

28-09-21

This proposal would facilitate a very substantial change of use from A5 takeaway operating from the street end of the property. Historically, only the front room of the ground floor was used for the sale of food, while cooking happened in the same room. The rear addition of the property was never used for trading, but only as a storage facility. The garden of the property was used by residents of the residential dwelling upstairs. The side passage at rear of the property was always part of its garden. In the last couple of months the side passage in the garden was covered with a roof, and a corridor was created to connect front and rear of the premises. This would potentially facilitate extending the use of the premises at rear as a restaurant. It is unlawful as no planning application for building an extension and change of use seems to have been submitted to the Council. The plan accompanying the licence application does include, within the red edging, the unauthorised extension. I notice sitting is proposed in the area of this unauthorised extension. The use of the rear garden of the premises in connection with the restaurant within the building, including sale and consumption of alcohol and the provision of entertainment (if, indeed, that is what is proposed), would be unacceptable due to the probable nuisance, noise pollution, smoke pollution and general disturbance caused to a number of adjacent residential properties, including 56 and 60 College Road and 131 and 133 Clifford Gardens. In view of the very close proximity of residential premises, any use of the rear garden of 58 College Road as a restaurant would be contrary to the licensing objective of preventing public nuisance (see sections 42)(c) and 46)(a) of the Licensing Act 2003). Serving alcohol from 11am to 11pm on a daily basis will have a negative impact on the quiet enjoyment of the dwellings by the residents of the neighbouring properties. As a resident, I object to this application.