

Comments for Planning Application APP/23/00782

Application Summary

Application Number: APP/23/00782

Address: 26A Elm Grove, Hayling Island, PO11 9EF

Proposal: Retrospective planning application for the installation of kitchen extract system and external flue to the rear of the recently permitted Hot Food Take-away (Sui Generis) permitted under application (ref no: APP22/00408).

Case Officer: David Eaves

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I raised an objection to the proposal on the following grounds:

- [REDACTED] The position of the ducting system is very inconsiderate. It blocks my outlook.

- It is likely that the ducting system would require regular maintenance, at least once per year to ensure it is safe to use, the noise and odour are in control to meet potential planning conditions and regulations, which would mean people would walk and look into my habitable room windows. It would result in loss of privacy and overlooking. Hence the position of the ducting system is insensitive and should be located elsewhere.

- The results of the Odour Assessment (ref. C11047) indicated the odour risk is classified as very high and it is suggested that appropriate mitigation options are required to reduce potential effects to an acceptable level. I can still smell strong grill/ burning BBQ like smell suggesting the filtration has not been installed or it is ineffective, especially when the shop is busy and does a lot of cooking, the smell become very strong. I raised an objection to the proposal on the odour from the ducting system. It would be wrong to approve the development subject to the installation of the filtration as the ducting has already been installed without planning consent.

- There are still visible smoke coming into my living room as I previously commented, it makes my living room strangely smoky and misty, I am not sure whether it is coming from the shop directly or from the ducting system, however it does suggest that the extraction system is not working effectively. The smoke makes me cough, affects my health, and negatively affected my enjoyment of home, my amenity.

- The description is currently worded as: "Retrospective planning application for the installation of

kitchen extract system and external flue to the rear of the recently permitted Hot Food Take-away (Sui Generis) permitted under application (ref no: APP22/00408)." Suggesting the change of use of the unit from the previous use to a Hot Food Take-away is permitted and the applicant can implement that permission of the conditions, however this is not the case, the implementation of ref. APP22/00408 is subject to conditions such as in accordance with the approved plans and to discharge certain conditions before the implementation of the development. The applicant has already opened the Hot Food Take-away failed follow the approved plans and several conditions under ref. APP22/00408. This makes the applicants breach of Conditions 2,3 and 4 of the ref. APP22/00408. This application does not address Condition 2.

- Existing and pre-existing front elevation is missing online.

- [REDACTED] and there has been a material increase in noise transferring from the unit to my living room. I can hear the staff and customers chatting, laughing and singing very clearly and door banging, this has greatly impacted my quality of life, together with the impact of the development affecting my outlook, privacy, odour, and smoke coming into my room as raised above, I strongly object the retrospective change of use of the unit and the installation of the extraction fan.