

Report in support of Objection to premises application for Kosta's Place, 1 Garden Street, Darfield.

Report prepared by: Emily Convey-McGovern, Environmental Health Officer, Pollution Control.

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The Objection supports the licensing objective of Prevention of Public Nuisance.

I have considered the effect of the proposed licensable activity on persons living in the area around the premises and consider that noise associated with the premises is likely to be unreasonable after 23:00 and cause a nuisance. There is a high concentration of residential properties in the immediate area, occupants of which are likely to be negatively impacted by noise associated with the activity, most significantly in the form of sleep disturbance.

Figures 1 – 3 show how closely residents live to the premises and this close proximity means that they are likely to be negatively impacted by noise associated with the premises. The images from Google Streetview illustrate locations of the residential properties. These images were captured in May 2023 and are therefore considered to be up-to-date for the purposes of illustration.



Figure 1. View from opposite Kosta's Place (1 Garden Street), showing minimum six residential properties in the immediate area.



Figure 2. Opposite side of the road to Kosta's Place, showing minimum five residential properties in the immediate vicinity.



Figure 3. Shows additional residential properties in close proximity to Kosta's Place

At this stage it is unknown how many of the premises above commercial are also used for residential purposes. However, it is known that residential use has previously been applied granted for the first floor of two of the commercial premises and there are also street addresses for an additional two first floor premises. Therefore it is likely there are another four households in the immediate area that would be negatively impacted by noise and thus subject to Public Nuisance.