51A Fairfax Road Application number 2015/3916/P

I own 23 Fairfax Place and am objecting to the application at 51A Fairfax Road to a restaurant serving alcohol and closing at 10pm. Fairfax Place is a very peaceful cul de sac with no disturbance from noise in the evenings. The shops that exist directly behind the northern end of Fairfax Place do not cause us any problems.

We are very concerned about the late night disturbance that the proposed restaurant will bring, caused by customers and staff leaving the restaurant and hanging around in the street. This must be particularly disturbing for the residents who live immediately above the property. Even a small number of customers can cause disturbance, especially if they have been drinking.

Parking provision is already tight and after 6.30pm anyone can park in Fairfax Place.

Noise from the kitchen extract will worsen over time, as evidenced at the southern end of Fairfax Place where restaurants have existed for many years and have adversely affected the properties immediately behind them. The noise from their fans and extracts is quite unbearable. Restaurants tend not to maintain their plant as it is not considered a priority and is too costly.

If the restaurant is allowed to stay open until 10pm the kitchen extract and fan will remain running until late into the evening, disturbing all the residents. There are many young children living in this area.

I gather that youths and drunk people gather at the southern end of Fairfax Place after closing time of the existing restaurants including those in Fairhazel Gardens and that there has been some incidents of car vandalism.

This application has been was refused on numerous occasions to protect residents' amenity. I find it hard to understand why the restaurant owner is pushing for a later closing time when this has previously been refused.

This is pre-dominantly a residential area and priority should be given to retaining A1 shop uses and protecting the residents so they can enjoy their homes, without having to endure this disturbance.

I urge you to refuse this application once again.

Rose Fayon