

Appendix C

89 Marmion Road/ 60A Victoria Road South.

As the owner of 60D Victoria Road South (immediate residential unit), I did not receive any planning application notices, and request your guidance on how my objection to the change of use from A1 to A3 agreed by you on 28th May 2019 can be proceeded with.

I see that you have given provisional agreement, subject to the environmental health requirement to provide noise reduction measures.

I object to the licence to sell alcohol as this will only lead to an amplification of all the issues, I perceive in my objection to change of use from A1 to A3, noise both internal and external, delivery increase, pressure on already saturated parking, public nuisance. In, military speak this application, would be described as mission creep with all the concomitant, collateral, third party damage. A cafe/restaurant with limited cooking facilities, given an alcohol licence ceases to be a cafe/restaurant. I evidence the recent issue of an alcohol licence to Bangers and Brewz, 60B Victoria Road South, a quiet café has converted to a noisy bar, where the exponential increase in internal noise and disturbance has caused my tenants to abandon a substantial part of their dwelling above.

The property comprising 89 Marmion Road, 60A, 60B, 60C, 60D Victoria Road South has particular and peculiar separations, where each of the ground floor entities extend into the fabric of my maisonette. Internal noise from below is heard and indeed amplified within the rooms above. These rooms include three bedrooms and a lounge. The noise was tolerated by residents because it ceased at 5pm when the A1 retail units closed. For proper sound reduction measures to be installed within, it would require physical changes not only to the rooms above but would require substantial changes to the properties below. I welcome, and strongly support, the thoughtful Environmental Health statement documented in the A1 to A3 provisional agreement, and request that the necessary changes to the property are fully taken account of before the planning application for 89 Marmion/60A Victoria Road South is confirmed. To appreciate the issues implied by the overlap within this building, I request a visit to my property by one of your professional environmental/planning team.

Please be aware of my overall concern that the whole street level, being three units beneath my property are all recently either applying for or have applied to change use to café/restaurant (A1 to A3) and alcohol sale, and my issues and objections are consistent with each of these.

Already, my tenants of two years, medical doctors have given notice to leave, as they can't stand the increase in noise from 60B. They were given assurance by the proprietor that noise preventing measures would be installed, yet the floors vibrate and the rooms immediate above have been abandoned as the noise is overwhelming. This application alone and in combination with the others neighbouring, will have a hugely detrimental impact on the future occupants of my property.

Helen Fage