

DESIGN STATEMENT
FOR
PLANNING CONSENT FOR NEW PERGOLA STRUCTURE TO
COVER EXISTING BEER GARDEN
AT
THE WHEATSHEAF PUBLIC HOUSE, HIGH STREET,
HARLINGTON, UB3 5DU

INTRODUCTION

This application is a second planning application following refusal of application number 13392/APP/2018/2708 which was refused on 15th October 2018.

This document has been prepared to accompany the application with drawing numbers 654-(P)-01, 02B and 03A.

THE SITE

The site that forms the subject of this application is a public house called The Wheatsheaf on High Street, Harlington.

The Wheatsheaf is prominently positioned on High Street which is the main road running through Harlington North from Bath Road towards Hayes and is sandwiched between Bath Road and the M4.

The site is at the end of a parade of shops with a bookmakers next door and is on the corner of High Street and Providence Lane.

There is a motor vehicle service garage to the rear and 6no terrace dwellings located opposite the site to the north of Providence Lane.

The parade of shops including the Wheatsheaf from 286 – 304 High Street have a several private garages to the rear of which four back onto the boundary of the site to the south.

The existing beer garden to the rear of the public house is surround by small building, garages and walls as follows;

East – The public house building

South – 4no single garage backing onto to the site forming the boundary around 2.5m high.

West – 2.5m high painted brick wall backing onto the vehicle service garage.

North – Part garage to the public house and 2.0m high timber panelled fencing.

The site is also located around half a mile north from Heathrow airport where the main runway runs parallel with Bath road and landings take place from the east onto the runway every few minutes.

PLANNING STATEMENT

The reasons for refusal for the first application ref: 13392/APP/2018/2709 was as follows;

The proposed canopy/extension, by virtue of its size, scale and proximity, would result in increased activity at all times of the day/evening to the detriment of adjoining residential occupiers, by reason of increased noise and disturbance.

There were no reasons for refusal given for the construction of the canopy only for the use of the rear area.

PROPOSED WORKS

The proposed works are to construct a pergola type structure with cover to the external beer garden and details are provided on the following application drawings;

654-(P)-01 Existing Plans
654-(P)-02B Proposed Plans
654-(P)-03A Proposed Details

OWNERSHIP

All site boundaries will be clearly defined. The building itself is set back from the main road with a betting shop attached to the south and Providence Road to the North.

The rear has a moderately sized external drinking area surrounded by garages and high walls enclosing the area.

The developments open areas will be consistently maintained by the operator`s maintenance teams to ensure that external spaces are always kept tidy; this in itself is fundamental to maintain the appeal of the site; but will also deter the feeling that crime will be tolerated by neglectful external space.

LAYOUT

The general layout of the existing exterior remains unaltered. The use of the external beer garden will remain with a new covered area.

ACCESS

Access to and from the site is via the main ingress / egress from High Street.

The building itself is set back from the main highway and provides level access.

The only access to the rear beer garden is from the rear door of the public house building.

JUSTIFICATION

The reasons for refusal of the first application is Noise and disturbance.

The application site is a public house with a rear beer garden where use of beer gardens is common place in public houses.

The smoking ban introduced by the government in 2007 has increased external use due to smokers having to stand outside even during winter months. The ban has increased the necessity over the last 10 years for public houses to provide suitable external facilities, in particular cover from inclement weather.

At present the external area is used by the public without control by the landlord and staff. There is no defined area and customers can use / stand around all areas of the back area.

No matter what time of year or what the weather the area is currently in use and noise and disturbance can occur without the application being approved.

We and the applicants are not aware of any noise complaints made by any local residents due to use of the rear area and there was no reference to complaints made in the officer's report when writing up the reasons for refusal on the first application.

As previously mentioned, the east, south and west of the site is bounded by high walls, garages and the main public house building and there is protection from the north of the site where the dwellings are located from a high fence and a single garage within the site running along the north boundary.

The aim of the application is to create a better more pleasant environment for customers to use giving them a defined area for sitting or standing when using the beer garden and gives the operators better control reducing any issues of noise and disturbance.

And we Heathrow airport being less than half a mile from the site the noise of aero planes landing every few minutes would contribute to more noise and disturbance to local residents.

NOISE POLLUTION

Measure will be implemented by the operators for use of the external beer garden as follows;

No external speakers will be installed to the existing building or externally.
Reason: To reduce the possibility of noise transference to neighbouring properties.

All doors and windows other than the main entrance doors will held in the closed position when music and entertainment is being held.
Reason: To reduce the possibility of noise transference to neighbouring properties.

Signs will be installed adjacent final exit doors requesting customers to 'Please leave the premises quietly and respect our neighbours'.
Reason: To reduce the possibility of noise transference to neighbouring properties.

Signs will be located around the external drinking area requesting that customers abide by the policy of keeping noise to a minimum and respecting the neighbors.
Reason: To reduce the possibility of noise transference to neighbouring properties.

Business to adopt a policy of the external beer garden to be closed from 9pm daily.
Reason: To reduce the possibility of noise transference to neighbouring properties.

A management plan will be held on site outlining the importance of adhering to the above and also to control any patrons using the rear external drinking area.

The management plan will include a strategy to deal with customers who don't adhere to the required behavior and noise levels required. Staff training will be provided to deal with such cases.

CONCLUSION

Although refusal was given recently for the covered area the use of the external drinking area would continue if this second application was refused and there would

be no control over customers using the area which would increase potential noise and disturbance to local residents.

The proposal would create a better environment for customer use and create an area defined for use meaning better management and control of customers.

The measures indicated in the `Noise Pollution` section would be implemented immediately.

We hereby apply for planning consent as detailed on accompanying drawing numbers 654-(P)-01, 02B and 03A.