

AMENDED LIGHTWEIGHT EXTERNAL STRUCTURES

1. INTRODUCTION

This statement has been prepared in direct response to concerns raised by the Local Planning Authority regarding the initial submission, specifically relating to perceived bulk, scale, and permanence. The revised proposal has been fundamentally reconsidered to address these concerns through a reduction in visual mass, improved articulation, and a clear emphasis on lightweight and reversible construction. The intention is to provide a solution that supports the operational requirements of the site while aligning fully with planning expectations.

2. EXISTING SITE AND USE

The existing premises are constrained by limited internal floor space, restricting flexibility in accommodating customers throughout varying seasonal conditions. The proposal does not seek to extend the building footprint or intensify the lawful use, but instead optimises the external area to improve usability. This approach is consistent with established hospitality models where external seating and ancillary covered areas are used to support business operation without constituting a formal extension.

3. DESIGN APPROACH

The design is guided by principles of visual lightness, permeability, and reversibility. The proposal introduces a combination of open-air seating and a weather-protected dining area that maintains a strong connection to the external environment. The layout avoids a continuous built form, instead adopting an articulated arrangement that reduces visual dominance and ensures the structure reads as secondary and subservient.

4. PERGOLAS

Three open pergola structures are proposed, constructed from slim-profile aluminium framing. These structures are fully open with no enclosed walls or glazing, ensuring minimal visual impact. Their purpose is to provide external seating while maintaining openness and reinforcing the lightweight character of the development.

5. WEATHER-PROTECTED DINING AREA

The proposed weather-protected dining area measures approximately 17 metres by 3 metres and has been carefully refined to reduce its perceived scale. The structure is broken into smaller segments and avoids the appearance of a continuous enclosure. Lightweight framing and acoustic treatments are incorporated to improve internal comfort while ensuring the structure remains visually secondary and non-dominant.

6. SCALE REDUCTION

The revised proposal represents a clear reduction in scale compared to the original submission. Extensive glazing has been removed, depth has been reduced, and the structure has been articulated into separate elements. These changes significantly reduce visual bulk and improve the overall integration of the proposal within the site.

7. MATERIALS

The development utilises lightweight materials including aluminium framing and glazing systems. No masonry, blockwork, or permanent structural elements are proposed. This ensures the development does not present as a permanent extension but as a reversible and visually lightweight installation.

8. REVERSIBILITY

All elements are mechanically fixed and designed for ease of removal. There are no permanent foundations or irreversible alterations to the host building. The structure can be dismantled without lasting impact, reinforcing its temporary and non-permanent nature.

9. NOISE CONTEXT

The site is located along a busy high road influenced by regular traffic, including heavy goods vehicles associated with nearby industrial activity. The proposal does not introduce new noise-generating uses but incorporates acoustic treatments to improve internal comfort. These measures do not increase external noise impact on neighbouring properties.

10. TRAFFIC

The proposal does not increase customer capacity compared to the lawful previous use of the site. As such, there is no material increase in footfall, traffic generation, or parking demand. The development represents a reconfiguration rather than intensification of use.

11. COMMUNITY BENEFITS

The proposal contributes to the reopening of a previously underutilised local venue, supporting economic activity, employment opportunities, and the local hospitality sector. It enhances the vibrancy of the area and provides a valuable social space for the community.

12. CONCLUSION

The revised proposal successfully addresses all concerns raised by the Local Planning Authority. It delivers a balanced solution that supports business needs while maintaining a lightweight, visually appropriate, and reversible design. The scheme should therefore be considered favourably.