

Site Address:	The Swallow Public House, 500 Dunsbury Way, Havant, PO9 5BL		
Proposal:	Construction of a canopy over existing paved external area to provide a smoking shelter.		
Application No:	APP/14/01121	Expiry Date:	19/12/2014
Applicant:	Mr Phipps Punch Taverns	Team:	Team 2
Agent:	Mrs Pike Design Management Partnership	Case Officer:	Bee Crawford
Ward:	Warren Park		

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager, **No objections subject to:-**

The smoking shelter should not be sited near air intake systems.

The Secondary door to the entrance should be renewed to stop smoke entering the premises.

Crime Prevention -Minor Apps No comments received

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 20

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the streetscene
- (iii) Impact upon residential amenity

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the streetscene

The shelter would be visible from the road being sited relatively close to the road, but it would not appear intrusive due to the pergola style design and its location near the bus shelter in Dunsbury Way. The proposed structure is considered to be appropriately designed and sited and not to result in visual detriment.

(iii) Impact upon residential amenity

The Public House lies within a predominantly residential area. The proposed shelter would be sited over the existing external seating area with the nearest residential properties on the opposite side of Dunsbury Way or beyond the Public House car park. As such the proposal is not considered to result in loss of residential amenity.

8 **Conclusion**

The proposal is acceptable and recommended for approval subject to an informative to address the points raised by the Environmental Health Officer.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to
GRANT PERMISSION for application APP/14/01121

subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement dated 06/10/14
Photographs dated 06/10/14
Site location plan 14.066 drawing No.001
site block plan 14.066 drawing No.002
Existing and Proposed plans 14.066 drawing No.003

Reason: - To ensure provision of a satisfactory development.