

Supporting Statement - 12 St Swithin Street

Permission is sought for the erection of a timber enclosure to the front of the premises in order to facilitate an outdoor seating area for the café that operates out of 12 St Swithin Street.

The existing pavement level will be maintained with the enclosure 900mm high. The enclosure has been constructed with router MDF panels, stained dark grey, incorporating individual silver lettering of the café.

The enclosure measures 5.6m in length by 2.3m in depth, having a footprint of 13sqm. The deck sits at the back of the pedestrian footpath line and 2.5m in front of the café's front elevation.

The application site is situated within a Residential Area as zoned on the ALDP Proposals Map. The use of the premises as a café is already established. The enclosed area can only accommodate a small number of people and the hours of operation for the café do not extend beyond 9.00pm. The coffee shop nature of the property means that it is unlikely to result in significant levels of noise pollution from people using the outdoor seating area as might be expected from a similar area serving customers of a licensed premises. Furthermore, it is likely that the seating area would predominantly be used during daylight hours and in good weather so despite the opening hours, it may be that for several months of the year, the area is not used at all in the evenings. Therefore it is considered that the addition of the outdoor seating area does not have a significant detrimental impact on the existing residential amenity of the area.

Pedestrian safety

The paved area on which the enclosure sits does not overhang or interfere with the use of the adjacent public pedestrian footpath. It is therefore considered that the works do not have an impact on pedestrian safety.

Design and impact on the conservation area

The enclosure has been designed to be low level and discreet with respect to scale and siting. The enclosure area sits well within the previously empty space between the building's front elevation and the adjacent public footpath and it does not have a detrimental impact on the visual character of the conservation area, in accordance with SPP, SHEP and subsequently Policy D5 (Built Heritage) of the ALDP.