
Site Address: Wheelwrights Arms, 27 Emsworth Road, Havant, PO9 2SN
Proposal: Demolition of existing smoking cabin to rear. Construction of single storey rear extension to link existing public house to outbuilding to rear, and conversion of outbuilding to form dining room. Single storey kitchen extension to west elevation. New car parking provision to side (west) and rear.
Application No: APP/14/00102 Expiry Date: 16/04/2014
Applicant: Upham Ale Company Team: Team 1
Agent: Mr J Wood Case Officer: Stephen Andrews
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of an attractive public house called The Wheelwright's Arms. The building is a large, prominent two and a half storey brick building with symmetrical gable fronts on either side of the entrance. There is a large customer car park to the east of the building and an outdoor seating area to the front.

Emsworth Road provides one of the main routes into the centre of Havant and is predominantly residential in character, with a number of mature trees along both sides of the road.

2 Planning History

APP/10/00568 - New external fire escape staircase on west elevation with fire exit door and 2.7m high gate. Approved - 24/11/2010.

3 Proposal

Planning permission is sought for the demolition of the existing smoking cabin to the rear, the erection of a link extension from the public house to the outbuilding at the rear. The outbuilding will then be converted to a dining room.

Erection of a single storey side extension which will be used as a kitchen. The replacement ventilation system will be positioned on the roof of this extension but screened by a mansard roof (amended plans received 08/04/2014).

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS2 (Employment)
DM10 (Pollution)
DM5 (Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group - No objection subject to conditions
Regeneration & Development - Support as could be an important catalyst to town centre regeneration.

Development Engineer - None received

Conservation Officer - (Verbal comment) roof should be provided on flat roof extension to hide proposed extraction system

Crime Prevention -Minor Apps - Comment - cycle store should be relocated to a more public location.

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: 25

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

1. No objection to use of building as restaurant
2. Flat roofed extension is out of keeping
3. No details of the extraction system
4. Objection to smoking area being relocated and likely noise disturbance

Comment:

1. Noted
2. The applicant has provided amended plans showing a false hipped roof form in place of the previously proposed flat roof extension. The roof has been designed to screen the ventilation equipment.
3. Details of the new extraction system have now been provided; to which environmental health officers have not objected.
4. There is no planning control over the relocation of a smoking area per se. The public house use is established and it is illegal for patrons to smoke inside the premises. There is no statutory requirement for a shelter to be provided. The proposed extensions in themselves are not considered to result in noise disturbance and a condition can be imposed to ensure the extraction system does not result in unacceptable levels of noise disturbance. Any disturbance caused by the lack of a smoking shelter would be managed by Environmental Health upon the lodging of a complaint.

7 Planning Considerations

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) Appropriateness of design
- (iii) Impact on the character and appearance of the area
- (iv) Effect on the neighbouring properties

- (i) Principle of development

The Wheelwright's Arms is an established public house located within the defined urban area of Havant. The development is therefore acceptable in principle subject to the implications of its design, layout and effect on the neighbouring properties.

It is recognised that the proposed facilities would make the pub more commercially viable which will ensure its long term retention. This could also offer support to the local economy of the town centre, which in turn will have a wider economic benefit.

- (ii) Appropriateness of design

The application as originally submitted showed the side extension to have a flat roof with new extraction equipment located on top of the flat roof. It is considered that the existing public house is of architectural interest and whilst not listed or within a conservation area should be protected from any addition that would detract from its attractive design. Amended plans have now been received showing the flat roof to have a false hip with the ventilation equipment sited behind the new roof. It is considered that the amendments are visually more appropriate and would aid in the screening of the unsightly ventilation system.

The rear extension proposed to link the main public house building to the outbuilding to the rear is subservient in scale to the main building and will feature a predominantly false hip roof, and be located in a recessed part of the site not readily apparent in the public domain.

It is considered that the design and function of the additions is appropriate and in keeping with the architectural style of the public house and would not detract from its architectural quality and appearance.

- (iii) Impact on the character and appearance of the area

The additions are located to the side and rear and whilst there may be views of the additions from Emsworth Road, Bellair Road and Oaklands Road (the latter two more so in winter months) it is considered that the scale and position of the additions would not be significant from the public domain. Notwithstanding this the additions are of an appropriate scale and design and do not detract from the visual quality of the existing public house.

It is noted that the additions will support the dining function of the public house, which will assist with its viability. It is therefore considered that the proposed works are a significant element to retaining the existing use and the retention of this attractive building in addition to contributing to the wider local economy of the town centre.

- (iv) Effect on the neighbouring properties

The scale and position of the additions would not in themselves give rise to harm to neighbour amenity. This is supported by the separation distances between the development and neighbours and the existing boundary screening, much of which is outside of the applicant's control.

It is noted that concern has been raised in respect of the ventilation equipment and the loss of the smoking shelter. The applicant has stated that the new ventilation equipment will modernise that of the existing system and will in fact be quieter and with less odour. Further it would be screened by a false hipped roof. A condition would be attached to a grant of planning permission to ensure that the ventilation system accords with adopted BS standards and would not be unacceptably harmful to neighbour amenity.

There is no requirement for a public house to provide an enclosed smoking area, its loss to a extension which will enhance the facilities of the premises, which will be more financially beneficial to the public house, would therefore be more desirable. Whilst it is noted that this will inevitably result in patrons smoking outside, with no designated area, this could happen in any event under the lawful use and would not therefore be a sound reason to withhold planning permission. If noise disturbance was to be a source of complaint by neighbours this would be controlled by the Council's Environmental Health department. An informative can be added to any permission reminding the applicants to avoid siting any designated smoking area adjacent to existing residential properties.

To conclude on this issue, it is considered that the proposal may offer some benefits in respect of neighbour amenity (such as the improved extraction system) whilst the loss of the smoking area may result in some additional disturbance. However, having regard to the existing lawful use it is not considered, on balance, that this harm would be to an unacceptable level. It is pertinent to note that unacceptable levels of disturbance could be controlled through Environmental Health legislation if reported.

8. Conclusion:

It is considered that the development offers significant benefits to the long term viability and operation of the public house, which in itself could contribute to the vitality of the town centre. The design of the extensions is considered to be appropriate to the character and appearance of the area and preserve the architectural interest of the public house. Further it is considered that the development would not result in matters prejudicial to highway safety or be unacceptably harmful to neighbour amenity. The development is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00102 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 external materials to be used shall match in type, colour and texture those

on the existing building.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

3

Prior to the installation of any extraction or ventilation equipment in connection with the development hereby approved, full plans, specification and technical data for the extract/ ventilation equipment shall be submitted to and agreed in writing by the Local Planning Authority. Once agreed the development shall be implemented in accordance with the approved detail.

Reason: To protect the occupants of nearby residential properties from noise, vibration and/or odour nuisance, in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

4

Noise resulting from the use of plant, machinery or equipment (including extraction system) shall not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142-1997.

Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to residential amenity and in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

5

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

Location Plan 1:1250 - Drawing J235-21

Proposed Site Plan 1:200 - Drawing J235-22

Proposed Floor Plan - 1:100 Drawing J235-23 Rev C

Proposed Elevations 1:100 Drawing J235-25 Rev C

Proposed Extraction System 1:20 - CSL-UACL-WW-CANOPY-02

Reason: - To ensure provision of a satisfactory development.