

TOWN AND COUNTRY PLANNING ACT 1990

**SUPPORTING STATEMENT TO ACCOMPANY
FULL PLANNING APPLICATION**

(Including Design & Access Statement and Heritage Statement)

**CHANGE OF USE OF PART OF THE EXISTING CAR
PARK TO PUB GARDEN & ERECTION OF FOUR SEMI
ENCLOSED COVERED BOOTHS, SERVICE HATCH TO FORM
EXTERNAL BAR & REDUCE EXISTING PERGOLA
HEIGHT TO 2.6M**

The William Hardwicke,
12 High Street
Bognor Regis
West Sussex
PO21 1SR

Submitted on behalf of: Star Pubs & Bars Ltd

MAY 2020

1. Introduction

1.1 This statement has been prepared to support the planning application for the change of use of part of the existing car park to pub garden, erection of 4 no. seating huts, addition of service hatch to form external bar and reduce height of existing shelter with associated garden works.

1.2 This statement will describe the site and surroundings, document the site's planning history, and assess the proposals against relevant planning policy. The application proposal has been considered and informed by the relevant policies of the Arun Local Plan 2011-2031 taking into account the promotion of vitality and viability with the city centre.

1.3 The William Hardwicke Public House is an attractive two storey building with a rear beer garden located east of the High Street in Bognor Regis Town Centre. The application property is a Grade II listed building located within the Town Centre Boundary.

1.4 Plans and documents in support of this application are listed below;

- Location Plan & Block Plan
- Existing and Proposed General Arrangement Plans
- Existing and Proposed Internal Elevations
- Proposed Seating Details
- Photographs of the building

1.5 The remainder of this statement will cover;

- 2 Application Site & Relevant Planning History
- 3 Relevant Planning Policy Context
- 4 Proposed Development Considerations
- 5 Design & Access Statement
- 6 Planning Considerations and Assessment

2 APPLICATION SITE & RELEVANT PLANNING HISTORY

The Application Site

- 2.1 The application site is located on the eastern side of the high street in the centre of the town.
- 2.2 The public house is a two storey building, with basement, of brick and rubble stone construction. At basement level is the beer cellar and stores, at ground level is the trading area, bar, kitchen and WC's. The first floor accommodates the office as well as the living quarters for the pub's general manager and a staff.
- 2.3 Externally, there are two paved areas both at the front and rear of the building providing outdoor customer seating.
- 2.4 There is a small hardstanding car park to the rear of the site with approximately 17 spaces which is accessed via the side of the building from the high street.
- 2.5 To the rear of the pub (north) is a paved garden area with free-standing seating. There is currently a close boarded wooden fence separating the existing beer garden from the car park. Temporary structures, including a smoking shelter pergola and are located along the boundary fence.
- 2.6 The surrounding area is predominantly retail led and neighbouring properties of a commercial character with a mixture of residential uses further east along Sudley Road. To the immediate east of the car park is a two storey building which accommodates the Bognor Regis Spiritual Centre adjacent to 1-4 Gatehouse Mews.



Image of location of application site

Planning History

- 2.7 The property's more recent planning history is recorded on the Council's online system. A planning application was submitted in July 2017 proposing both illuminated and non-illuminated fascia signage and hoardings (BR/187/18/A). The application was approved conditionally for the avoidance of doubt and in the interests of amenity and the environment in accordance with the submitted drawings.



Block plan extract showing location of beer garden for which planning is being sought.

3 RELEVANT PLANNING POLICY & CONTEXT

National Planning Policy Framework (NPPF) 2019

- 3.1 Government Planning Policy is set out in the NPPF, which was first published in 2012. Whilst the new NPPF, published in 2018, no longer refers to a 'golden thread', paragraph 10 of the new NPPF indicates that the presumption in favour of development is "at the heart of the Framework".
- 3.2 Paragraph 11 reiterates the presumption in favour of sustainable development, and for decision-making this means approving development proposals that accord with an up-to-date development plan without delay.
- 3.3 The NPPF sets out a number of core planning principles which are intended to underpin plan-making as well as development management. The following aims are of particular note to this proposal;

- Encouraging the effective use of land;
- Promoting mixed-use developments; and
- Actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

3.4 Paragraph 80 states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

3.5 Paragraph 81 requires that planning policies;

- I. set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;
- II. set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- III. seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and
- IV. be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

The Adoption Arun Local Plan 2011-2031

3.6 The Arun Local Plan: Key Policies Document 2014-2029 was implemented in July 2016. It provides the broad policy framework and a long-term strategy to manage development, protect the environment, deliver infrastructure and promote sustainable communities within the Arun District.

