

**From:** Daun Johnson <Daun.Johnson@arun.gov.uk>

**Sent:** 07 May 2021 11:57

**To:** Planning.Responses <Planning.Responses@arun.gov.uk>

**Subject:** FW: Objections to The Thatched House 'Change of Use' Application Reference: FP/78/21/CLE

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**From:** Susan Bullen [REDACTED]

**Sent:** 07 May 2021 11:51

**To:** Planning <[Planning@arun.gov.uk](mailto:Planning@arun.gov.uk)>

**Subject:** Fwd: Objections to The Thatched House 'Change of Use' Application Reference: FP/78/21/CLE

Please find below my objections as owner of the house directly opposite the pub The Thatched House. It is not very long ago that I requested owner occupier parking permits for the few houses in Waterloo Rd which do not have drives. It was very short sightedly rejected.

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**Noise.** Prior to Covid lockdown, problems with noise from bands and music playing within the internal bar area resulted in numerous complaints from residents to the pubs management. The addition of a new facility in an open

walled area without any containment will result in increased noise levels from members of the public located in the garden area.

**Access.** If the slatted access gates are used to allow entry and exit of the public to the 'beer garden' this will open the 'garden' to permanent view. Moreover, there being no pavement in either Waterloo Road or Limmer Lane members of the public entering and exiting the 'beer garden' will be at risk from passing vehicles. Deliveries to the pub, once opened, will also have an adverse impact on adjacent roads now that the car park has been fenced off.

**Parking.** Parking for residents of Waterloo Road has always been problematic at the best of times and especially most recently since 'The Fox' pub reopened its own 'beer garden'. Customers of 'The Fox' prefer to park in Waterloo Road rather than the available pub car park. Therefore, the addition of yet another 'beer garden' without on-site parking and with a potential opening time from noon till closing will further restrict parking of the residents of Waterloo Road.

**Property Values.** The close proximity of the proposed 'beer garden' to adjacent properties may have negative impact on values. The main reasons being increased noise levels and restricted residential parking along Waterloo Road. Whilst this premise cannot be confirmed it was made clear to me in a discussion with a local estate agent that any additions to the current situation 'Certainly won't help values'.

**Lighting.** Light intrusion from the 'The Thatched House' external lighting installed by the current owners became an issue for several residents. In recent months additional external lighting has been installed and any lighting that may be installed in the 'beer garden' will increase light pollution to residents still further.

**Previous Outside Catering Area.** I note from the application documents that it was stated that there has always been an outside catering area. I feel this statement is somewhat misleading. Whilst a small exterior decked area in the car park has been in place for several years it was in the main used as a smoking area for customers and not one for mainstream catering.

In summary, the creation of a 'beer garden' at 'The Thatched House' will have numerous and significant negative impacts on all residents living close to the pub and the village in general. The village already has two 'beer gardens' at The Fox and at 'The George'. An additional 'beer garden' in the village will introduce even more difficulties of parking for residents of Waterloo Road and will increase local noise levels and traffic flow through the village. If this application is approved the result will undoubtedly be detrimental to both local residents and the village's peaceful environs.

Regards  
Sue Bullen