

Amount

The proposal as described is to erect a small smoking shelter on the South West side of the premises. This will add to the existing outdoor drinking space for the public house.

Layout

The proposal is to the side of the existing property. The proposal is partially screened from the main road by an existing wall and railings.

It will have no impact on any neighbouring properties due to it not being within close proximity to any dwellings.

Scale

The overall size of shelter will be approx 3.1 metres wide by approx. 5.1 metres long. The proposed shelter is approximately 2.9 metres high.

Landscaping

Due to the small nature and practical manner of this extension, no additional landscaping will be provided as part of the development.

Access

The smoking shelter will be accessed through a new door in the pool area. All external access/exit openings comply with current guidelines, Part M of the current building regulations.

Appearance

The smoking shelter will be constructed from treated 100mm x 100mm timber support posts, 100mm dia P.V.C gutter on 25mm thick timber fascia board, t&g boarding and clear tripple polycarbonate roof sheeting on S/W stained roof joists @ 450c/c. The shelter will be open on 3 sides so as to comply with 50% open area rule. The structure is to provide a sheltered patio area which will act as a smoking solution. The shelter is there to protect customers from the elements.

We hope this statement now satisfies your requirements, please do not hesitate to contact us should you have any queries in connection with the application.

Additional Information

Temporary planning permission was granted for the smoking shelter under P2007/1418 by Sharon Williams, reference SLW/JWL.JW/P/2007/1418. This expired on 30 June 2009.