[redacted]

From: John.Griffiths
Sent: 15 December 2023 10:35
To: Planning
Subject: Your Ref: DC/23/1870; RE: 32 High Street Steyning West Sussex BN44 3YE

[redacted] [redacted]

Dear Planning,

I write on behalf of HDC Environmental Health & Licensing Commercial team and comment on the above application, which seeks removal of the previously imposed hours-of-opening and establishing use of the currently prohibited rear garden area, in relation to the premises' operation as a coffee shop serving coffee and beverages, with associated pastries and snacks.

The premises is located in the edge of Steyning's commercial High Street, although immediately surrounded on all sides by sensitive domestic properties. In particular, it is noted that such properties overlook and are immediately adjacent to the premises' rear garden, with at least one sharing a boundary wall on the western side.

This Service holds sees no reason why extending the hours of operation cannot be undertaken without impacting the amenity of the surrounding properties and makes the following recommendations for hours-of-opening: 07:30am to 17:00pm Monday to Saturday inclusive and 09:00am – 17:00pm on Sundays and Bank Holidays. These should be secured by Condition, should the Application be Permitted.

However, this Service holds concerns regarding the use of the rear garden area for customer seating. Specifically, while the proposed hours of available access are not considered unreasonable given the nature of the business (10:00am to 16:00pm), the development presents a risk of significantly increasing the noise the closest neighbouring domestic properties will experience and impacting the noise environment of the immediate locale.

To this end, the Applicant is invited to confirm in writing how the business intends to limit the potential impact through the submission of a noise management plan, which should detail the areas of the garden that are intended to be used, a proposed table/seating layout and the operational strategy to reasonably control the noise breakout that service in the garden will create. This should be submitted to the Authority for approval prior to the garden opening, with a view to securing ongoing compliance with its principles during the lifetime of the development through Condition, should the Application be Permitted.

If there is anything in this email that you do not understand, or if you have any other questions or queries, please do not hesitate to contact this Service or myself directly.

Kind regards.

John Griffiths
Area Environmental Health Officer

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