

54 Walker Grove
Hatfield AL10 9PL

DATE – 2nd March 2023

Planning Department Welwyn Hatfield

For the attention of the Planning Officer

Reference Application number: 6/2022/2788/FULL

Proposed Change of use from Dwelling house (Class C3) to Children's home (Class C2)

I have examined the application as I live close to the property in question, I wish to **object strongly** to the change of use of this house, in this location for the following reasons:

1. The reasons for the refusal of the planning application made in July 2022 still exist. The fact that they have changed the request from a Care Home to a Children's Home, does not change the fact that it will be a house in multiple (HMO) occupation, and therefore unsuitable for that location.
2. Although this is not being applied for under the HMO umbrella, in effect, it still is one. We have fought for years to maintain the level of HMO's to a minimum and in line with your guidelines of keeping them under 20%, within 50 meters. This change of use will increase the level of dwellings not in use as residential units to way above your set target.
3. Young Children with complex needs must have supervision. The varying factors affecting these children being placed in this location is unknown and could be detrimental to existing children in the immediate vicinity.
4. The applicants making this application are purely doing this for monetary purposes and have no experience in this area of work. They see this and other properties they own in Walker Grove as purely income generators. They have tried various schemes to let out this and other properties in all sorts of ways, with no account taken of the impact on existing residents.
5. The number of staff need to supervise the children would lead to an increase in the parking level that already exist on the street. The parking levels that they have stated in their application are unrealistic. They state that they have 6 spaces available for use, and this is not true. There are only two spaces allocated to the property. Street parking is not allowed as new restrictions have been put in place since the last application. The extra spaces they have stated they have at 52 Walker Grove are non-existent as they currently use this as an Air B&B property and office, with numerous residents coming and going with cars, causing parking issues in front of my home. (And in my designated spaces)

6. As the children living there will have individual complex needs, the number of staff will be high and likely to be higher on frequent occasions than stated along with regular visits from social workers, clinicians, and other professionals.
7. As the children will be unrelated there is also likely to be an increase in visitors to see the children. These could be family or friends that they make in the locality or from other areas where they lived before.
8. Our enjoyment of our homes has been severely affected over the years with the local authority policy of allowing multiple HMO's that have been used by students. As the model of renting is changing, we were hoping to see a change for the better in our neighbourhood, or at least not to get worse.

We understand that there may be a need for children with complex needs be housed in suitable care accommodation, in the right location, in the right environment and with the appropriate care team. This application does not meet any of these criteria.

We therefore urge the planning committee to consider our lives and how we enjoy our homes, and not approve this change of use. This owner/applicant is purely about using the property as a commercial venture at the expense of our neighbourhood becoming even more blighted than it is at the moment. If this is approved, a precedent will be set and they will be back to apply for further similar changes to their other properties in the area.

Yours faithfully

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