

# Rottingdean Bowls Clubhouse

BH2023/00157



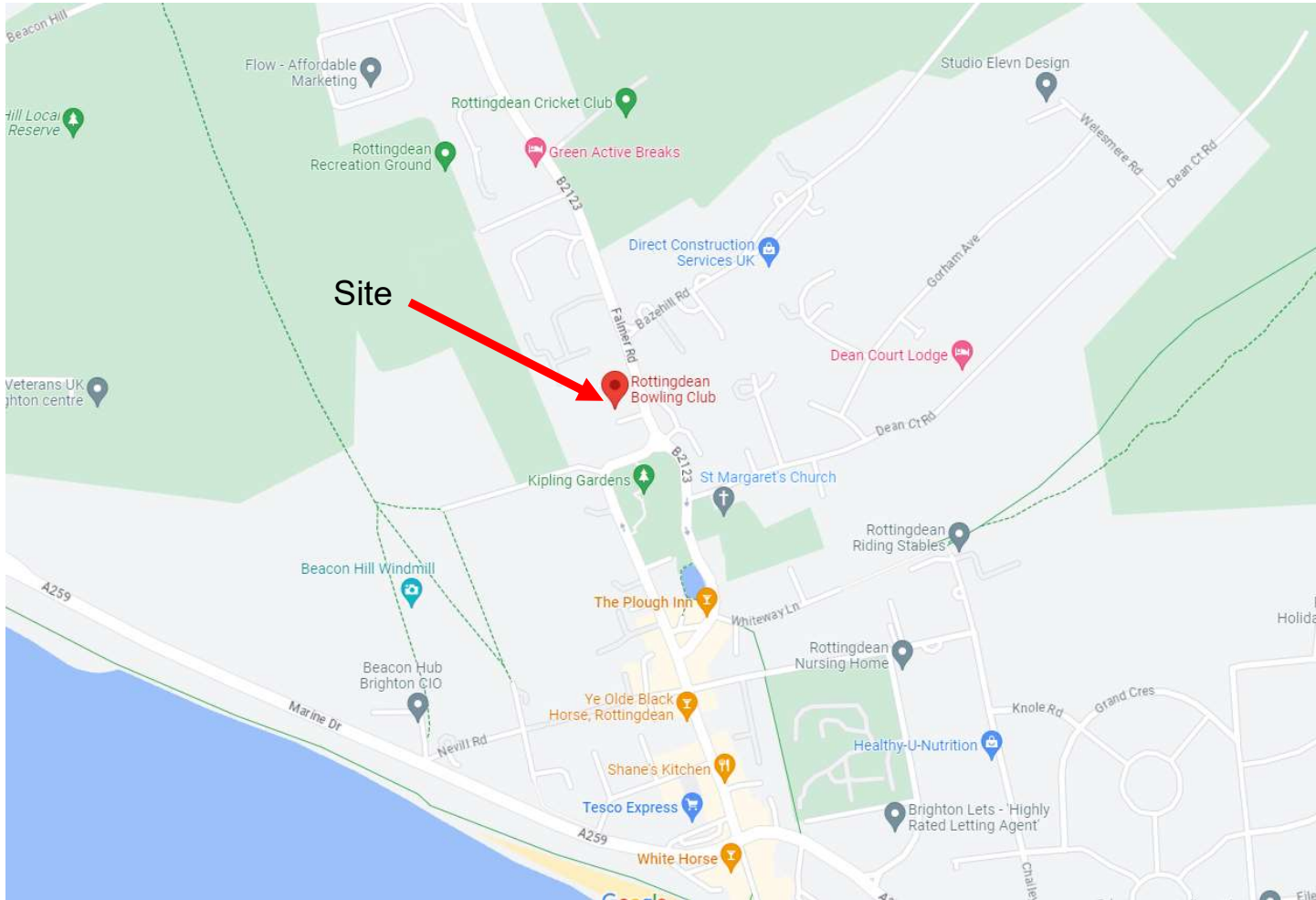
Brighton & Hove  
City Council

# Application Description

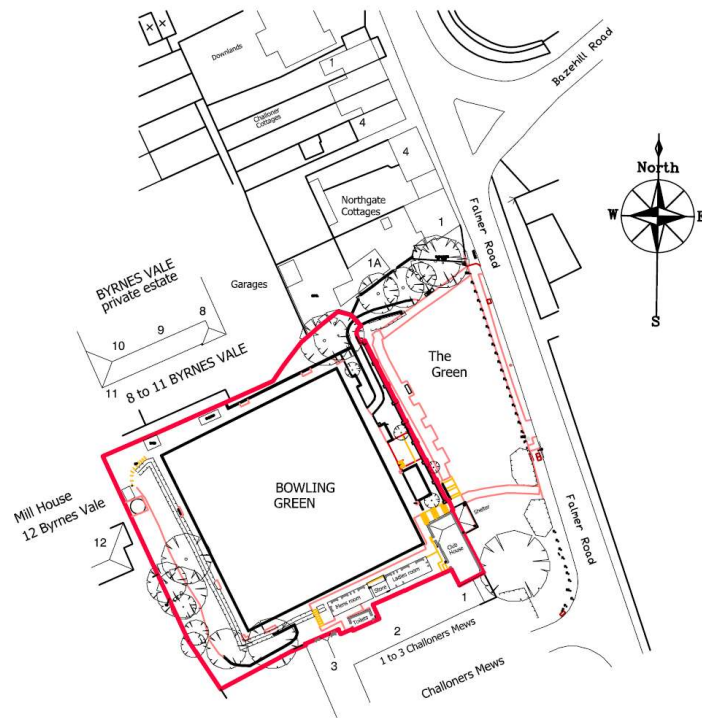
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- Refurbishment of existing clubhouse and associated works including replacement of existing changing rooms and sanitary facilities with single storey block to South elevation and erection of single storey storage building to North-West corner.

