

PLANNING REF: 260463

PROPERTY ADDRESS: Charwood Road, RG40 1RY

SUBMITTED BY: Mr Ian Harris

DATE SUBMITTED: 08/06/2026

COMMENTS:

I object to this retrospective application on the basis of demonstrable harm to residential amenity, ongoing concerns regarding the extraction system, and unresolved uncertainty in the evidence base.

Environmental Health Officers have attended my property and identified an odour consistent with cooking emissions from the premises within the interior of my home. This is an objective observation indicating that emissions associated with the operation are entering a neighbouring residential dwelling and warrant further investigation.

The presence of such odour within a habitable room raises clear concerns that emissions are not being effectively contained or dispersed at source. The current extraction system in close proximity to residential openings, which may prevent effective dispersion and allow re-entry into nearby properties.

Concerns regarding this system were first raised in November 2023 shortly after installation and remain unresolved. The persistence of these issues, combined with recent officer observations, indicates that this is not an isolated occurrence but a potentially ongoing deficiency in the design or operation of the system.

As this is a retrospective application, the proposal must be assessed based on its demonstrated performance in operation, rather than assumed or future mitigation. The identification of odour within a residential property raises clear concerns in relation to policy requirements to protect residential amenity and avoid unacceptable levels of pollution.

The operational characteristics of the site, as previously set out in earlier representations, remain unchanged. The nature of emissions and their off-site impact are consistent with a use operating at a level characteristic of a primary takeaway rather than a subsidiary café use, and the application should be assessed accordingly.

Environmental Health investigations remain ongoing and have not yet reached a conclusion. As such, there remains uncertainty regarding the full extent and cause of the observed impacts. Proceeding to a determination before these matters are resolved creates a material risk that the decision is made on an incomplete basis.

I have also made a request for information relating to discussions between the Council and the applicant regarding the description of development and use classification. This information may assist in understanding the basis upon which the current "mixed-use café and takeaway" description has been arrived at. At present, this information is not available in a form that can be considered

within the determination timeframe, and I request that any such material available to the Council is taken into account before a decision is made.