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| **Report to be read in conjunction with the Decision Notice.** | | | | |
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| **Application Ref:** | 3/2021/0825 | | |  |
| **Date Inspected:** | 18/10/2021 | | |
| **Officer:** | AB | | |
| **DELEGATED ITEM FILE REPORT:** | | | | **APPROVAL** |
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| **Development Description:** | | | Proposed timber framed garden dining pod. | |
| **Site Address/Location:** | | | Lord Nelson Hotel Whalley Old Road Langho BB6 8DU | |
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| **CONSULTATIONS:** | | | **Highways/Water Authority/Other Bodies** | |
| **LCC Highways:** | | |  | |
| The application seeks a 13sqm dining pod in the pub garden. Based on the parking standards an additional 2 spaces would be required, I note that there is no off-street customer parking associated with the Pub-Hotel.  Although it is an indoor area, I would not consider the pod to provide the same level of facility that an extension to the main dining area of the Pub would provide. The pod would provide limited additional dining, separate from the main dining area and is likely to accommodate existing customers during periods of warmer weather rather than generating additional ones, however it would be useful for the applicant to confirm this to allay any concerns.  We would not want to support a proposal which generates additional vehicles as these appear to be causing access problems for neighbours, however we have no history of complaints on our system. There are no collisions in the vicinity of the public house.  The potential impact is very small and could not be described as severe for us to raise an objection on highway safety grounds. | | | | |
| **CONSULTATIONS:** | | | **Parish/Town Council** | |
| None received. | | | | |
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| **CONSULTATIONS:** | | | **Additional Representations.** | |
| Objections have been received from 9 separate addresses and raise the following concerns:   * The erection of a timber framed dining pod would not reflect the host buildings character; * Pod is a disproportionate addition in Green Belt; * Garden does not form part of existing license so no outdoor consumption of alcohol permitted; * No noise assessment; * Light pollution; * Disturbance and noise impact on residents; * Additional traffic; * Inaccurate plans; | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | |
| **Ribble Valley Core Strategy**  Key Statement EN1 – Green Belt  Policy DMG1 – General Considerations  Policy DMB1 – Supporting Business Growth and the Local Economy  **National Planning Policy Framework** | | | | |
| **Relevant Planning History:**  3/2018/0595 - Proposed raised terrace to rear. Refused.  3/2004/1012 - Internal alterations, conversion of existing attached cottage into 3no. letting bedrooms. Approved with conditions.  3/2003/0164 - Extension of licensed area into adjacent cottage and formation of staircase to rear. Withdrawn. | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | |
| **Site Description and Surrounding Area:**  The Lord Nelson is a traditional village pub facing onto Whalley Old Road, Langho. The pub is part of a small terrace of properties. It is adjoined on the south side by no.9 Whalley Old Road, which is in the applicant’s ownership and used as bed and breakfast accommodation and, beyond that, no.11 which is a residential dwelling. The public house is not directly adjoined to the north – however, there is a terraced row of three dwellings, 3-7 Whalley Old Road, approximately 9 metres from the gable end.  The cluster of buildings which The Lord Nelson forms part of is located outside the main settlement of Langho and is known as York Village. The site is located within the designated Green Belt. The Lord Nelson is a stone building and is of considerable age being denoted on the 1845 1:10,000 historic map.  The front elevation of the public house is two storeys. Due to a change in levels from front to back, the rear elevation is three storeys in height. To the rear of the building is the garden which can be accessed via an existing staircase with landing. The pub garden bounds the residential gardens of no.11 Old Whalley Road, no.1 Hawthorn Close and no.18 York Road. | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the erection of a timber structure in the rear garden of The Lord Nelson in order to provide additional seating space for guests. The building would be clad in timber with a shallow pitched roof with rubber membrane. The building would measure 3.6m x 3.6m and would have a maximum height of 2.6m. The building would be located around 1.2m from the boundary with no.11  The existing stone patio to the rear of the pub would be extended to provide access to the seating booth. | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  Policy DMB1 aims to support business growth and development that would enhance the local economy in principle. The Lord Nelson is located in the cluster of properties known as York Village. This is not identified as a defined settlement in the Core Strategy however Policy DMB1 supports the expansion of existing businesses outside settlements subject to other considerations.  Having regard to Green Belt policy, the construction of new buildings is inappropriate in the Green Belt subject to several exceptions including the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. For the purposes of determining this application, it is considered that the proposed dining pod can be treated as an extension or alteration and would not result in a disproportionate addition over and above the size of the original building. As such, it is deemed that the proposals are not inappropriate development in the Green Belt. | | | | |
| **Visual Appearance and Design:**  As noted above, the public house is a stone building with a traditional appearance. The proposed dining pod would be located to the rear of the public house and would not be a prominent addition from public viewpoints.  In addition, it would be physically detached from the main building and would have a similar appearance to a large garden shed. It is not considered that the proposal would result in any undue visual harm although given the somewhat lightweight construction there would be a requirement for the applicant to ensure the building is well maintained. | | | | |
| **Impact on the residential amenity of neighbours:**  Due to the close proximity of the application site to residential properties it is important to consider any adverse impact on residential amenity. It must be recognised that the application site is already used as a beer garden in association with the public house and as such there is the prospect for noise and disturbance to occur during opening hours. Consideration must therefore only be given to the potential for the proposals to increase any noise and disturbance arising from the existing use.  One objection letter states that the pub garden is not covered by the premises license. However, the Council’s licensing officer has confirmed that consumption of alcohol is permitted.  The proposed pod would facilitate use of the beer garden during hours of darkness or inclement weather. However, any concerns regarding excessive use can be overcome through the imposition of an appropriate planning condition to restrict use of the booths to between 11.00 and 22.00 as suggested by the Council’s Environmental Health Officer.  It is also recommended that no amplified music, television broadcasting or other forms of live entertainment be permitted in the dining pod. There would also be a requirement for details of any external lighting to be agreed with the Local Planning Authority prior to their use. Taking account of the above, it is deemed that the proposals would not result in an unacceptable adverse impact on neighbouring residents subject to conditions.  The proposed building does not raise any concerns regarding loss of light or outlook from adjacent residential properties. | | | | |
| **Highway Safety:**  Concerns have been raised by local residents regarding parking congestion and highway safety matters. It is noted that The Lord Nelson does not benefit from any dedicated off-street parking and this results in vehicles parking on both sides of Whalley Old Road at the front of the building.  The pod would provide limited dining space. As noted by the Highways Officer, any potential impact is very small and could not be described as severe to warrant refusal of the application. | | | | |
| **Conclusion:**  Subject to appropriate conditions and time restrictions, it is considered reasonable to grant planning consent. | | | | |
| **RECOMMENDATION**: | | That planning consent be approved. | | |