

**21/00965/FUL | Erection of glazed covered pergola to existing outside seating area (part retrospective) | Waterloo Arms Chirnside Duns Scottish Borders TD11 3XH**

**Ian and Anna Grant  
Waterloo Cottage  
Allanton Road  
Chirnside TD11 3XH**

We object to this application for permanent (incl. retrospective) planning permission on grounds of the impact on the amenity of our house and garden area.

The structure for which retrospective planning permission is sought was erected last year (July/August 2020), initially with a canvas covering, later with solid polycarbonate roof panels, replacing an area of standard outdoor seating with canvas parasols. We understood this to be a temporary measure to allow the Waterloo Arms to continue to operate as a business under the difficult conditions imposed by Covid 19 restrictions, provide a service for the community and give some shelter for small gatherings such as funeral wakes. At that time, issues of noise, smoke drift, and operating hours, as specified in the SBC Licensing Board Final Policy Statement and other guidance documents, were discussed with the management of the Waterloo Arms and (by phone and email correspondence) with Michael Wynne, the licensing standards officer.

The documents, plans and photograph supporting this application do not clearly show the very close proximity (less than 2 metres) of the structure to the rear wall of our house, nor its elevated position well above the ground level of our property. Noise and smoke drift thus have a negative effect on the amenity of both our ground-floor living space and first-floor bedrooms, as well as the adjacent garden area.

The existing structure (as seen in the photograph supporting the application) bridges the space between the existing garage and log store, is constructed to overlap the roof of the garage on one side and is attached to the solid sidewall of the log store on the other. Lighting and overhead radiant gas heating are also in place. Completion of the solid polycarbonate roof panelling would in effect create a fully roofed, heated space, largely enclosed on three sides, with solid walls at either end. This seems to go beyond the usual understanding of both an outside area (with use naturally limited by seasonal weather conditions) and a pergola as an open-sided structure providing shade as an element of an outside area.

Although the Waterloo Arms is currently well run, and noise has in the main been at reasonable levels, there is no guarantee in the longer term that this would continue under different management or ownership. Once social distancing requirements and other Covid regulations are further relaxed or lifted completely, the capacity of the structure for larger groups for longer periods and the potential for intrusive noise would be considerably increased, with greater impact on amenity. Use of the existing structure throughout the recent winter months and as a smoking shelter and meeting place into the early hours during lockdown by people accommodated in the pub raises further cause for concern. The distance of the structure from the main building makes monitoring of its use by management and staff during and outside normal operating hours more difficult. If a permanent, roofed structure of this nature and/or a smoking shelter is required, this might be more appropriately sited close to the back wall and rear entrance of the Waterloo Arms itself.

While we understand the need for temporary provision of this kind during the ongoing Covid restrictions, we request that this application for completion and permanent planning permission be refused.