



Melissa Wain
101c Victoria Rd South
Southsea
Portsmouth PO52BU

8 July 2019

Fao- Debra Robinson

Dear Sir

**Re Application for an alcohol licence at Marmion House – 89 Marmion Rd /
60A Victoria Rd South**

I wish to object most strongly to the proposed alcohol licence at the above property. These are my reasons.

1. I live opposite Marmion House on Victoria Rd South. My comments about this application are at least partly informed with the experience of Bangers and Brewz. The owners of this new family run business are doing their best in many ways and we have an amicable neighbourly relationship. However, they keep me awake with loud music and loud conversations on the pavement from departing customers and this is ruining my life. I understand from Neil Austin, Environmental Protection Officer that they should have insulated the premises including a lobby preventing excessive noise from coming out of the (often open) front door. They also have no acceptable external place to put rubbish and I attach photos to show recent refuse on the pavement opposite to my house. The owner of the land at the back of Bangers and Brewz have recently prevented their rubbish being stored on their land. In addition, the extractor fan is pushing out unacceptably smells into the properties at the rear.
2. All the rooms in my home face Victoria Rd South and I feel vulnerable to customers of Bangers and Brewz. Customers of Marmion House will also be able to look straight into the house and my courtyard and if drunk this will further reduce my privacy and safety.
3. My home is also Victorian and cannot be insulated from noise in the street and opposite.
4. The building is in a conservation area and has some character. Adequate sound insulation will be impossible to achieve without unacceptable alteration to the elevations to Marmion Rd and Victoria Rd South. It

would be difficult to amend the plans to include a lobby to prevent noise coming out of the windows and front door.

5. There is nowhere for the proposed café to store rubbish. The attached photos show that they cannot be stored behind the property and there is nowhere in the front without obstructing the narrow pavement on the corner.
6. There is nowhere for an extractor fan that does not affect the flats above Marmion House
7. The sound insulation to the flats above the shop will need to be very effective. The Victoria construction and twentieth century conversion to flats is typical of that time and includes no sound insulation whatsoever, I understand that this is a condition of the planning permission and close monitoring of the construction will be required.
8. We will be disturbed by customers leaving Marmion House especially late at night after a drink.
9. There is already a parking problem in the street and as you can see from the attached photographs showing street markings there is nowhere safe for customers to be dropped off or for taxis to wait to collect people.
10. Victoria Rd South is a pleasant part of a residential area. It is a 'leafy suburb' where families live away from the commercial hub of the Southsea shopping centre.
11. It is not the right place for more cafes, bars and night time attractions. I attach a list of the 50 licenced restaurants, pubs and bars within the Southsea shopping centre i.e. within five minutes' walk. In addition, there are 6 shops selling alcohol and 13 food outlets without a licence. This is a huge number, not all of them are doing well and there are also vacant premises in the centre which could be used for a licensed restaurant. Southsea does not need another licenced restaurant and there is no justification for spreading this use into Victoria Rd South
12. I understand that some neighbours in Marmion Rd (who do not live in the street) are supporting the application for a licence at Marmion House. They say that the development will help to reverse a recent degeneration of the eastern end of Marmion Rd. I know that Marmion Rd has not degenerated in the recent past. It has gradually been improving for the last ten years with new businesses coming in such as the Jeweller, Southsea clothes shop, Financial advisor and haberdashery. I strongly contest the idea that a licenced restaurant will contribute to further improvement of the area.

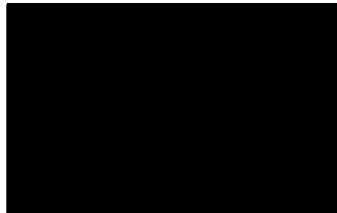
Please therefore refuse the application for a licence in Marmion House. A planning application was granted for an A3 food outlet in May. This was very badly publicised and I would have objected to that but we were lead to believe that it would be a quiet bistro or café serving breakfast and lunch. However, serving alcohol and being part of the night time economy will seriously damage the quiet enjoyment and amenity of this residential street. Worse, it could establish a precedent for granting a licence for 60C Victoria Rd South which is currently subject to a planning application. That would be a disaster.