# Site Location



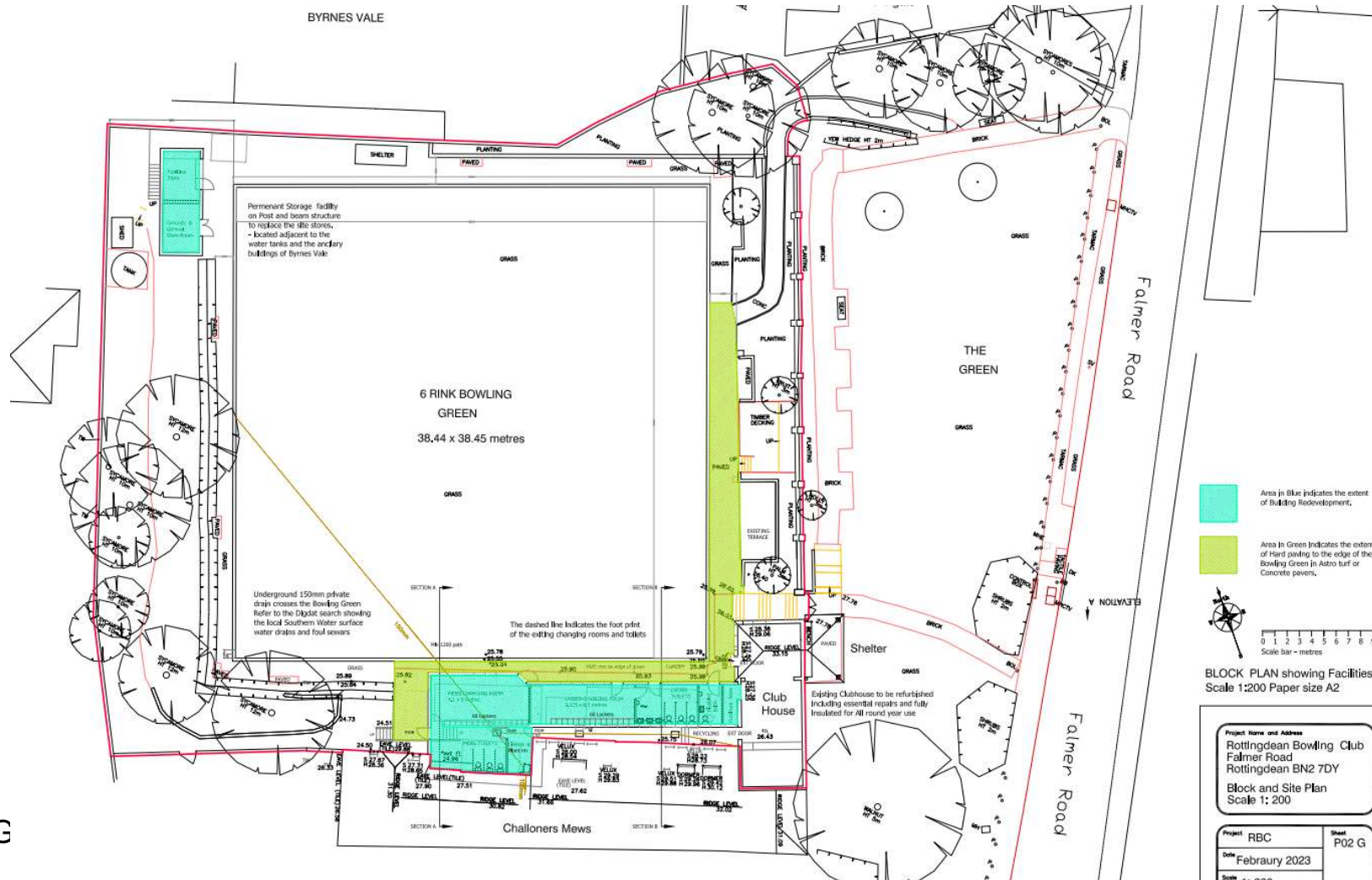
# Existing Block Plan



0 10 20 30 40 50 60 70  
Scale bar - metres

Location Plan  
Scale 1: 1250 Paper size A4

# Proposed Block Plan



179

P02 G



# Aerial photo of site

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# 3D Aerial photo of site



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# 3D Aerial photo of site





# Other photo(s) of site



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# Other photos of site



# Other photo of site

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Brighton & Hove  
City Council

