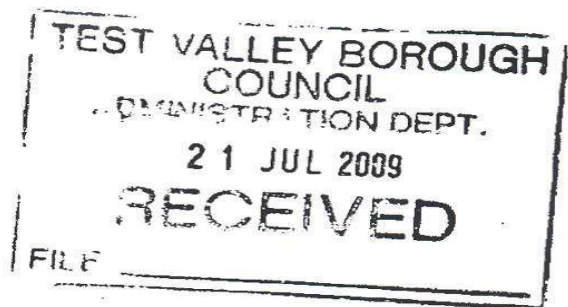


11 The Horsefair
Romsey
SO17 8EZ

16th July 2009



Dear Sir,

Reference:

The Star public house- application to vary licence for internal alterations.

I write to object to the above alterations as I understand these alterations are being carried out to enable pub users to access the rear courtyard.

I understand that to date a special licence has been applied for on the few occasions the courtyard has been required. E.g Beggars Fair 2008.

Since living at the above address, which adjoins The Star I have had a very good relationship with Martin and Sylvia the current tenants and would prefer to work with them to find a mutual way forward limiting the impact on the local neighbours. Noise levels from existing activities have been predictable and when customers are inside the public house with the front door/windows closed noise levels have been acceptable.

Pub customers cannot at present access the courtyard.

The 'bar / servery' which is to be relocated will change the use of the courtyard which has been for the sole use of Martins and Sylvia's family and two pet dogs.

I understand once alterations have been completed customers will have the use of the courtyard (described as the beer terrace on the current application) to consume alcohol and possible use the area for smoking.

I object to the proposal on the grounds as a neighbour that the use of the courtyard (which has not been used as a beer terrace to date) will create an unacceptable **noise nuisance** throughout the opening hours (all day to 11.30p.m. and later) in addition to **light pollution** (area will be lit to health and safety guidelines and light will illuminate bedroom at no 11 The Horsefair) and **air pollution** (smoke entering bedroom above courtyard). The noise and cigarette pollution will prevent me from using my garden and patio area and prevent me having windows and doors open. I also have concerns with the **security** of my property, **health and safety** of myself, family and children. We have had in the past and as recently as 12th July this year found people in our garden looking for the back entrance/ garden of the pub. With the proposed changes I am concerned these incidences will increase due to customers trying to locate the entrance to the back of the pub. Issues such as increased **risk of fire/arson** and damage to my property and boundary wall are also reasons behind my objection.

The Star is I believe is a listed property, mine is a grade 2 listed property, which extends over The Stars courtyard and ladies toilets. This area is a flying freehold. (See enclosed photographs) The alterations which will have pub customers accessing the back of the property will produce unacceptable noise nuisance beneath my bedroom with customers using the new corridor. In addition to this the back door will be opening and closing through out the day and when left open noise from the bar area (general talking, juke box, to bands playing) will reverberate into the courtyard area directly under the bedroom. At present there is no soundproofing between my property and the public house. I understand the wall between the pub and my property is only one brick thick. When standing in my kitchen, (which is adjacent to the pubs

ladies toilet), or using the bedroom (which is above), I can hear the hand drier when in operation in the ladies toilet and conversations taking place in the toilet area. I am used to this background noise however with the proposed alterations the noise levels in the corridor area will be increased and I believe the lack of soundproofing will have a detrimental effect on my property. I will be unable to use that bedroom due to unacceptable noise levels being absorbed through the floorboards and walls, in addition to noise being created directly under that window.

I am concerned for my safety if the courtyard is used for pub customers as the original 7 foot boundary wall may not remain stable if leant on or damaged. In addition to this my flying freehold is vulnerable. Access could be gained to the first floor bedroom via a drainpipe which leads directly from the pub's courtyard next to the backdoor. Access could be gained via the boundary wall, (there is only a course thirteen bricks between the top of the wall and window sill). I do believe also that my bedroom window which is above the proposed public area is of original glazing and is not of the required safety standard for an area over an area used by pub customers.

As far I am aware a public house does not have to provide a smoking area for its customers.

I do believe it is the responsibility of the Stars management to deliver a safe environment in and around licensed premises. I understand fully their reasons for requesting these alterations with intent to change the use of the courtyard to enable pub customers to have a seating area for drinking and smoking. However I feel that varying the licence will have a detrimental effect to the surrounding neighbours. The noise generated from the pub and courtyard will resonate in the surrounding enclosed gardens.

For the past 18 months the pub has used 'amenity land' adjacent to the pub (I believe this land belongs to the town council) and provided on this a smoking shelter and benches for customers to sit at. Sylvia and Martin have kept this amenity land clean and tidy and have improved the site which was previously untidy and unkempt. As this area is already in use and has benefited the appearance of the local area and is easily accessible by all I feel there is no requirement to alter the internal layout of the pub.

In the past an application had been made to fit French doors which would access this amenity land I feel this to be a more appropriate option and would have less impact on the existing neighbours.

Yours sincerely,

Karen Small.

Wisteria house Romsey SO51 8EZ



Wisteria House is a grade 2 listed building attached to The Star Public House.
Front View.

Rear View



Flying freehold Bedroom which is over the toilets in the public house



Dividing wall between Wisteria House and Star Pub

Wisteria house Romsey SO51 8EZ

Views from Inside Flying freehold bedroom with views into Star courtyard.



Wisteria house Romsey SO51 8EZ