Please let me know when the licencing committee will decide. I would like to come and make a deputation to them to reinforce this letter of objection.

Thank you

Yours sincerely

Melissa Wain





PCC DIRECTION N



1 min

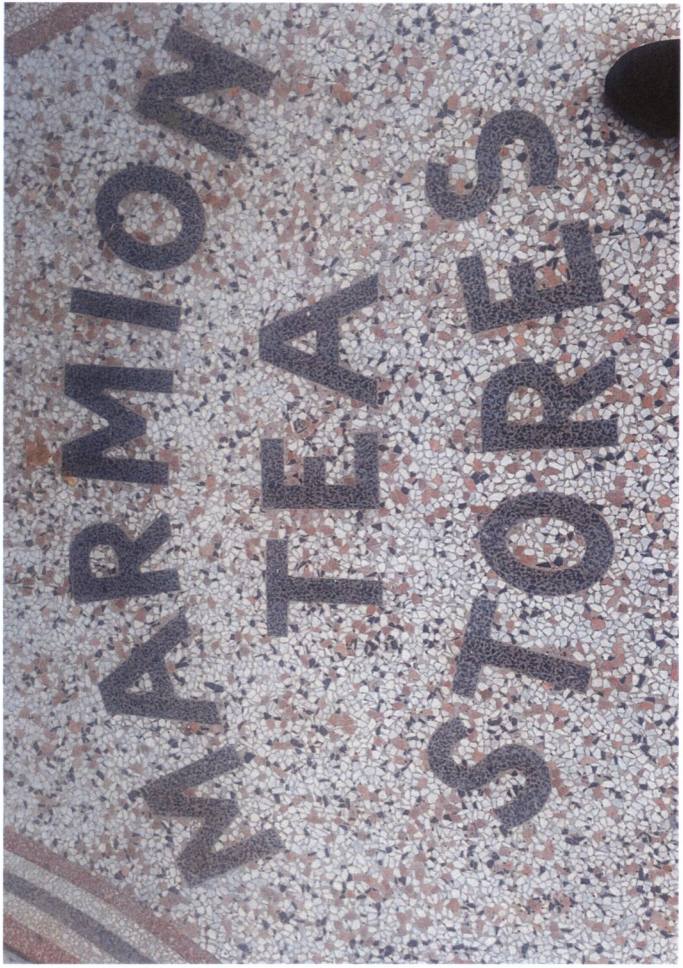
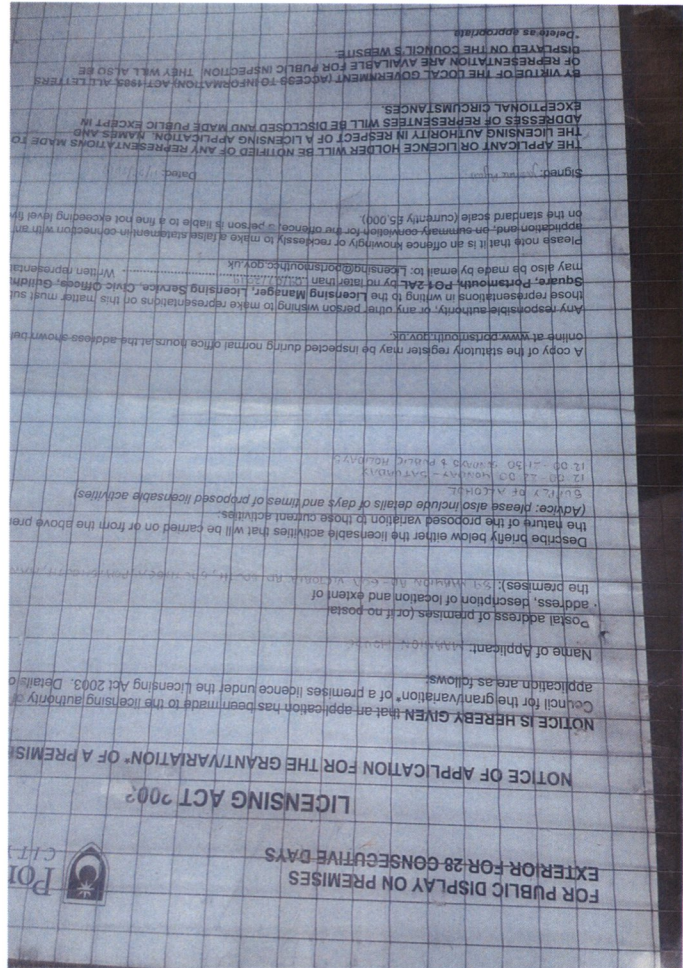
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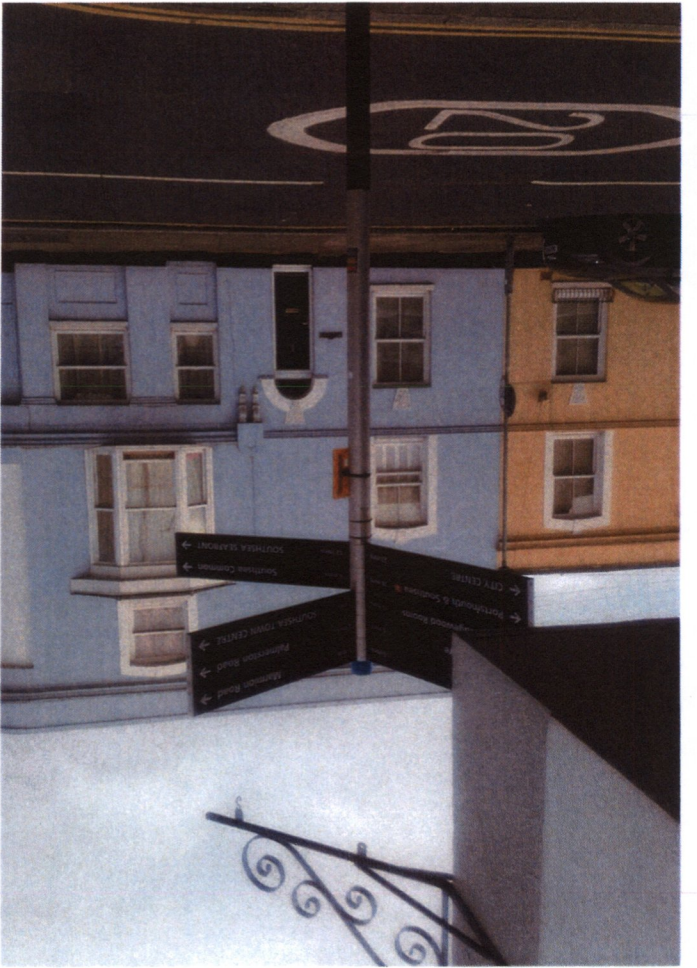
← Kings Theatre
← The Wedgewood Rooms
← Portsmouth & Southsea
← CITY CENTRE

