

PLANNING COMMITTEE ADDENDUM Presentation I

2.00PM, WEDNESDAY, 9 MARCH 2022

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM		Page No.
I	BH2021/04244 - The Rottingdean Lounge and Bar, 89 High Street, Rottingdean, Brighton - Full Planning	1 - 18

The Rottingdean Lounge And Bar, 89 High Street

BH2021/04244

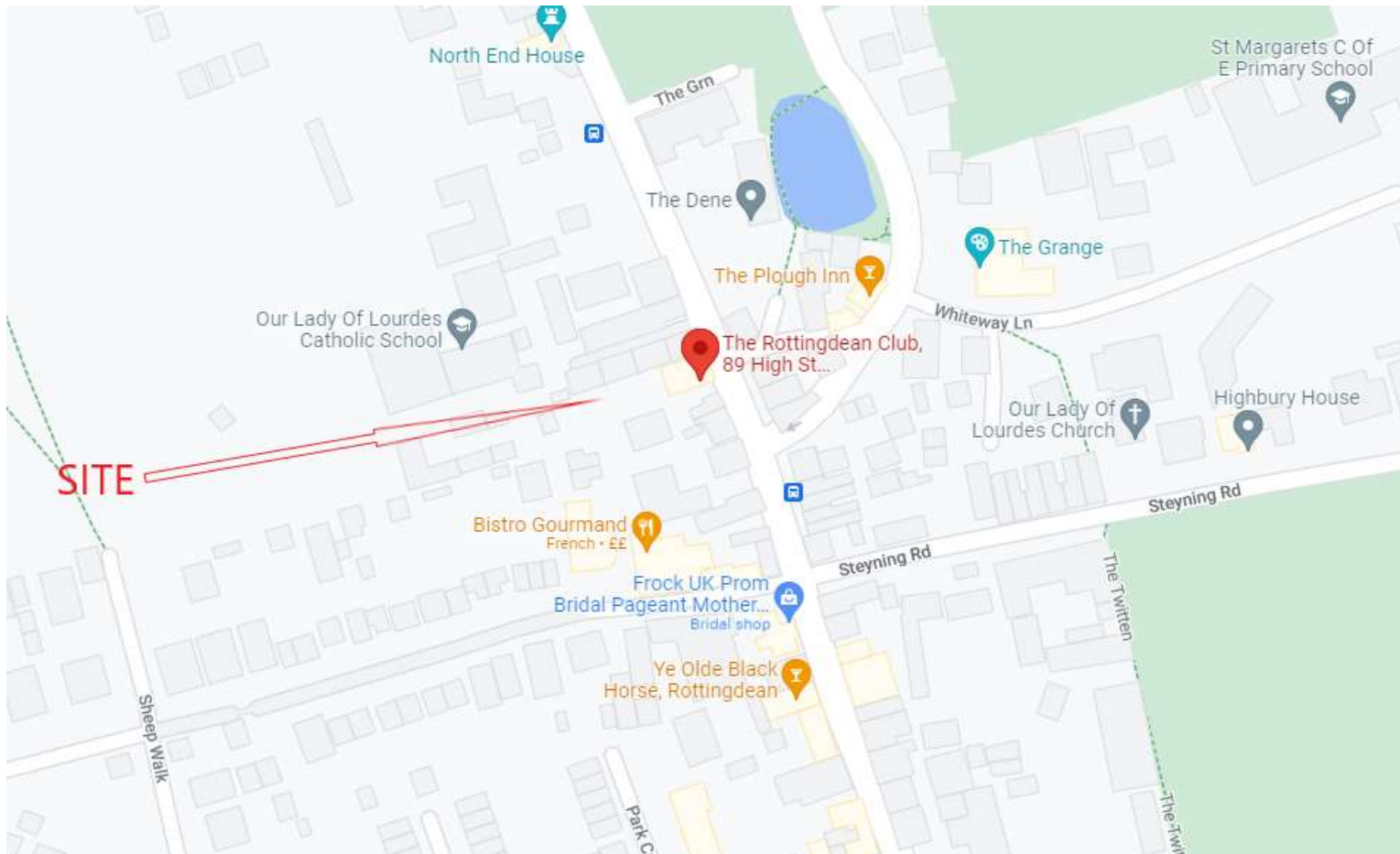


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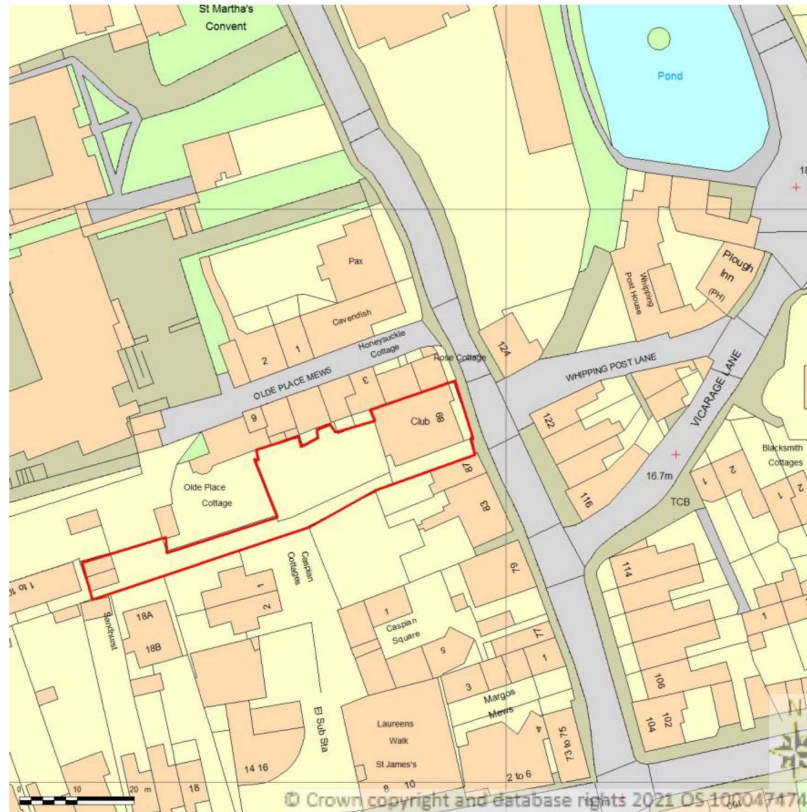
Application Description

- Installation of raised decking to rear (Part retrospective).
- The decking and fencing has already been installed.
- The application is Part Retrospective as the fencing surrounding part of the decking is to be removed.

Map of application site



Existing Location Plan



Aerial photo(s) of site



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3D Aerial photo of site



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Front elevation of site



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North and West Garden views with rear decking.

