

Item 7:

DC/22/1341/FUL

Retrospective Application - Change of use from restaurant use (Class E) to drinking establishment (Sui Generis)

55-57 Undercliff Road West, Felixstowe



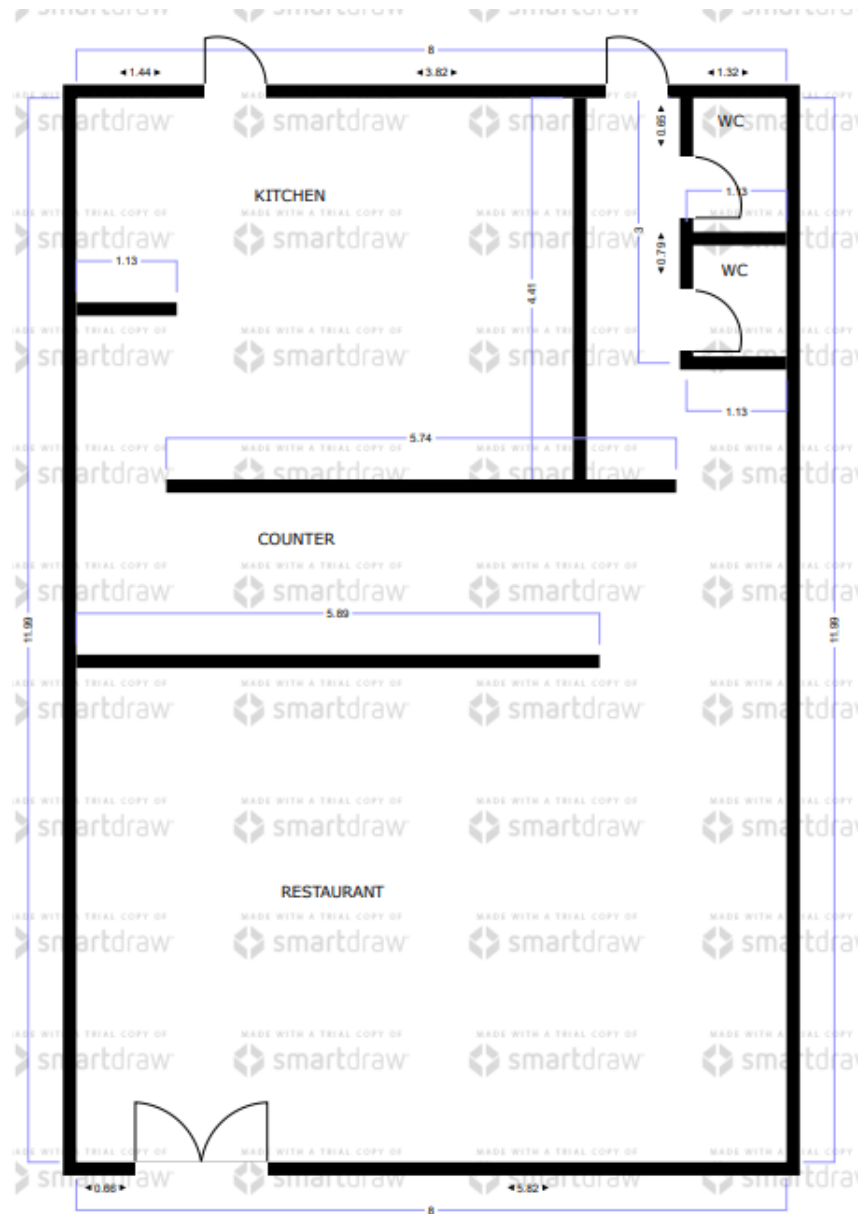
Site Location Plan



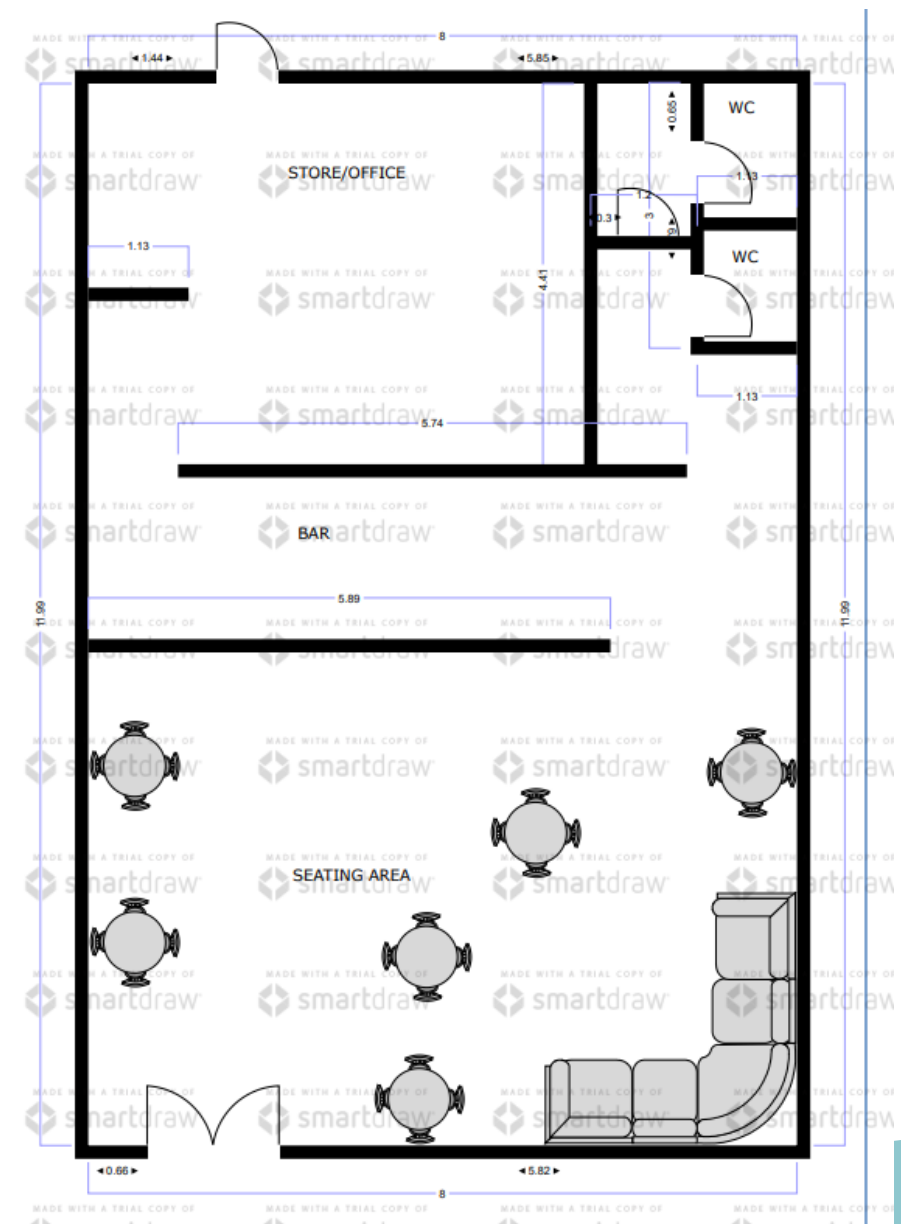
Street View



Floor Plans




Before change of use



After change of use

Material Planning Considerations and Key Issues

- Impact on character of the area
 - Impact on residential amenity
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- A teal-colored decorative shape, resembling a stylized hill or a wedge, is positioned in the bottom right corner of the slide.

Recommendation

Refuse.

Reason for refusal:

This application seeks retrospective planning permission for the use of the premises as a bar.

The current use of the premises as a bar is considered to have a detrimental impact on the residential amenity of nearby dwellings in terms of noise and disturbance, due to music breakout from the building itself and noise from customers outside of the premises. The submitted Noise Assessment furthermore does not provide sufficient confidence that noise from the premises can be sufficiently controlled in order to prevent unacceptable impacts.

The proposal is therefore contrary to policies SCLP10.3: Environmental Quality and SCLP11.2: Residential Amenity of the East Suffolk Council - Suffolk Coastal Local Plan (September 2020) and to paragraphs 174 and 185 of the National Planning Policy Framework. These require proposals to protect the quality of the environment by minimising all forms of pollution, including noise pollution, and avoid noise and disturbance giving rise to significant adverse impacts that result in an unacceptable loss of amenity for existing or future occupiers of development in the vicinity.