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CHARTERED TOWN PLANNER

Planning Department
Civic Offices
Havant
Hants
PO9 2AX

Wednesday, 26 July 2023

Dear Sir/Madam:

**Re: Golden Lion PH, 54 Bedhampton Road, Havant
Retention of decked seating area**

Introduction

In May 2023 the enforcement team of the council wrote to my client advising him that the outside seating / decking area required planning permission as the 'al fresco' permitted development rights finished in March 2022.

The Works

It is widely known that the hospitality industry has faced, and continues to do so, severe issues in remaining profitable. As part of a package of measures to make the public house more popular, the publican put in place a row of 5 no separated seating areas on slightly raised decking. Please see attached photographs.

The decking was necessary as there is an incline in ground levels on the site, and it is a more attractive proposition to clientele to have level tables rather than sitting at ones on a slope.

There are 5 no decked table areas and each has a small enclosure to provide a degree of privacy and self-containment, with a trellis fence to the rear ensuring that there remains a 600mm gap to the boundary and also to stop large groups of people congregating along with the boundary with the neighbour in the neighbouring dwelling at 46 Bedhampton Road.

PLANNING APPLICATIONS .

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Planning Considerations

The Golden Lion PH became a grade II listed building on 21 July 1975 and its listing description reads:

Public House. Early C19. Stucco, with a tile roof. Plain symmetrical front (south) of 2 storeys and attic, 3 windows (centre blank). Bracketted eaves, 1st floor band, plinth. Ground floor sashes, 1st floor Victorian sashes. Simple doorcase, with a canopy on brackets, architrave, and ½-glazed door.

I do not consider that the works adversely affect the setting of the listed building. It has historically been a public house and it is important for its overall character to have sufficient trade to ensure that it can continue trading. Therefore facilities such as this should be welcomed.

The only issue that I see is the fact that the immediate neighbour has alleged overlooking into her garden.

I do not accept this contention. With the raised decks the height from the deck to the top of the fence is 1600 +/- 25mm. This height combined with the fact that on-one can get within 600mm of the boundary means that whilst one may be able to look across the top of the fence it is not possible to look down into the garden – therefore their privacy will remain.

This is demonstrated in the photograph belows:



View with customer 5ft 8inches tall – there is no view into the garden



Views with customer 6ft 2 inches tall – note that the view here is not down into the garden but across the top of it.

It is also material to note that the neighbouring property is an end of terraced property and by their very nature, their attached neighbour will have far clearer views down into their garden than those from the pub garden.

For these reasons I am satisfied that there is no adverse impact on the amenities of the residents adjoining residential property.

Accordingly, I conclude that the application is acceptable on all counts and trust that officer support will be forthcoming.

Yours sincerely,

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