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Rear and side decking



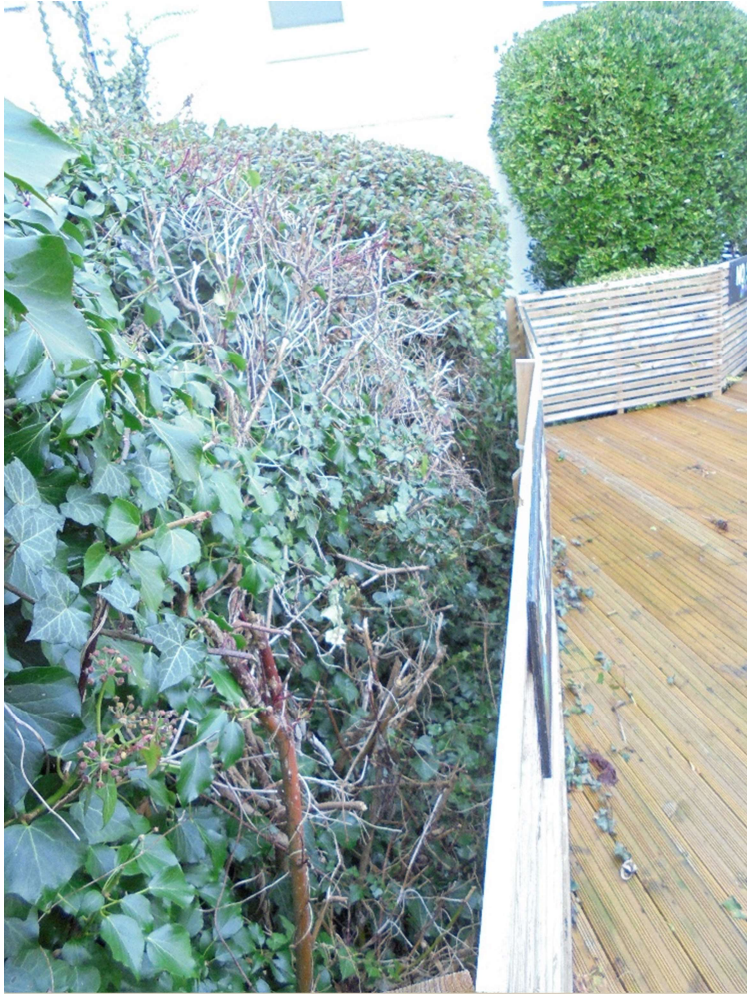
South view with side decking



Fencing to be removed



Rear of fencing



Pre existing Photos of site

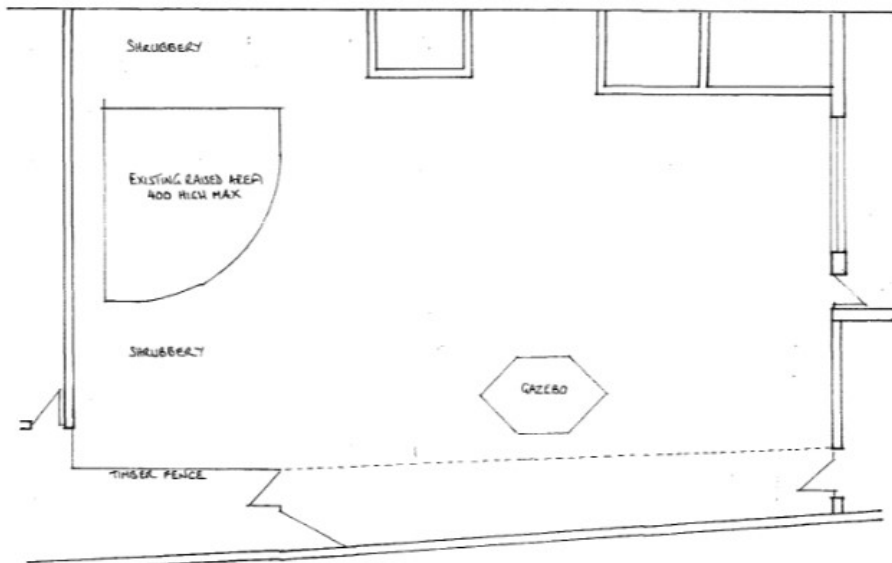

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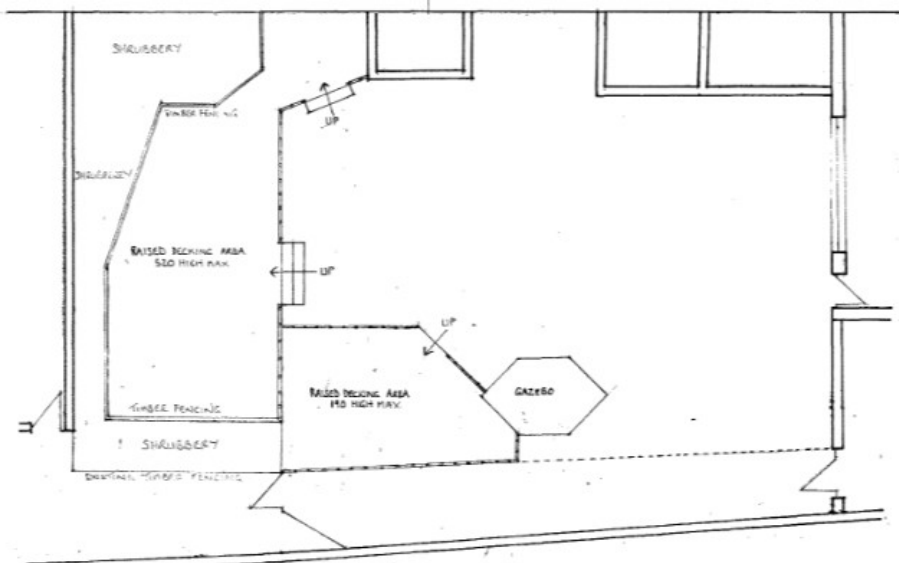
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Pre Existing and Existing Plan

