

Licensing Act 2003 – Representation Form

Personal/Business Details	
Name: [REDACTED]	
Address: [REDACTED] Barrack Road	
(Note: I am also the owner/landlord of [REDACTED], the flat immediately above the business)	
Town: Christchurch	
Post Code: BH232BD	
Email: [REDACTED]	
Contact Telephone Numbers:	[REDACTED]

Premises Details <i>(Please give as much information as possible)</i>
Application Ref: M223965
Name of Premises: Papa Johns
Address of Premises: 176-178 Barrack Road, Christchurch BH23 2BE

Reasons for Representation. Please, give information under the relevant Licensing Objective. <i>(Please note you are not required to complete all the boxes unless you feel it is relevant.)</i>
The Prevention of Crime and Disorder: N/A

The Prevention of Public Nuisance:

I am writing to formally object to the application for extended business hours at the Papa John's premises located at 176 Barrack Road, Christchurch, Dorset. I have significant concerns regarding the potential impact on local residents, including myself and my tenants, in relation to the prevention of public nuisance and the general quality of life for those living in the vicinity.

1. Impact on Residential Living and Quality of Life

I have lived directly above Papa John's from July 2016 to December 2023 and have recently become a landlord, renting the property to tenants from the summer of 2024. Over this time, the business has caused ongoing disruption, and I believe that allowing extended operating hours would exacerbate these issues further.

- **Rodent Infestation:** Papa John's has had a longstanding rodent issue. Despite traps being set, I have personally encountered rats in the flat above, I've caught 3 under the kitchen units where rodents are able to come up from the toilet in the shop below. On multiple occasions, I have been forced to report the problem to the council for additional support. This is not only an unsanitary condition but also a major concern for health and safety.
- **Noise and Vibration:** There are several large units at the rear of the property, likely related to refrigeration or air conditioning, which operate 24/7. These units generate significant noise and vibration, especially noticeable as they are directly beneath the main bedroom window. The disturbance severely impacts the sleep quality of residents in the flat above.
- **Door Slamming and Delivery Noise:** The heavy door beneath the second bedroom often slams, causing vibrations that can wake residents in the early hours, particularly when deliveries are made. This disruption would be exacerbated by the extended hours being requested.
- **Smoking Area:** Staff and customers regularly smoke outside the premises, both in front and at the rear of the property. Smoke often enters the flat, particularly near the kitchen and lounge windows, severely affecting the residents' living conditions. Despite improvements with the current staff, past management has been negligent in managing litter and blocking access routes, contributing to an unpleasant environment.
- **Noise from Customers:** Customers, especially late at night, often create excessive noise in the vicinity of the shop. On several occasions, intoxicated individuals or groups have been disruptive, which is particularly disturbing when the surrounding area is otherwise quiet.

2. Impact on Property and Tenants

Since moving out of the flat and renting it to tenants in summer 2024, the impact of the takeaway business on the property has only become more apparent. The fast-food nature of the business, combined with the current opening hours, has rendered the property difficult to mortgage. The premises were originally an antique shop, and the change in use to a takeaway has severely limited the property's value and its marketability. Attempts to sell the property have been unsuccessful, as prospective buyers are deterred by the difficulties in securing financing for a property next to a late-night fast food business.

The potential extension of trading hours to 3am on weekdays and 5am on weekends would create even greater challenges in retaining tenants. My current tenants, who have already been enduring the issues described above, may not continue their lease, and future tenants will be harder to find. Should this application be approved, I may also be forced to reduce the rent significantly, further impacting my business as a landlord.

As a provider of much-needed housing in the area, it is difficult to accept that the continued operation of Papa John's, which generates substantial disturbances, could have such a detrimental effect on my property and my tenants' quality of life. I ask you to consider whether you would tolerate such conditions if you were in my position—living above or near a business that severely impacts your peace, safety, and ability to live comfortably.

Conclusion

In light of the ongoing issues raised above, I strongly urge you to reject this application for extended business hours. The current level of disruption caused by the business is already unacceptable, and further extending their hours will only increase the burden on residents and create further hardship for my tenants and me. The balance between the operation of the business and the well-being of local residents must be carefully considered, and I believe this application would tip that balance in favour of the business at the expense of local residents.

Thank you for taking the time to consider my concerns. I trust that you will take the negative impact on the quality of life for the residents into account when making your decision.

Public Safety: points raised above

The Protection of Children from Harm:

Access to the property is shared, there may be children living at the flat above with no secured access - I do not think it is safe to have a takeaway operating in the early hours of the morning when the residents have no safe route other than through the shared access in the nighttime.

I do not wish my details to be include in the Public Documents for the following reasons:

I do not want my personal information shared in the public domain.

I declare that the information I have provided is true and correct.

Signed [redacted] ... [redacted]

Dated26/01/2025.....