3.7 Of particular note and relevance to this application are;

- Policy QE DM1 [Noise Pollution]
- Policy QE DM2 [Light]
- Policy D SP1 [Design]
- Policy QE SP1 [Quality of Environment]
- Policy SPD [Parking]

3.8 Policy QE DM1, 'Noise Pollution' states that developers proposing new noise generating development must be supported by;

- 1 Evidence to demonstrate that there are no suitable alternative locations for the development.
- 2 A noise report which provides accurate information about the existing noise environment, and the likely impact of the proposed development upon the noise environment.
- 3 Evidence to demonstrate that the development will not impact upon areas identified and valued for their tranquillity, including gaps between settlements which are important to the enjoyment of Arun's countryside, its habitats and biodiversity.

3.9 The proposals involve redeveloping the existing beer garden and increasing its capacity by extending the beer garden on the undeveloped area of car park. A brick wall approximately 2.2m high bounds the proposed beer garden extension to the east. The proposals involve retaining the original brick wall to form an acoustic barrier with a height of 2.2m. Also, a new 1.9m high barrier is proposed on the northern boundary of the site, comprise a closed board fence to provide further acoustic moderating.

3.10 Periods when the beer garden would have moderate use typically occur in the afternoon around lunchtime and in the evening periods. Periods when the beer garden would be used intensely, during peak trading scenarios, would generally only occur for a limited number of weekend evenings during the summer months, when the weather is hot.

3.11 The William Hardwicke generally adopts the following management plan at the site;

- Members of staff conduct regular checks of the of the front and rear of the premises at all times it is accessible to the public. The area will also be subject to CCTV coverage with images retained for 30 days.
- Signage erected at the front and rear of the premises to remind customers of the need to respect the rights of our neighbours to the quiet enjoyment of their homes, businesses and other activities.
- If an occasion customers are found to be making excessive noise, a member of staff will take immediate action to rectify the situation, e.g. ask the customer to talk more quietly or if problems persist, ask them to return inside the premises or leave the premises entirely.
- If any complaints relating to noise disturbance are received by a member of staff, the complaint will be brought to the attention of the manager on duty and immediate steps will be taken to prevent a recurrence of the situation.

3.12 Policy QE DM2, 'Light' requires that development which involve outdoor lighting are considered against the following criteria:

- a) No adverse impact on neighbouring uses or wider landscape, particularly with regard the South Downs International Dark Sky Reserve designation;
- b) Light levels being the minimum required for security and working purposes;
- c) Minimising the potential glare and spillage; and
- d) The degree to which outdoor lighting can be powered by on-site renewable sources.

3.13 It is noted that proposed lighting layouts have been included within the application and within the drawings. The existing beer garden already benefits from low level security lighting which is to be retained. Additional lighting is proposed to the interior of the huts, the servery and the raised decking area as indicated on the submitted plans. At this stage a lighting specification has not been included but can, if required, be provided.

- 3.14 Supplementary planning documentation has been considered with respect to SPD Parking Standards, the document provides guidance on parking standard and an update on the adopted 2010 standards.
- 3.15 The existing access to the car park from High Street will be retained and the development will result in the loss of two parking spaces currently available for staff. Principle 7 of the SPD states that the amount of parking on site should be based on:
- a) The development's land use,
 - b) Trip rate associated with the development, and
 - c) The user group of staff/visitors of the site (including shift patterns).
- 3.16 It has been noted that the proposed development to extend the outdoor seating area will promote the viability of the public house and help improve its service offering as a valuable community asset. At present the car parking situation on site is excessive and the nature of shift patterns of the staff result in an under utilisation of the 17 spaces currently available.

Bognor Regis 2015-2030 Neighbourhood Development

- 3.17 The Neighbourhood Plan was first published in 2015 and covers the period to 2030. Whilst there are a number of objectives within the plan, none appear to be relevant to this application at outline stage. The objectives and vision should be taken into consideration at the detailed, reserved matters stages.

4 PROPOSED DEVELOPMENT CONSIDERATIONS

- 4.1 This Planning Application seeks full permission (and associated Listed Building Consent) for the change of use of part of the existing car park to pub garden. The property is located within the town centre boundary as well as the area of secondary retail frontages.

- 4.2 The property is located off of one of the main shopping streets of Bognor Regis and the surrounding buildings are mostly Georgian with few of the buildings in close proximity listed for their special architectural or historic significance. The High Street offers an assortment of independent and national retail outlets, restaurants, cafes and offices largely with traditional shop frontages.

5 Design and Access Statement

This section includes 'Design and Access' information, required to be submitted as part of a Full Planning Application.