# Other photos of site

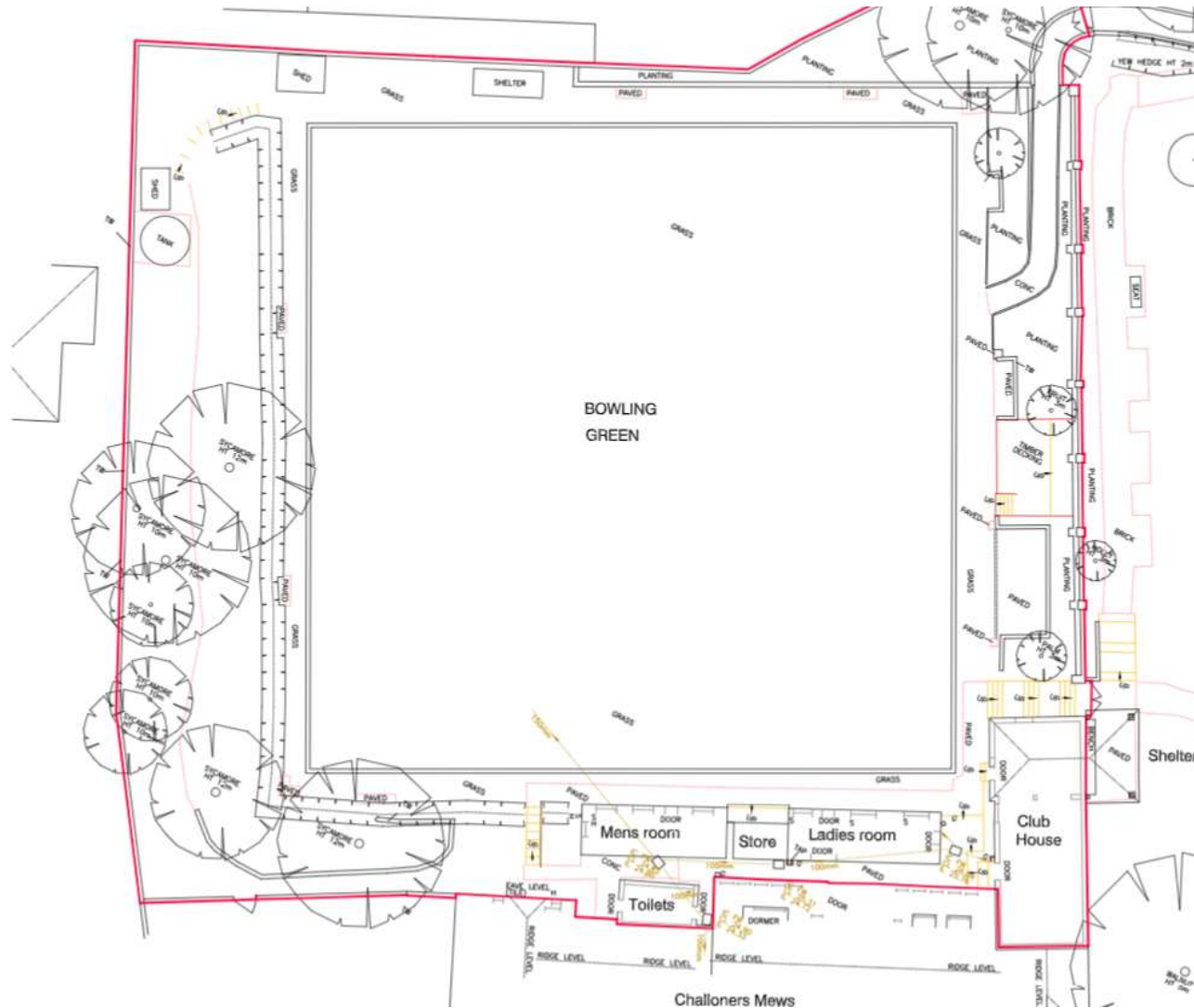


# Other photo of site

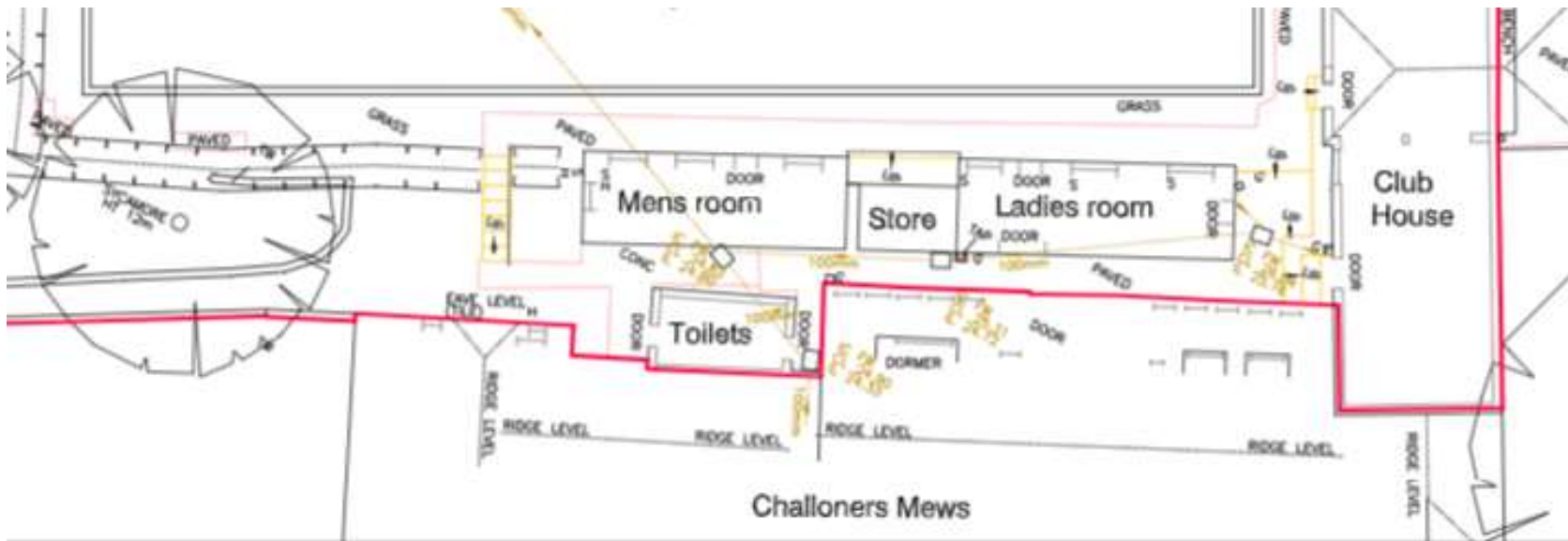


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# Existing Plan



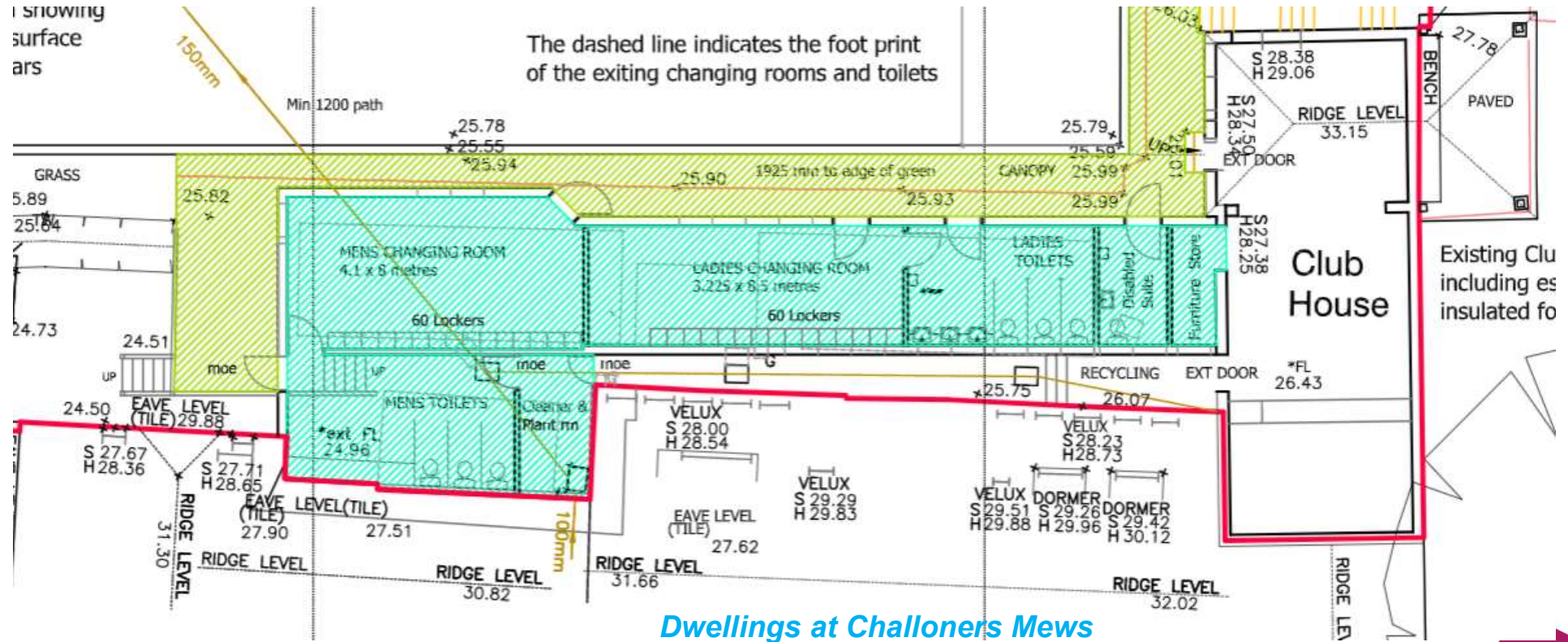
# Existing Plan



189

ID

# Proposed Plan



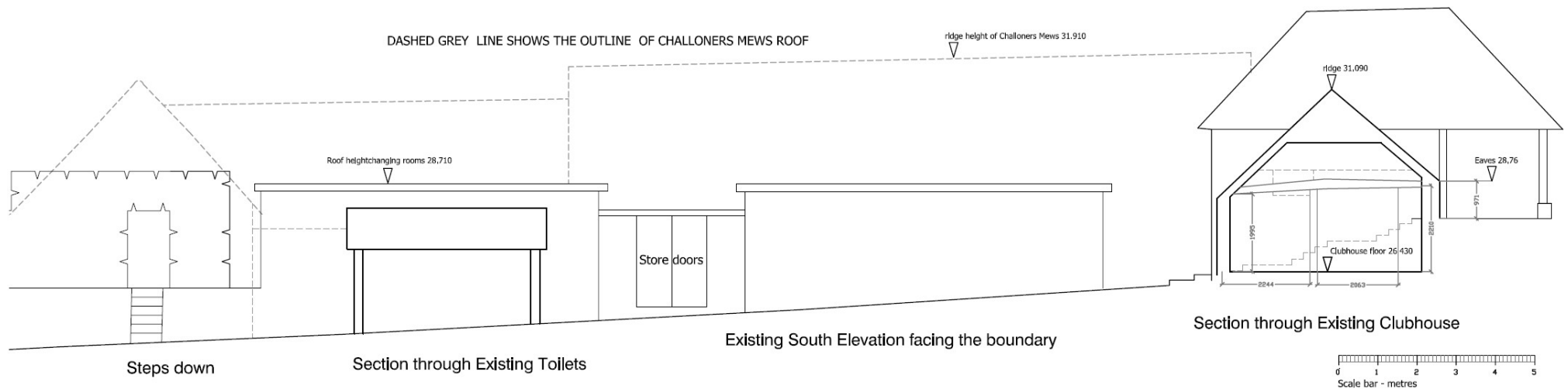
190

P02 G



