

# Appendix 4

**Sent:** 05 March 2026 19:07

**To:** Licensing <[Licensing@rotherham.gov.uk](mailto:Licensing@rotherham.gov.uk)>

**Subject:** Objection for proposed off-licence at 25 Monkwood Road

Dear Sir/Madam,

I am writing to formally object to the application for an off-licence at 25 Monkwood Road, on the grounds that it will negatively impact the local community and fails to meet several of the licensing objectives set out in the Licensing Act 2003.

## 1. Increased Risk of Noise, Disturbance, and Antisocial Behaviour

Off-licence premises often attract groups who gather outside, particularly during evenings and weekends. This can lead to raised noise levels, shouting, and general disturbance late into the night. Unfortunately, antisocial behaviour is currently present on Monkwood Road and I fear the opening of another off license will increase this.

## 2. Potential for Crime and Disorder

Alcohol-related antisocial behaviour is a recognised issue around off-licence premises. There is a legitimate concern that the shop could attract loitering, public drinking, and disorderly conduct, especially if alcohol is sold late into the evening. This would compromise the safety and security of residents, including children and elderly neighbours.

## 3. Littering and Negative Impact on the Local Environment

Off-licences frequently contribute to increased litter such as bottles, cans, and packaging. This not only harms the appearance of the neighbourhood but also places additional strain on local services and reduces the overall quality of the environment for residents.

## 4. Harm to the Character of the Neighbourhood

The introduction of an alcohol-focused retail premises in a predominantly residential area risks changing the character of the neighbourhood. The presence of another off-licence undermines this and may deter people from moving here.

## 5. Negative Impact on Property Values

The concerns listed above—noise, antisocial behaviour, increased foot traffic, and environmental decline—are all factors known to reduce the desirability of an area. This can have a direct negative impact on local property values. Homeowners should not be placed at financial disadvantage due to a commercial decision that offers no clear benefit to the community.

## 6. Lack of Community Need

There are already sufficient shops in the wider area providing alcohol and convenience goods. Adding another off-licence does not meet any unmet community need and instead increases the risk of saturation, which is associated with higher levels of nuisance and disorder. It does not make sense to open another off-licence when there is S & S premier 256 ft away (1 minute walk).

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## 7. Public Safety Concerns

Increased traffic and parking congestion around the premises—particularly from short-stay customers stopping outside—pose risks to pedestrians, including children walking to and from school. The location is not suitable for a business that encourages frequent, quick-turnover visits. I have observed the road outside the proposed off-licence and there is not sufficient parking.

For these reasons, I respectfully request that the council refuse the application for an off-licence at this location. The risks to public safety, community wellbeing, and the residential character of the area outweigh any potential benefits.

Thank you for considering my objection.

Address: Monkwood Road