Context

- 5.1 The William Hardwicke public house is situated on the High Street, one of the main roads in the town centre of Bognor Regis running in a West-East direction. The building is Grade II listed and lies within the Town Centre Boundary. The pub is a two storey building, including basement - of brick and rubble stone construction.
- 5.2 At basement level is the beer cellar and stores, at ground level is the trading area, bar, kitchen and WC's. The first floor accommodates the office as well as the living quarters for the pub's general manager. Externally, there is some customer seating at the front alongside the pavement. To the rear of the pub is a paved garden area behind which is a small car park, accessed from a small side road which feeds on to High Street. The owners of the property, Star Pubs & Bars, possess the freehold.

Proposal

- 5.3 The proposal to extend the pub's garden into part of the existing car park behind it. The current car park is not of a useful size particularly given the number of people travelling to the pub by car. Because the beer garden is incredibly popular with customers and accounts for a vast proportion of the pubs weekly takings, it makes commercial sense to try and expand this arm of

the business. Equally, from an operations perspective it assists with easing problems with car parking and maximises the potential of the garden offering. Part of the design for the extension of the garden is the installation of 4 no. timber huts. These will sit along the back wall of the garden arranged in a row and will sit flush on top of the decking.

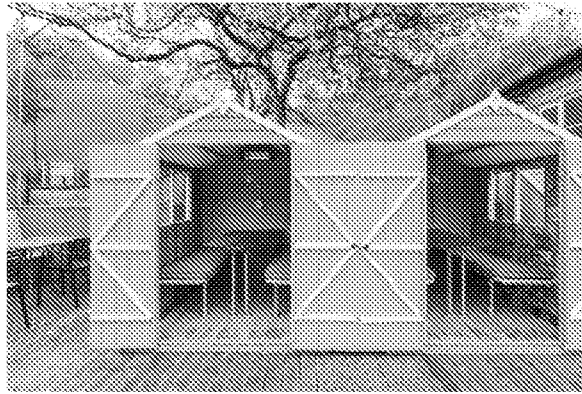


Image indicating typical formation of timber huts (not exact)

The change of use of external area, from car park to drinking area resulting in 51sq.m additional drinking area. Part of the design for the extended garden includes the addition of an external service hatch formed within an existing opening to the back of house/kitchen area which at present is boarded up. This will accommodate the new external bar hatch which will service the extended garden. It is proposed that the height of the existing pergola is to be reduced from 3.2m to 2.6m and it is to be extended by one bay at a subservient height of 2.25m.



Image showing extents of new beer garden extension into existing car park at rear of property

Supporting Documents

This Design and Access Statement forms part of the above named application and is to be read in conjunction with the following related submission documents;

- *E000_Location Plan*
- *E001_Existing Block Plan*
- *D001_Proposed Block Plan*
- *E100_Existing General Access Plan*
- *D100_Proposed General Access Plan*
- *E300/D300_Existing and Proposed*
- *E301/D301_Existing and Proposed*
- *E302/D302_Existing and Proposed*
- *D500_Proposed Hut Details*
- *D501_Proposed Seating Detail*

Amount and Layout

5.4 The huts will be of a typical timber garden shed construction with walls to three sides and a pitched asphalt roof over. The fourth side will be open. Each hut will measure roughly 1.90 x 2.00m in footprint and reach about 2.75m in height. Each will be lit by a single pendant light and furnished with a picnic bench made from reclaimed floorboards and fixed to the floor. They will have an applied paint finish internally but a plain timber finish externally.

5.5 The proposed alterations to the external seating areas have been carefully considered to provide a layout acceptable to the business' needs whilst maintaining the original character of the building. Through careful use of good quality materials and workmanship, the proposals are intended to complement and enhance the setting of the original building. The design has made the service access more readily accessible and separate from the customer area.

Scale and Use

5.6 As mentioned, the property owners, Star Pubs & Bars possess the freehold for the site and therefore own and manage all parts within the demise. This includes the car park space to the rear of the pub. This application seeks to take over two existing car parking spaces and incorporate it into the garden of the pub.

All of the land is associated with the pub and its use class and is therefore deemed to be A4 – drinking establishments.

- 5.7 The use of the pub garden is already restricted to certain hours and is always closed to customers by 00:00. This is with consideration and as a courtesy towards the nearby residential neighbours. They are licensed until 02:00 at weekends (00:00 on weekdays).
- 5.8 The proposals are intended to enhance the external building from the rear generally and promote external dining in the outdoor seating area. The scale of the proposals is considered to have minimum impact on the original building.

Landscaping

- 5.9 It is proposed that the extended pub garden will have a raised decking area laid over the existing area of hardstanding. The garden will be enclosed by a new boundary fence to separate it from the remaining car park. New planting, mainly in pots, will be arranged accordingly around the space.