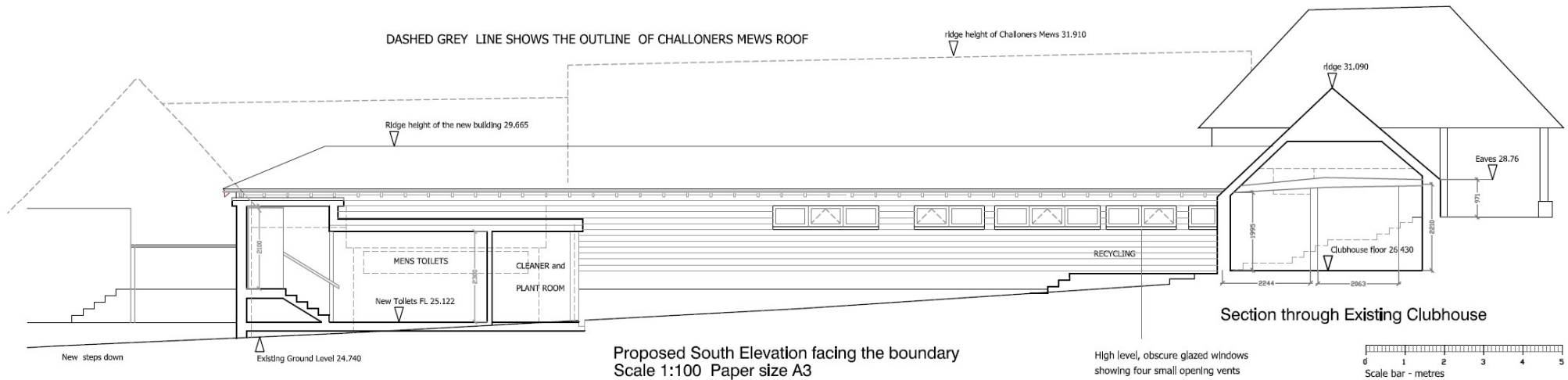


# Existing South Elevation



P11 B

# Proposed South Elevation



Proposed South Elevation facing the boundary  
Scale 1:100 Paper size A3

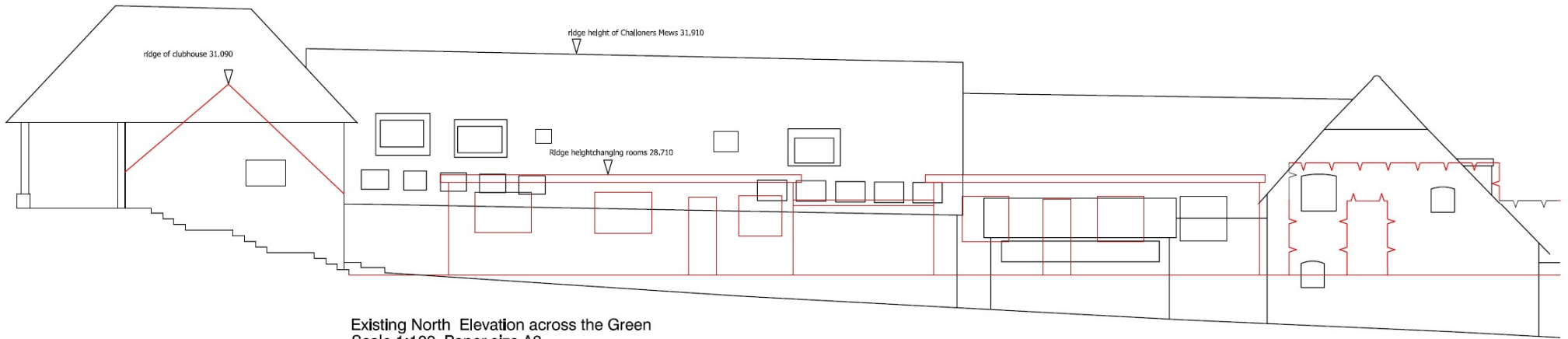
192

P11 B



# Existing North Elevation

193



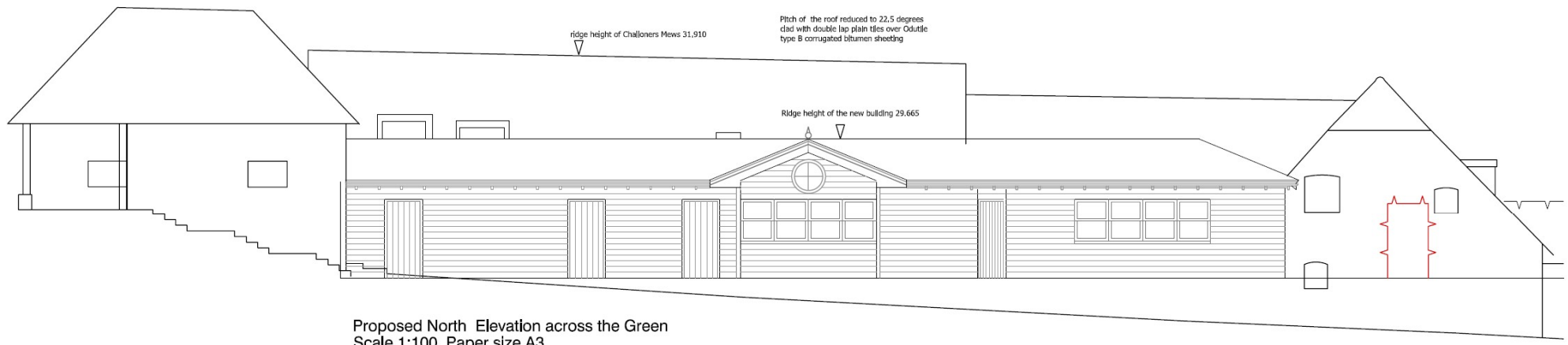
Existing North Elevation across the Green  
Scale 1:100 Paper size A3

