

Marie Brook-Smith

From: Caroline Stacey [REDACTED]
Sent: 25 November 2025 07:40
To: Planning
Subject: Planning application 25/1834/FH

Categories: Comments

To Whom it may concern

Re. Planning application 25/1834/FH

I am writing to object to the above referenced planning application for 11 High Street, Hythe CT21 5AD.

Point of proposal being objected to:

Installation of extraction flue to rear

The construction of this flue was previously declined under planning reference 25/0805/FH. Refusal reasons detailed were:

The proposal has failed to demonstrate that the proposed extraction and flue would not result in noise and disturbance to neighbouring properties, which would be detrimental to the residential amenities and living conditions to adjoining occupants. The proposal is therefore contrary to policies HB1 and HB8 of the adopted Places and Policies Local Plan 2020.

The construction of the flue was completed prior to the decision from planning and in that time I experienced a significant detrimental impact on my ability to enjoy being in my home due to the presence of greasy cooking smells entering my home when my windows were open. This was not an isolated incident and occurred frequently throughout the summer months when I have my top windows open to create a through draft. These smells also impeded on the enjoyment of using our outside areas and visitors commented on the unpleasant cooking oil smells.

I note that an odour survey was completed determining a negligible impact however I would like to refute these findings as inconclusive and would welcome the opportunity for this sniff test to be conducted in my home when the flue is in use and my windows are open.

Point of proposal for additional comment:

New shiplap fence around flat roof

My understanding is that this is proposed to reduce the impact of noise. The plans show a proposed fence along one side of the flat roof rather than 'around' the flat roof. The concern was whether this was in preparation for a future request to use this outside space as a customer area which would cause a further significant detrimental impact to my property.

Yours faithfully

Mrs Caroline Stacey
[REDACTED]