Access

- 5.10 Access to the car park will remain as per the current arrangement. Access to the outdoor seating area will be from the pub only; there will be no direct access from the car park (only egress in the event of an emergency).
- 5.11 A new fire escape gate is proposed and is noted on the supporting drawings, these are to be kept clear at all times. Access for deliveries will be unaffected by the proposed layout, instead creating a separation from the outdoor customer seating area.

Materials

Samples of all new materials and paint colours to be used in this application will be made available as an when requested if required.

Flood Risk

- 5.12 According to the environment-agency.gov.uk, the property is not located within a flood zone. In any case, the proposed alterations do not increase the risk of flooding.

6 PLANNING CONSIDERATIONS & ASSESSMENT

Principle of Development

- 6.1 The NPFF makes it clear that there is a real focus on the need for sustainable economic development. Government policy states a presumption in favour of sustainable development, that economic growth is a high priority and that planning should encourage and not act as an impediment to sustainable growth.
- 6.2 The application proposal constitutes a small, but nonetheless important development to the pub's customer offer which would support the business as a whole. In line with changing social habits including the 2007 smoking ban and increased awareness of the dangers surrounding drink driving it is becoming increasingly common for public houses to extend their food offering.
- 6.3 It is becoming increasingly common for customers to dine at public houses and limit their alcohol consumption, compared with previous social trends where people would visit a public house solely to consume alcohol. As such, increasing the provisions for those guests choosing to dine will attract more guests to the public house and increase its viability.
- 6.4 The public house is a valuable community facility for this part of Bognor Regis and it is crucial that the owners regularly invest in improvements to keep it operating to modern commercial standards. Extending and improving the

outdoor seating area will support the business and help to safeguard its employees.

Neighbouring Amenity

- 6.5 The main consideration of the application is the impact of the development on neighbouring amenity. Within the immediate context of the site, the neighbours are predominantly commercial occupiers with the exception of Gatehouse Mews along Sudley Road to the east.
- 6.6 A noise impact assessment has not been included as part of this application as it is considered that there will be no adverse effect on the nearest noise sensitive premises to the east of the development; which has been identified as Bognor Regis Spiritualist Centre. The site has operated with unrestricted garden times for a number of years and to date there have been no noise complaints from nearby or neighbouring properties.
- 6.7 It is noted that the proposed change of use and concurrent extension of the outdoor seating area will require a proportionate response with respect to noise mitigation, patrons entering and egressing, smell, litter, traffic generation and operation schedule. All reasonable steps will be taken to ensure that any disturbance caused to the public and nearby residents will be kept to a minimum and measures in place to safeguard this are outlined below;
- There is no direct access to the outdoor seating area from the car park and this will be for emergency egress only
 - Main door and rear doors to be kept closed at all times during opening hours
 - The external area of the premises highlighted on the plan is not in licensable use by patrons at any time
 - All employees trained on noise control requirements
 - Arrange for deliveries to be made at reasonable times
 - Carry out regular checks to ensure noise is being controlled sufficiently
 - The building is serviced by the council with a weekly waste collection

- Deliveries will be made to the same access point at the rear of the building on a weekly basis by small light goods vehicles

6.8 The boundary treatment for the extended outdoor seating area is in two parts, both to a height of 1.90m. The eastern side would be a full height brick wall to form a solid barrier as existing. The northern side of the boundary extending in to the car park would consist of closed board fencing at a similar height of 1.90m.

Design and Conservation

6.9 The extension to the outdoor seating area would be enclosed by a 1.90m boundary treatment which would screen both the seating area and new servery from the public realm. The boundary treatment would be in two styles with the eastern side being a brick wall to form a solid barrier and the northern side of the extended garden being closed board fencing. The result would be a good quality, smart enclosure to the outdoor seating area.

6.10 The proposal would have a neutral impact on the Conservation Area and therefore accord with Policy QE SP1, "Quality of Environment. For all the above reasons we submit that the proposal will cause no harm to the notable appearance of the property or the character or appearance of the Conservation Area at this point.

7 CONCLUSION

7.1 In summary, the proposed extension to the outdoor seating area would support the success of the public house and allow it to remain in its optimum viable use, successfully adapting to changing social habits. The proposals have been well designed and there would be no adverse impact on neighbouring properties.

7.2 This supporting statement has set out the context and qualification of this proposal and provides an assessment of how the change of use accords with

the relevant policies of the current development plan. For the reasons set out within this statement, the application is consistent with the essence and vision of the Arun Local Plan and the fundamental objectives of the National Planning Policy Framework to deliver appropriate sustainable development whilst sustaining and enhancing heritage assets.

- 7.3 We trust that from this supporting statement, policy considerations and presented plans you will be able to agree the merits of this application and that this can be favourably recommend to be approved under delegated powers.

[END]