to be the *de Havilland* airfield site and the ground may therefore be contaminated.
- Existing use & Residential / Dwelling Units 182 Dragon Road is currently divided into two properties – 182 and 182a. At present the split property is home to two families; I do not believe the two families are connected.

Resolve of the above would mean that I have no objection to the property being re-classified as C3.