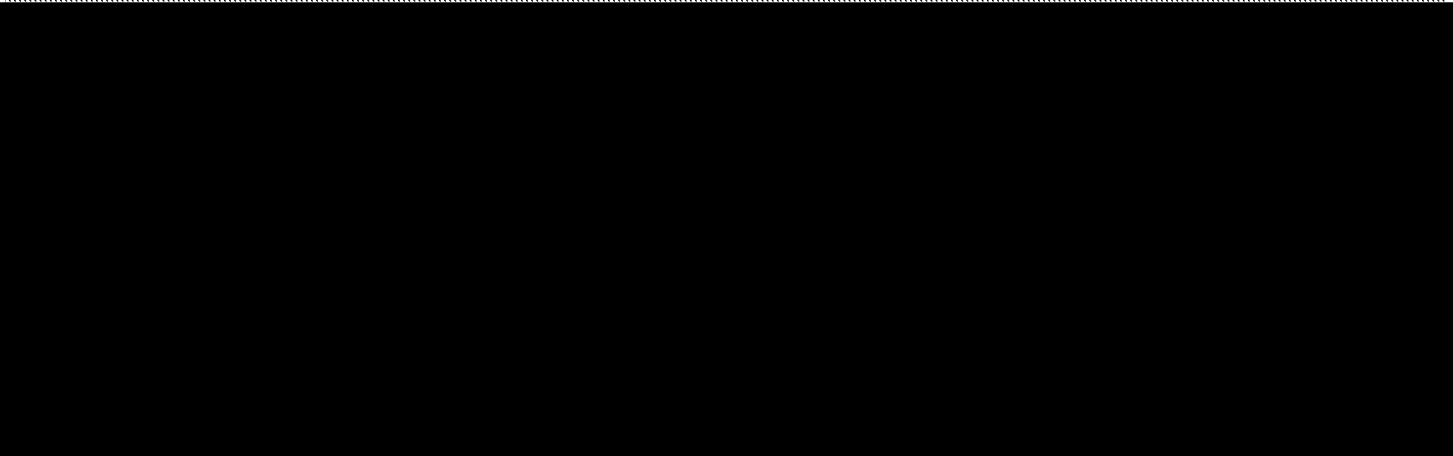
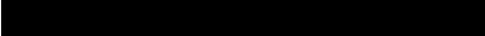



From: Kate Evans 
Sent: 20 February 2018 08:24
To: Anita Gardner
Subject: FG/11/18/PL Andalucia Restaurant

Dear Ms Gardner.

With reference to the above application I would like to note my comments as one of the parties most affected by this planning application request.

I have recently purchased Flat 1, 52a Ferring Street, a new development adjacent to the Andalucia restaurant, I'm the first to occupy one of the three flats all of which face directly onto Ferring Street, known at 52a, flats 1.2 & 3. There is also a property forming part of this development to the rear known as 52b. We have a walkway to the side of the development to access our flats which is open onto the pavement. My neighbour flat 2, and myself both occupy the entire first floor and are most affected by the restaurant's activities. Flat 2 is as yet unoccupied but there is a sale in progress.

When I purchased my property, flat 1, 52a, I was advised that the restaurant were making some improvements to the rear, which is absolutely fine, the restaurant is now much larger and attracts more patrons, all using the public parking along the front of our property and Kingsleys private parking, often when people are leaving the restaurant there is an increasing amount of noise, from people shouting as they return to their vehicles, or awaiting taxis. The other major issue is people occupying the pavement again in front of our property for smoking, drinking and loud conversation which with a new bar to the front adjoining the pavement is presumably going to be worse without proper provision of a designated smoking area, perhaps their side entrance alleyway, along with clear signage to warn patrons that once outside the andalucia the property

adjacent is residential above the shops, which are currently empty, but will be Shoreline pet supplies apparently with a dog grooming parlour which is also alarming as it will be like a kennels as regards noise pollution.

I'm sure you can appreciate the concern of anyone who has either purchased one of the flats, that were above market value or is currently in the process of doing so, it's particularly difficult to obtain a mortgage for residential property above shops without the now or soon to be wine bar next door. My bedroom is to the front and I am currently woken up by people leaving the restaurant at all hours, so a bar and the unwanted behaviour that might bring if not managed properly is of real concern as it will directly impact upon these flats and our quality of life. The rear of our properties has an outside area either in the form of a roof terrace or garden, these are already blighted by the increased cooking odours as the restaurant is busier and is using an industrial rather large and dated very smelly extraction pipe.

I would hope that my comments are noted, and if the application meets with approval that some restricted measures are put in place to keep the potential nuisance from this change of use to a minimum. I feel the council has an obligation to protect the residential properties that were only passed permission last year, to then blight them with an unsuitable commercial venture seems somewhat confusing.

I am more than happy to provide any further information should that be of interest, I do hope that my valid concerns are noted.

Yours sincerely.

Kate Evans



Sent from my Sony Xperia™ smartphone