RED DETAIL OF THE EXISTING CLUB  
BUILDINGS IN THE FOREGROUND

P04C

# Proposed North Elevation

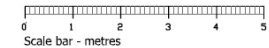
194



Proposed North Elevation across the Green  
Scale 1:100 Paper size A3

LEVEL DATUM 22.000m

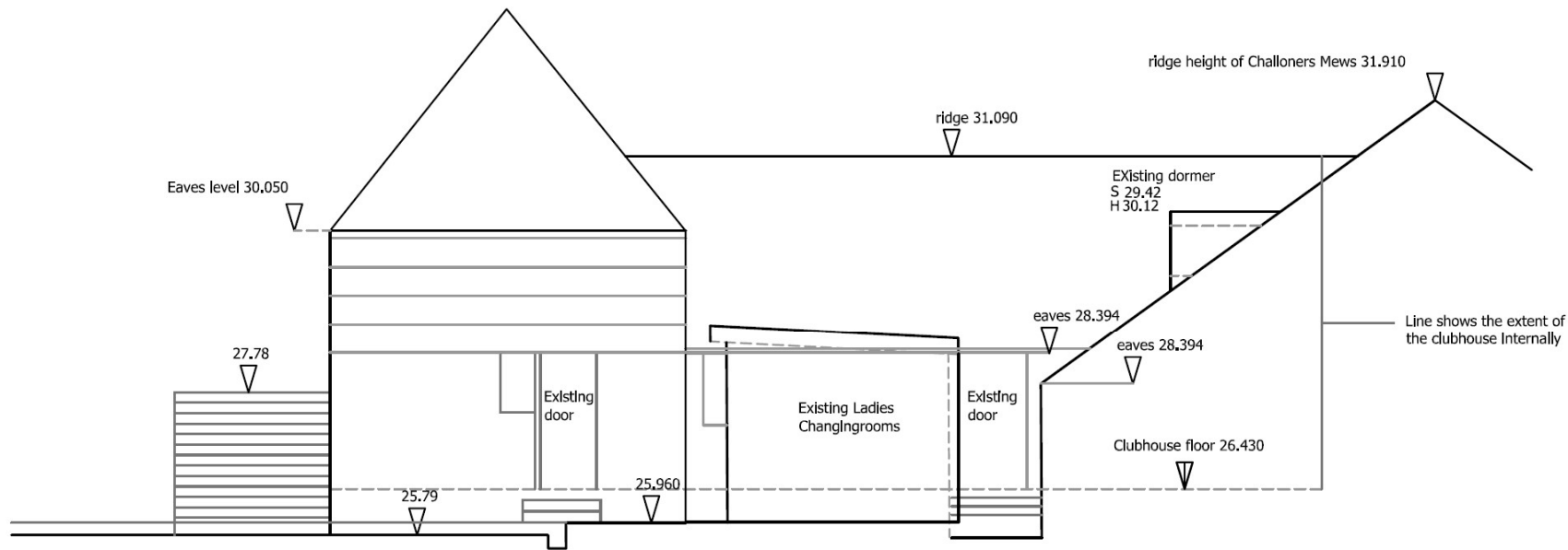
Revision C  
Reduce roof pitch to 22,5 degree clad with matching double lap plain clay tiles over Odutlle type B corrugated bitumen sheeting



