

Our Ref: EB/B0207/19
Your Ref: PP-08404263

10 January 2020

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*** by electronic submission ***

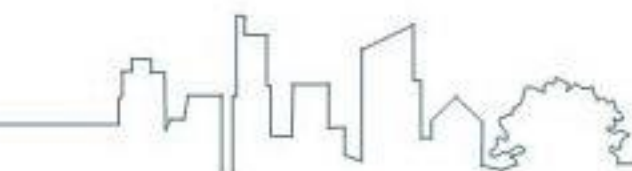
Dear Sir or Madam,

RE: The Kings Arms, 19 Havant Road, Emsworth, PO10 7JD

On behalf of my client Fuller Smith and Turner PLC (Fuller's) I am submitting an application relating to the above public house via the planning portal (PP-08404263).



The Kings Arms, front (south) elevation

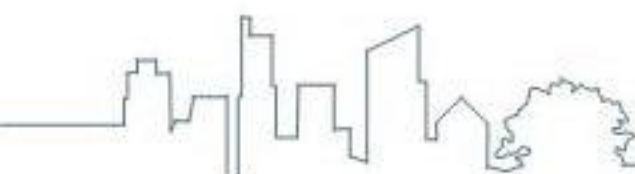


The Kings Arms, 19 Havant Road is a two-storey building located on the north side of the A259, Havant Road, around 50m west of the junction where the A259 meets Bridge Road/Bath Road. The pub sits towards the front/south of its plot, with a single-storey extension, parking and a beer garden all to the rear.

This application for a retrospective planning permission is made in response to the letter sent by Havant Borough Council (date 29/10/19, LPA ref: 19/00223/CMP), which identifies several structures within the curtilage of the pub as being unauthorised and a breach of planning control. The applicant is seeking to regularise the extension/smoking shelter mentioned in that letter by way of a separate certificate of lawful development application (submitted 9/1/20). The remaining structures, a new covered seating area and an outside bar/servery with a pizza oven, are now the subject of this retrospective planning application.

According to the LPA's website, the pub has a limited planning history, in September 1999 consent was granted for the *Erection of single storey cooled cellar to rear of property and extension to car park (retrospective)* (LPA ref 99/64491/000) and the only other item in the site's planning history is an advert consent that is not relevant to this current application.

Like many pubs, the outside seating makes an important contribution to the pub's overall viability. The applicant has therefore sought to maximise the benefits of the outside space available at The Kings Arms by installing the new features that are the subject of this application. The covered seating area is directly to the rear (north) of the main building, while the bar/servery and a pizza oven are to the east of the single-storey rear extension, as shown on the submitted drawings.





The Kings Arms, new covered seating area

The covered seating area has a corrugated metal roof supported by a wooden frame. Hit and miss fencing and planters form the walls / boundaries of the covered space.

The new bar/servery is also of timber construction with corrugated metal panels.





The Kings Arms, outside pizza oven and bar/servery

The building is not listed and does not fall within a Conservation Area. There are two listed buildings on the south side of Havant Road, however, as these new structures are on the north side of the pub and there is no indivisibility between them and these listed buildings. For this reason, the new structures have no impact on the setting etc. of the listed buildings. The structures therefore have no impact on any heritage assets.

Visually, the front of the pub is quite striking with its half-timber/mock-Tudor upper storey, however, the rear of the building is not so ornamented. Seen in this context of the existing rear extension, parking area, smoking shelter and beer garden, the new structures and their relationship to the host building are readily understood and fully in keeping with their location.

Pizza cooking has a low odour and grease loading and this is a small pizza oven that uses a chimney discharging at about the level of the adjoining flat roof. Any odour will therefore be well dispersed and it is not anticipated that there will be any detrimental impact on nearby residential amenity from cooking odour.



The NPPF recognises that pubs are community facilities that should be retained. Further, Central Government has made policy changes specifically designed to preserve and retain public houses. The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2017, removes permitted development rights that would result in the loss of pubs to retail use. At the same time, this Amendment allows pubs to change to "drinking establishments with expanded food provision", explicitly recognising the difficulties of trading solely or primarily as a "drinking establishments". The pizza oven at The Kings Arms is intended to provide just such an expanded food provision.

These new structures will benefit the pub's viability and have no detrimental impacts that indicate that consent should not be granted.

Based on the forgoing, the applicant respectfully requests that this application be granted.

Should you require any further information, please contact me.

Yours faithfully



Euan Brown BSc MBA MSc MRTPI
Consultant
BOURNE END OFFICE