→ Marmion Road →
→ Palmerston Road →
→ SOUTHSEA TOWN CENTRE →

→ Southsea Common →
→ SOUTHSEA SEAPORT →





















anning application has been made to
ACTION: 60C Victoria Road South
POSAL: Change of use of ground
(s A3) to include new shopfront a
0775/FUL)
can view the application a





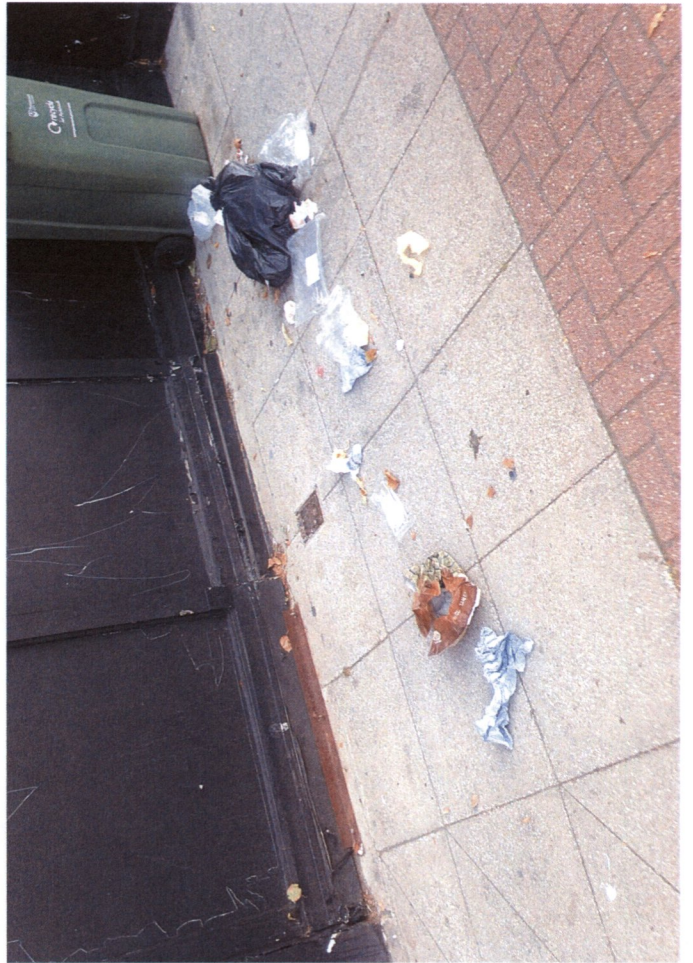
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Please note this doesn't enc. Albert Rd

Appendix to Melissa Wain objection to licencing application at Marmion House and planning permission at 60C Victoria Rd South

Licensed restaurants within five minutes' walk

1. Bangers and Brewz
2. Capers
3. Smile
4. Darcy's kitchen
5. Pitigleno
6. The Marmion
7. Grace and iviy
8. Knight and Lee
9. Caldon Barcelona
10. Panero Lounge
11. Istanbul Grill
12. Wave Maidon
13. Croxtons
14. Two doors down
15. 6oz burgers
16. Kingsleys
17. Spice Merchant
18. Algarve grill
19. Etet Greek cuisine
20. Auckland Arms
21. Pub next door
22. Burgers and Brewz
23. Circulo
24. Montparnasse
25. Lord Palmerston
26. The Village
27. HRC Vodka bar
28. Noble House
29. Kassia
30. Drift
31. Scarlet Top
32. Meat and barrel Spice Rat
33. Kasmir
34. Ranchors
35. Sopranos
36. Shanagans
37. Queens Hotel
38. Cha Chas
39. The Greenwich
40. Kebele char grill
41. Agora
42. Fisherman's choice

only Vic Rd

Marmion Rd

Palmerston

Osborn.

All 1min - 5min

Walking distance as
deployed by P.C.C.

Direction sign post.

See image att.

43. Sunday Post
44. Sant Yaya
45. Nourish

Supermarkets selling alcohol

46. Tesco express
47. Waitrose
48. Iceland
49. Spar
50. Cornucopia
51. Premier off licence

Food outlets without licence

52. Sandwich bar
53. Greggs
54. O'Brians coffee
55. Coffee
56. Costa Coffee
57. Sweet cakes
58. Wild Thyme
59. Subway
60. Mobo's
61. Farm Kitchen
62. Dizza co
63. Ken's Chicken
64. Tea Tray

I have not recorded the premises in Albert Rd, Elm Grove and at the end of Waverly Rd – I guess that if I had counted them, all within five minutes of my home, the totals would be over 100 licenced premises/ shops selling alcohol and unlicenced places.