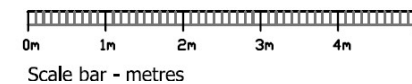
P04C



# Existing West Elevation

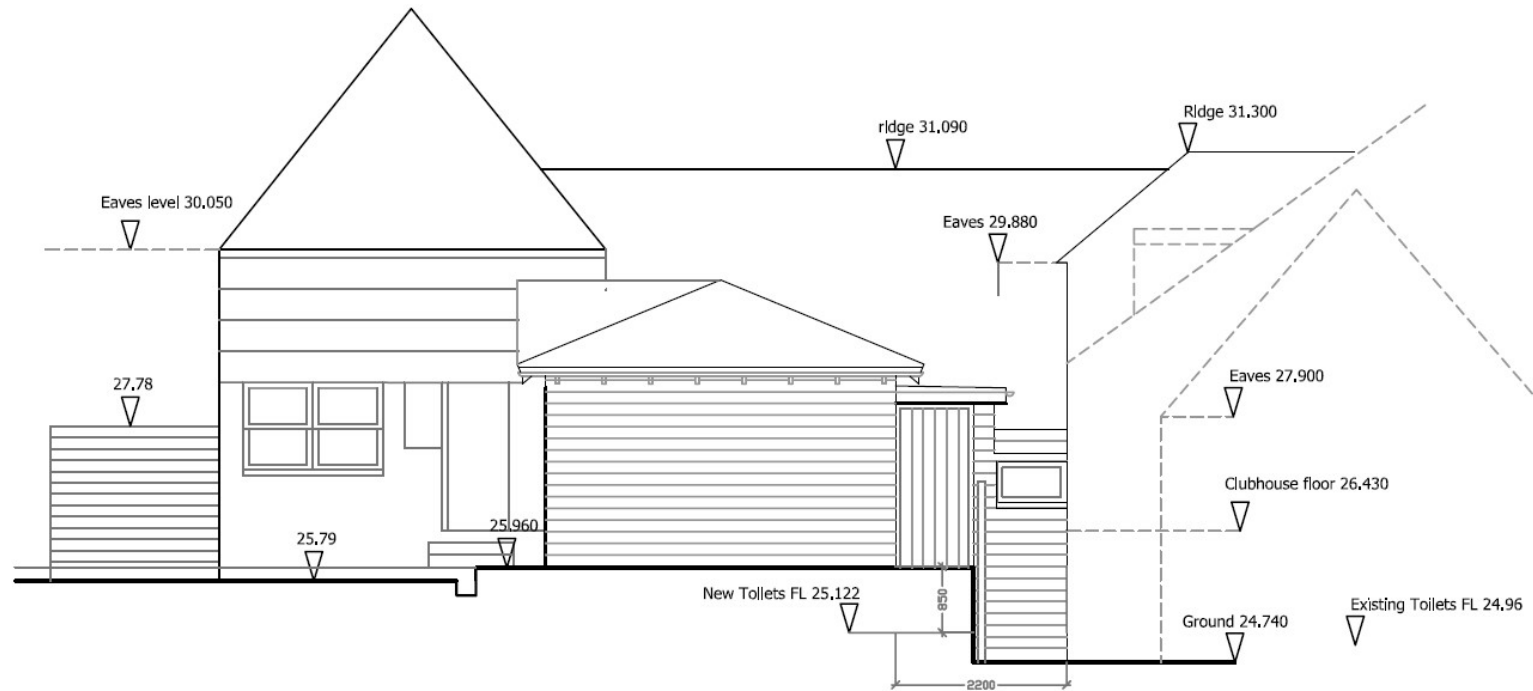


Existing West Elevation of the Clubhouse partially concealed by the existing changing rooms  
Scale 1:100 Paper size A3

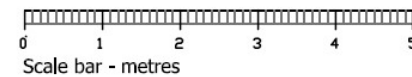


P10B

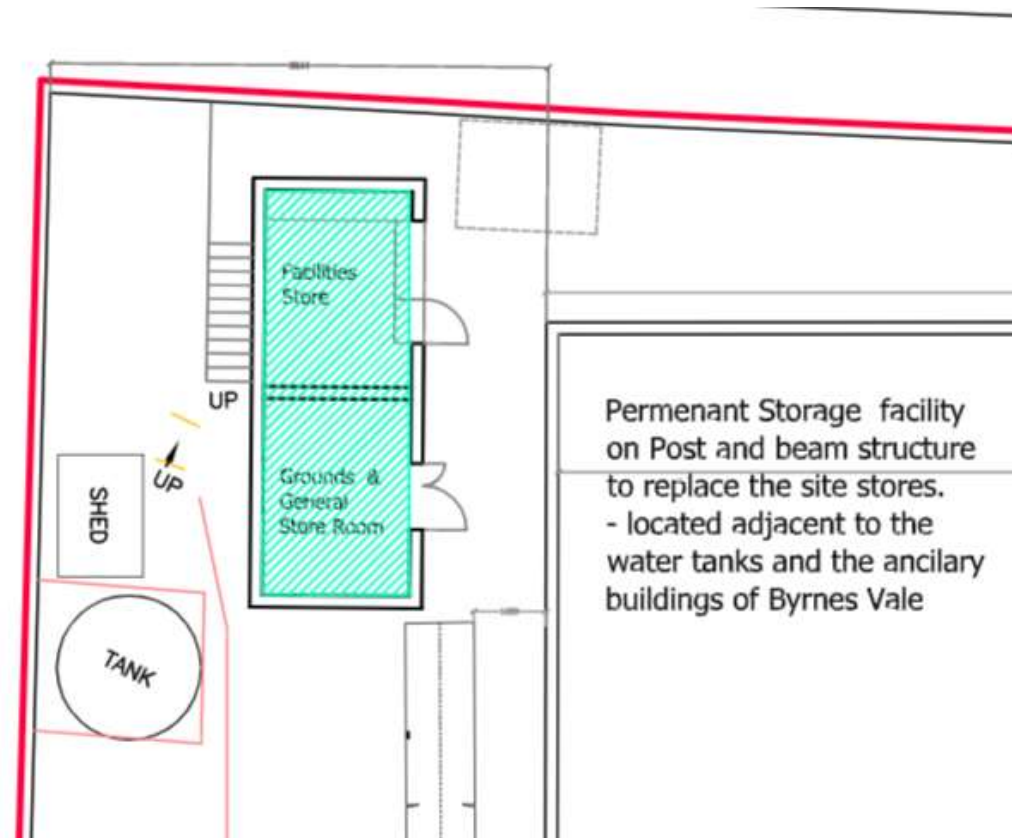
# Proposed West Elevation



Proposed West Elevation of Changing rooms and Toilets  
Scale 1:100 Paper size A3



