

CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 25 May 2021
--	---

Planning application no.	21/00320/FUL
Site	The Broadway Public House, Lichfield Road, Wolverhampton, WV12 5UJ
Proposal	Proposed new external patio area.
Ward	Wednesfield North;
Applicant	Mr Gary Briggs
Cabinet member with lead responsibility	Cabinet Member for City Economy
Accountable Director	Richard Lawrence, Director of Regeneration
Originating service	Planning
Accountable employee	Jennifer Nicholds Planning Officer Tel 01902 555699 Email Jennifer.nicholds@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant subject to conditions

2.0 Application site

2.1 The site is a 1930's public house which is locally listed. There is a large car park and existing outdoor seating areas. It is surrounded by residential family homes.

3.0 Application details

3.1 The proposal is for a new patio covered by a timber frame pergola with clear roof, lighting, windbreaks and planters to be used as a seating area.

4.0 Relevant policy documents

4.1 National Planning Policy Framework (NPPF)

4.2 Wolverhampton Unitary Development Plan (UDP)

4.3 Black Country Core Strategy (BCCS)

5.0 Publicity

5.1 We have received 6 objections highlighting the following concerns:

- Loss of parking spaces (including disabled) which would lead to parking on grass verges and on nearby streets
- Increase in traffic causing highway safety concerns
- Noise from customers
- Disturbance from external lights
- Litter

6.0 Consultees

6.1 Highways Officer: No objections

7.0 Legal implications

7.1 There are no legal implications arising from this report KR/12052021/B

8.0 Appraisal

8.1 The loss of car parking spaces and potential increase in customers would not result in an unacceptable impact on highway safety. New disabled parking bays have been created to replace those that will be lost

8.2 The use of the land is not changing. This is a public house with an existing outdoor area, customers can already be served and consume alcoholic beverages in this area, therefore the construction of a patio and pergola would not have an unreasonable impact on neighbour amenity in terms of noise and disturbance because it is unlikely that this will lead to more intensified use. It is the structure itself which requires permission rather than any change of use

8.3 Materials used in the proposal are sympathetic to the locally listed building and would not have a negative impact in the terms of visual amenity.

9.0 Conclusion

9.1 The proposed structure would not have an unreasonable negative impact on the character of the area. The design, scale and appearance of the development will respect the Locally Listed Building. The structure will not cause a significant increase of noise and disturbance to neighbouring properties as the land is already in use as a public house

10.0 Detail recommendation

10.1 Grant planning subject to the following conditions:

- Restrict luminance levels of external lighting
- EVCP

