|  |
| --- |
| **Report to be read in conjunction with the Decision Notice.** |
|  |
| **Application Ref:** | 3/2022/0510 |  |
| **Date Inspected:** | 8/7/22 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
|  |
| **Development Description:** | Proposed external timber framed pergola to the south facing elevation of the public house. |
| **Site Address/Location:** | Wilpshire Hotel, 7 Whalley Road, Wilpshire. BB1 9LQ |
|  |
| **CONSULTATIONS:**  | **Parish/Town Council** |
| Wilpshire Parish Council have no objections to the proposal however a request has been made for the pergola to be detailed in black to match the exterior of the hotel. |
|  |
| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| RVBC Environmental Health: no objections - conditions suggested to control noise levels emitting from the outdoor sitting area where the pergola is to be sited. |
|  |
| **CONSULTATIONS:**  | **Additional Representations.** |
| None. |
|  |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Sustainable DevelopmentPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:**No recent planning history relevant to the determination of the application. |
|  |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a public house in Wilpshire. The premises is situated on a busy main road junction between Whalley road and Ribchester Road. The front elevation of the premises comprises a walled outdoor sitting area which would accommodate the proposed pergola. The surrounding area is primarily residential with a small number of commercial premises situated within the vicinity. |
| **Proposed Development for which consent is sought:**Consent is sought for the construction of a timber framed pergola to serve an existing outdoor sitting area. |
| **Principle of Development:**The proposal is for an extension to an existing commercial premises and is acceptable in principle subject to an assessment of the material planning considerations. |
| **Impact Upon Residential Amenity:**The proposed pergola would be sited in an existing outdoor sitting area therefore it is not anticipated that the proposal would invite any disturbances above the noise levels associated with the existing use of the site. The pergola would incorporate festoon lighting however the proposed level of illumination would be minimal in this instance and as such would not result in unacceptable levels of light pollution. Accordingly, it is not considered that the proposal would be harmful to the amenity of any neighbouring residents. |
| **Visual Amenity / External Appearance:**The proposed pergola would be modest in terms of both footprint and height and as such would not appear as an over dominant structure. The proposed works would be fully visible within the public realm due to being sited at the front of the premises on a busy main road however given the prevalence of similar structures typically found within outdoor areas of commercial drinking establishments it is not considered that the pergola would be an incongruous addition to the existing street scene. Wilpshire Parish Council have requested that the pergola be detailed with a black finish to match the front exterior of the premises. These comments are noted however in this instance it is considered that incorporating a darker exterior would exacerbate the visual impact of the proposed structure therefore the materials proposed as part of the development are considered acceptable. With the above in mind, it is not considered that the proposal would be harmful to the visual amenities of the area. |
| **Ecology:**No ecological constraints were identified in relation to the proposal. |
| **Observations/Consideration of Matters Raised/Conclusion:**It is not considered that the proposal would be harmful to the amenity of any neighbouring residents, nor is it considered that the proposal would be of detriment to the character of the existing premises or visual amenities of the immediate or surrounding area.As such and for the above reasons, having regard to all material considerations and matters raised, that the application is recommended for approval. |
| **RECOMMENDATION**: | That planning consent be granted subject to the imposition of conditions. |