

APP/22/00408 26B Elm Grove Objection

Dear Graham,

I object to the planning application as mentioned above at 26B Elm Grove, please could you confirm the receipt of my objection.

1. [Redacted text] It is very unfortunate I found out the application this way.

2. Firstly, the drawings are inaccurate; they failed to accurately represent the current on site situation. Without the accurate information, I cannot see how the LPA can assess all the relevant material considerations, in particular relates to my existing residential amenity, in terms of noise, smell, vibration and air pollution.

Policy CS16 states development should not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

- There are three windows to the side elevation, and two windows to the east elevation. It is also noted that openings and sizes of these windows are also incorrect.

- There are a total of three existing ducts (extraction systems) at the courtyard, including two that serve the fish and chip shop and one large duct serves the Chinese takeaway.

3. The Planning Statement states that:

“Measures are incorporated to mitigate the effect of hot food preparation on nearby properties by utilising existing extract and ventilation from neighbouring premises.

Measures proposed in respect of the above do not materially detract from the appearance of the building and the wider locality as there is no additional built form proposed or additional infrastructure requirements to facilitate the operation; nor any material changes other than appropriate signage to the street elevation”.

The proposed site plan and ground floor plan suggest an extract will be installed, contradicting the planning statement no additional built form is proposed. The north, east and south elevations do not show the proposed extraction system either.

The planning statement mentioned that measures are incorporated to mitigate the proposal's impact on residential amenities and visual amenities, however the statement failed to mention what these measures are, and how the proposal is going to protect my amenities.

The planning statement states they will use the existing extract systems from the neighbouring premises. As stated above, there are currently three ducts and are all already integrated into the existing kitchen at the neighbouring takeaways, the statement fails to explain how this is going to work, how they can use the existing extract systems.

4. There are no noise assessment reports to assess the noise and vibration levels of the new extraction system, against BS8233:2014 Code of Practice - Sound insulation and noise reduction for buildings. To demonstrate the proposal is acceptable and would not affect my amenities. Fail to comply with Policies CS16 High Quality Design and DM10 Pollution. Please could you request these information.

5. The proposed drawing as noted does not show the second window on the east elevation, which is my bedroom window (the only window serves this habitable room). This window is currently looking out onto three existing tall ducts. The window to the east elevation as shown on the drawings also serves my living room which is located above the existing shop at 26a. When all three ducts are in operation, there is already an excessive noise, unpleasant smell of grease, and vibrations that shake the whole flat, especially my bedroom, the kitchen and living room. I cannot imagine another extraction system which will even worsen the existing situation. I strongly object to the proposal.

6. Further to point 4, I object to the opening hours. It is proposed to open until 11pm Monday-Friday and 12pm on the weekend. The opening hours are suggesting they will open 7 days a week and until very late hours. If there is an extract system installed outside my bedroom and living room, this will be a fourth extraction system, it will be extremely noisy, notwithstanding the smells from the kitchen and air pollution. Also completely blocking the outlook from my windows. [Redacted text], we can already clearly hear people chatting/any noises from the current taxi office use. By having the space for a more intensive use, open 7 days a week and until such late hours, this will significantly detrimental to my life and my amenities.

Please do get in contact if you would like more information from me.

[Redacted text]