

I make my comments for the retrospective application regarding **APP/18/00057**.

This is a well documented problem, I agree with the previous tenants' comments.

93A North Street,
Emsworth,
Hampshire
PO10 7PQ.

Civic Offices,
Havant,
Hants
PO9 2AX

9th September 2009

Proposed Development: 95 North Street, Emsworth.(Ref. 09/63424/003)

Dear Mr Lyons,

I wish to make a formal objection to the proposed installation of retractable awnings at the front of the Railway Inn, Emsworth. I specifically oppose the placement of awnings or any other type of shelter structure on the south side of the building between 93 and 95 North Street.

The installation of an awning or a shelter at this location will extend the smoking area of the pub to within a couple of metres of my bedroom window. This will result in:

- Increased noise and disturbance to my household as more people congregate in this corner of the patio late into the night;
- A concentration of tobacco smoke immediately underneath my bedroom window, this will contaminate my bedroom with smoke or prevent me from opening my window entirely.

I have no objection to the installation of a retractable awning on the north side of the building at the corner of Sultan Road and I fully support the placement of railings and gates around the front patio. I do however strongly assert that the installation of a shelter on the front patio of the pub will significantly increase pub activity in this area of the patio and have a negative impact on the enjoyment of my home.

Yours Sincerely,

Dan Roberts

- Objections were made (2005) previous tenants licence in relation to smoking and loud voices in very close proximity to our opening windows. This was taken into account at licensing meeting which forbade smoking and congregation adjacent to our property after 9pm.
- Current proprietor submitted plans for smoking shelter/area Sept 2009. Objections were made and he was advised to redact problematic parts. As a "good neighbour" smoking was forbidden and the area was cordoned off after 9pm.
- After a period the policing of this went "out the window" and literally into ours.
- Our objections are unchanged from previous and follow as:
- Tobacco smoke ingress into ground and first floor windows and loud voices (noise nuisance) including foul language all day and late into the night.
- The distance from shelter to boundary 0.8m and to actual window openings 1.8m.
- Attempts at policing suitable controls have failed.





The proprietor was aware of the issues and limitations years in advance to construction. Online resource materials suggest seeking prior advice preferably at planning stage to avoid nuisance to nearby dwellings. Suitable controls were in place in 2009 to combat smoking and nuisance noise. A return to that would be welcome. I have only one way to ventilate my nearest room, by opening the window. There is currently an area for smoking on the north side of the establishment.

It has been highlighted smoking was present in years prior to 2009 and nuisance from a commercial business premises. I wish for the continuation of enjoyment of my home and the continued protection for adults and children now and in future from HBC, not to be diminished against profit.

Yours Sincerely

Mr J Roberts

93a North St, Emsworth