

Dear Samantha Summers,

Ref: DC/20/05586 | Full Planning Application - Erection of 1 No single storey dwelling (C3) to the rear of public house (Sui Generis), with associated access, parking and landscaping (amended scheme to DC/20/02269). | Cock Inn The Street Bramford Ipswich Suffolk IP8 4DU

I am writing on behalf of CARE Suffolk regarding the application above in order to set out our **OBJECTION** to the proposal on the grounds of harm and potential loss to a community asset.

CARE Suffolk aims to protect and enhance the local rural environment and lifestyle for the benefit and enjoyment of local residents and tourists that are attracted to the area. This includes the village of Bramford, and some of its neighbouring villages.

Potential Restrictions to Existing Business

The planning application proposes to site the dwelling within the grounds of the existing Cock Inn public house in Bramford.

According to the proposed site plan the buildings would be approximately 4m from each other at the closest point. The outdoor areas would be even closer at around 2m, once the proposed hedging has grown which would take around 3-5 years. The current opening hours of The Cock Inn are from 12pm to 11pm Monday to Saturday, and 12pm to 10:30pm on Sundays. Whilst the pub itself closes at 11pm most nights, many customers will still be outside in the car park after closing and continuing to make noise. The proposed screening and proximity of the dwelling to the car park will not be sufficient to mitigate the late night noise.

Furthermore in 2015 the applicant applied for, and was granted, permission to install new intake and extract ducts for the kitchen. The extract duct of this is on top of an existing flat roof area of The Cock Inn and is both above the height of and in the direction of the proposed dwelling.

The NPPF, p.182 states *"Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established."*

With the proximity of the site to the existing pub facilities, the long opening hours of the public house into the night, and the orientation of the existing kitchen extract fan towards the new dwelling, we find that this situation is unsustainable in the medium to long term for owners of the new dwelling, and likely that this would give rise to complaints against the pub for adverse noise and odour, resulting in restrictions being placed on the existing business and therefore in contrary to planning policy.

Reduced Public Amenity and Accessibility

The Cock Inn has an onsite car park to the rear of the pub, with access on the right hand side. This onsite car park contributes to the accessibility to the pub for customers. The car park is also used by parents of the nearby school, as a way of safely alleviating the number of cars parked along the busy roadside during school drop off and pick up times.