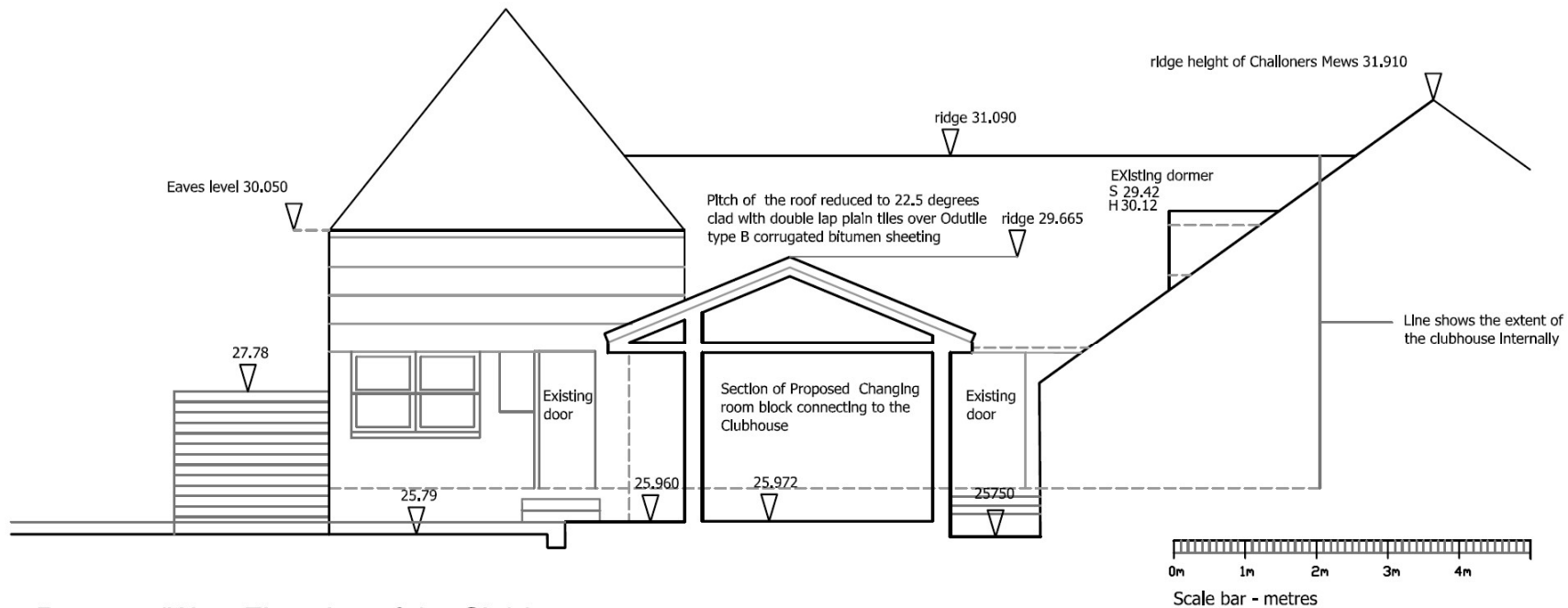
# Proposed Plan



197

P02 G

# Proposed West Elevation



Proposed West Elevation of the Clubhouse  
Scale 1:100 Paper size A3

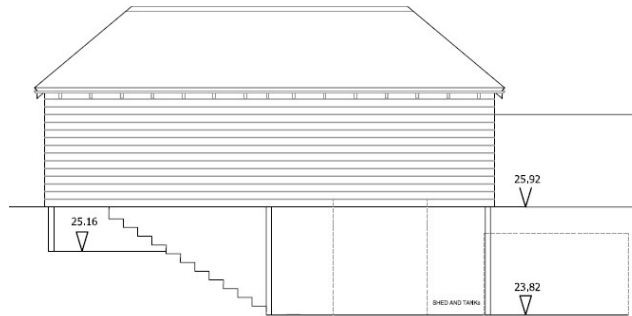
198

P10B

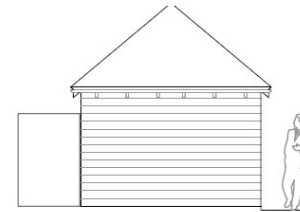
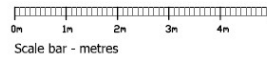




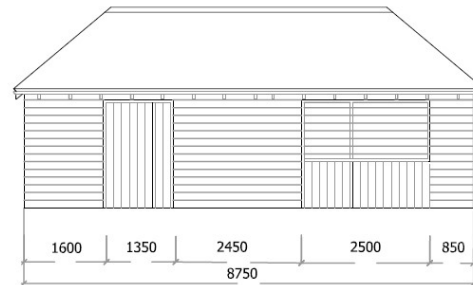
# Proposed Elevations – Storage



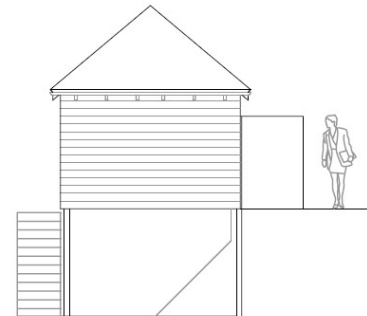
West Elevation  
Scale 1:100 - Paper size A3



