

11 Dowanhill Street (Ward 23) - 22/00046/LOCAL - Use of unit (Class 1) as restaurant (Class 3) and installation of flue - Planning permission conditionally granted.

3 There was submitted a request by Home Made for a Planning Local Review of refusal of planning permission for the use of a unit (Class 1) as a restaurant (Class 3) and the installation of a flue at 11 Dowanhill Street (Ward 23) - 22/00046/LOCAL.

After consideration, the committee conditionally granted planning permission, subject to:-

(1) an amended condition No 02 to read:-

“The use of the premises shall be restricted to the following days and hours of operation:

Monday to Sunday 08:00 to 22:00.

Reason: To protect local residents from exposure to noise and disturbance at unsocial hours.” ;

(2) an amended condition No 03 (a) to read:-

“Disposal of Cooking Odours/Fumes,

All cooking smells, noxious fumes or vapours from the premises shall be disposed of by means of a duct carried up the existing chimney and terminating at a point 1.1 metres above the eaves. The duct shall be free from any obstruction such as a plate, cowl, cap or any other deflection at its termination point.

Reason: To protect local residents from nuisance resulting from the disposal of cooking odours”. ;

(3) additional conditions to read:-

“06. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.” ; and

“07. Acoustic/amplified music from the premises shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.”; and

(4) an additional advisory note to read:-

04. “No outdoor seating is approved as part of this application; therefore any proposed outdoor seating area should be made the subject of a separate application for planning permission.”