DRG. N° DD101 SCALE 1:100 DATE: 27.11.21.
ON A2



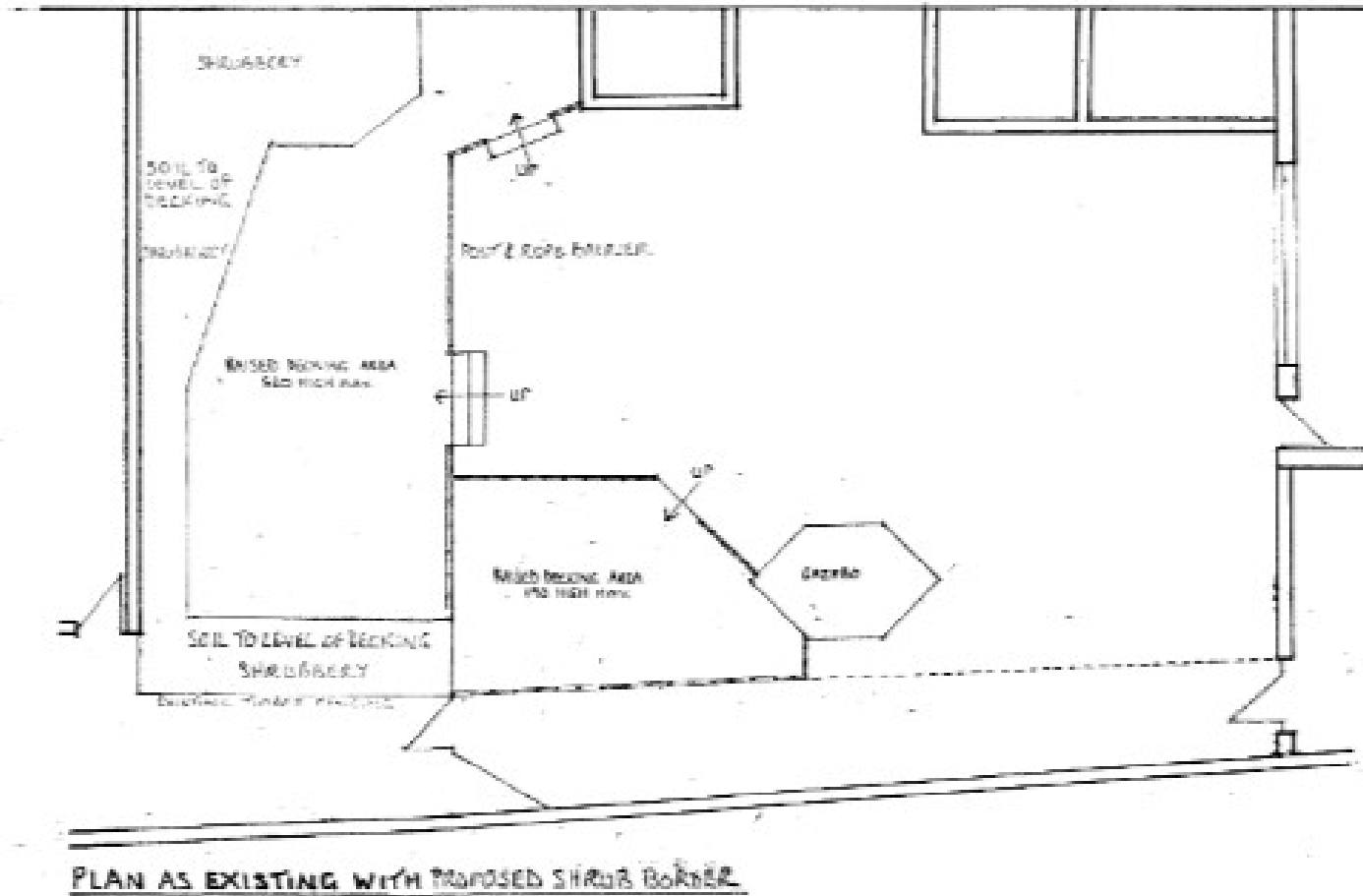
PLAN AS PRE-EXISTING



PLAN AS EXISTING



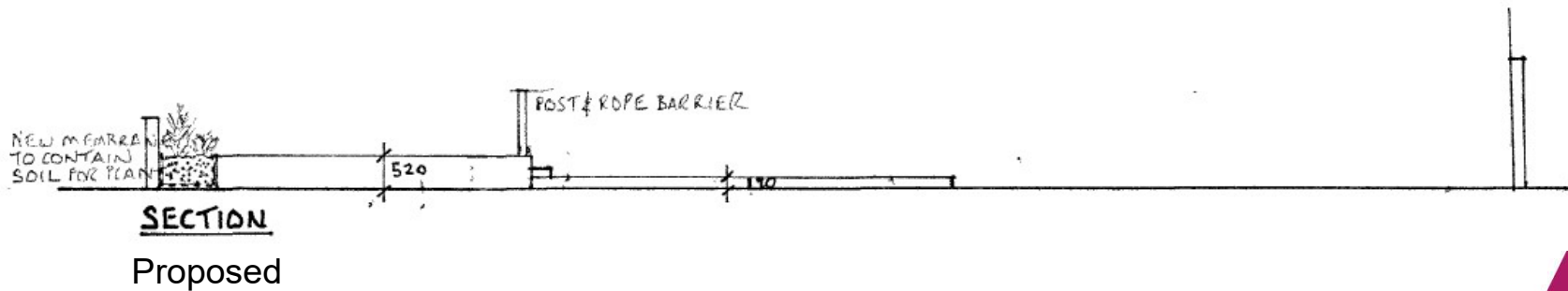
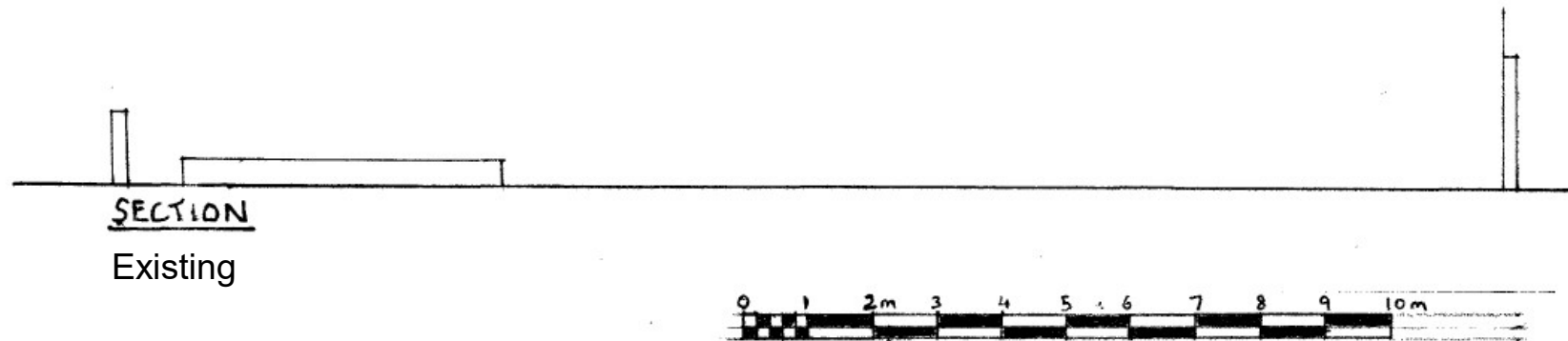
Proposed Plan



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ID

Proposed Section



Key Considerations in the Application

- Design and appearance
- Impact on heritage assets
- Impact on neighbouring amenity



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Conclusion and Planning Balance

- Considered acceptable design with removal of fencing
- Impact on heritage assets limited as to rear, small scale and not attached to buildings
- Impact on amenity comparable to pre existing situation.
- No change in use of land