North Elevation  
Scale 1:100 - Paper size A3

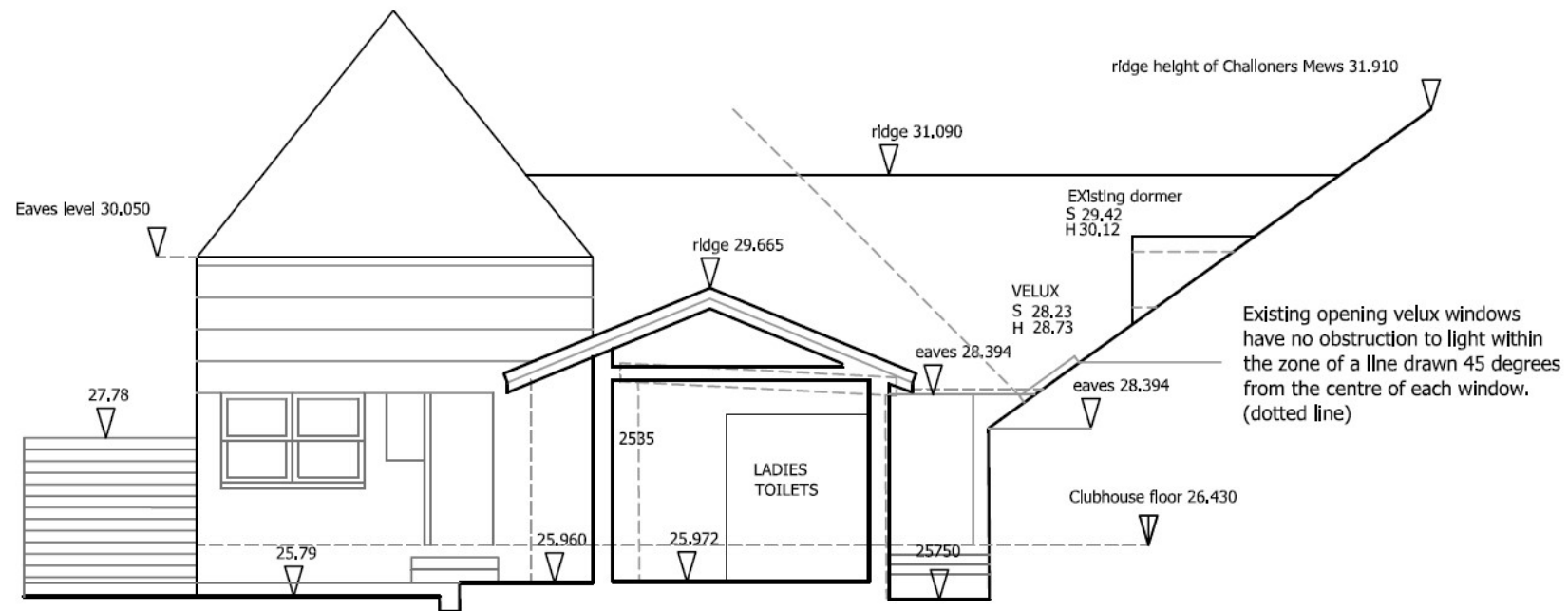


East Elevation facing the Bowling Green  
Scale 1:100 - Paper size A3

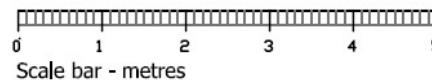


South Elevation  
Scale 1:100 - Paper size A3

# Proposed Site Section(s)

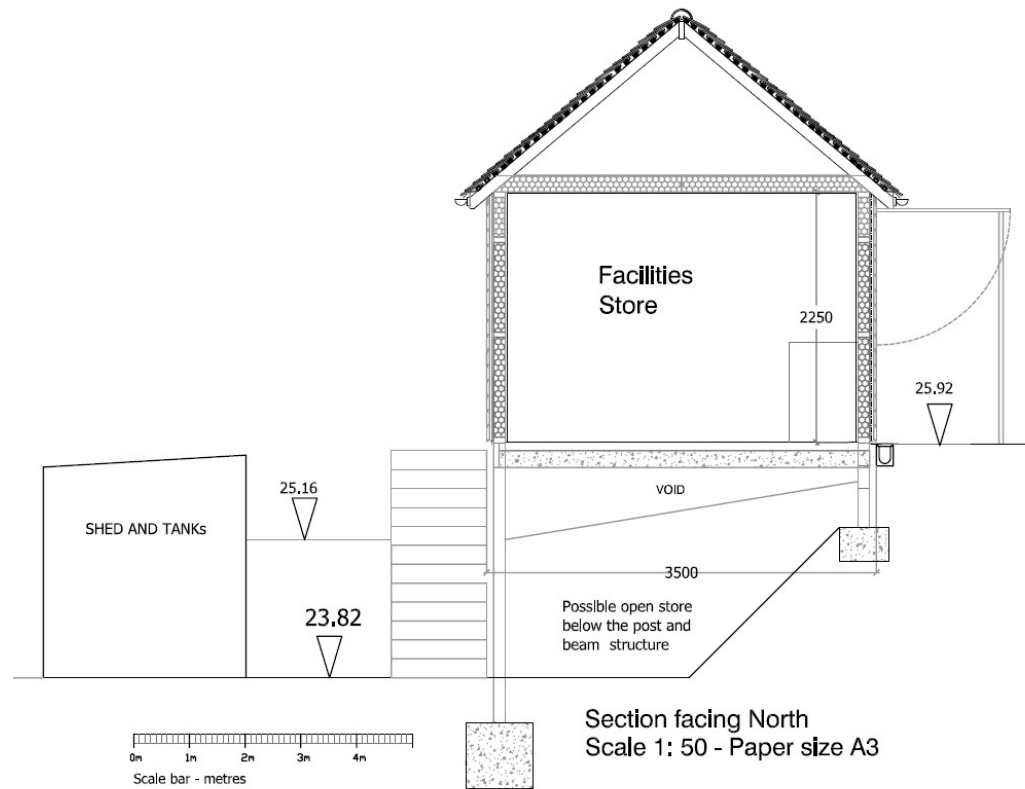


Section BB through Ladies Changing rooms  
Scale 1:100 Paper size A3



Revision D  
Reduce roof pitch to 22.5 degree clad with matching double lap plain clay tiles over Odutile type B corrugated bitumen sheeting

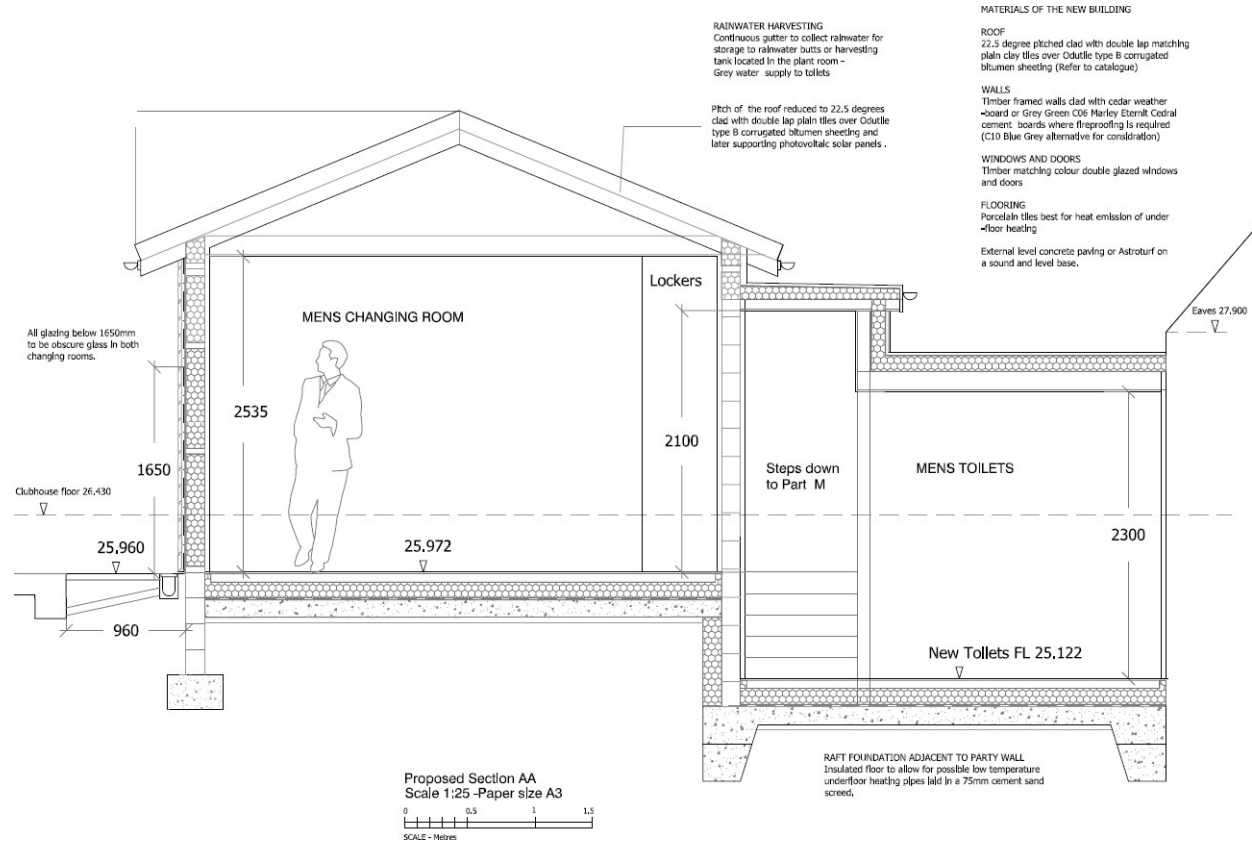
# Proposed Site Section(s) - Storage



201

P09

# Proposed Site Section(s)



202

P07B



# Representations

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Four objections received and petition from 6 people. Key material issues raised:

- Design: overdevelopment, impact on conservation area/listed buildings;
- Highway impact, parking
- Enclosure of neighbouring dwellings: flue, encroachment, access;
- Loss of outlook, daylight, sunlight, privacy;
- Increased noise, longer hours;
- Loss of greenspace/parking on green;
- Loss of hedge;
- Lack of consultation, inaccuracies in plans.

# **Key Considerations in the Application**

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- Impact on the Conservation Area.
- Impact on Listed and Locally Listed Buildings.
- Design and Appearance.
- Impact on Amenity

# Conclusion and Planning Balance

- Would modestly enhance the appearance and character of the conservation area through improved design;
- No harm to the setting of Challoners Mews.
- No impact on listed buildings in area.
- Would cause some very minor harm to the locally listed clubhouse and cart lodge but beneficial impact overall on the appearance and character of the conservation area.
- No unacceptable harm to amenity of neighbouring residents identified.

**Recommend: Approval**

