

Ms Ashley Ransome
Planning Department
Welwyn Hatfield Council
a.ransome@welhat.gov.uk

Subject: Strong Objection to Proposed Conversion of 48 The Runway, AL10 9GL into a Children's Residential Home

Dear Sir/Madam,

I am writing to formally register a strong objection under the provisions of the Town and Country Planning Act 1990 regarding the proposed conversion of the residential property located at 48 The Runway into a children's residential home. Upon reviewing the application, I have identified several significant concerns that warrant immediate attention and reconsideration of the proposed development.

Firstly, the application indicates that the children's residential home will require supervision and the installation of closed-circuit television (CCTV) on the property. However, it is important to highlight that the presence of CCTV can inadvertently suggest an anticipation of anti-social behaviour within the facility. Such implications can perpetuate negative stereotypes and create an atmosphere of suspicion and unease within the community. Therefore, it is crucial that alternative methods of ensuring safety and supervision are explored to mitigate these potential negative perceptions. The planning officer may wish consult with the applicants requesting any impact assessments on the neighbours. Further guidance can be found on the Information Commissioners' website.

Furthermore, I wish to draw attention to the ongoing issues within the estate, particularly in relation to anti-social behaviour. The cluster of homes on the runway, including 48 The Runway, primarily consists of residential properties. However, it is important to note that there are already two houses in multiple occupation (HMO) within the area, which have been the subject of repeated calls to the police due to anti-social behaviour over the years. Adding another facility, such as a children's residential home, to an area already grappling with anti-social behaviour concerns would only exacerbate the existing issues and further compromise the well-being and safety of the community.

Moreover, it has come to my attention that the title deed available at the land registration specifically designates 48 The Runway for use as a single dwelling. This explicit restriction indicates that the proposed conversion into a children's residential home is in direct violation of the deed's terms and should therefore be considered unlawful. It is crucial that the planning department takes into account the legal

restrictions associated with the property and ensures that any proposed development complies with the established guidelines.

Lastly, I must highlight that sufficient notice was not provided to the neighbours to allow for adequate comment on the planning application for 48 The Runway. The lack of proper notification undermines the principles of transparency and community engagement that should underpin the decision-making process. It is imperative that all affected parties have the opportunity to voice their concerns and contribute to the evaluation of proposed developments. Therefore, I request that the planning department reconsiders the timeline and ensures that ample notice is provided to the neighbours, allowing them sufficient time to review the application and submit their comments.

In light of the aforementioned concerns, I strongly urge the planning department to reject the proposed planning application for the conversion of 48 The Runway into a children's residential home. The potential negative impact on the community, coupled with the violation of the title deed restrictions, should be carefully considered. Furthermore, I implore the planning department to conduct a thorough investigation into alternative solutions that align with the residential character of the area and address the existing issues in a more appropriate manner.

Thank you for your attention to this matter. I trust that you will take into account the objections raised and undertake a comprehensive reassessment of the proposed development. I anticipate receiving updates on the progress of the application and any further opportunities for community input.

Yours faithfully,
Resident at 81 The Runway