

# The Rottingdean Lounge And Bar, 89 High Street

BH2021/04244

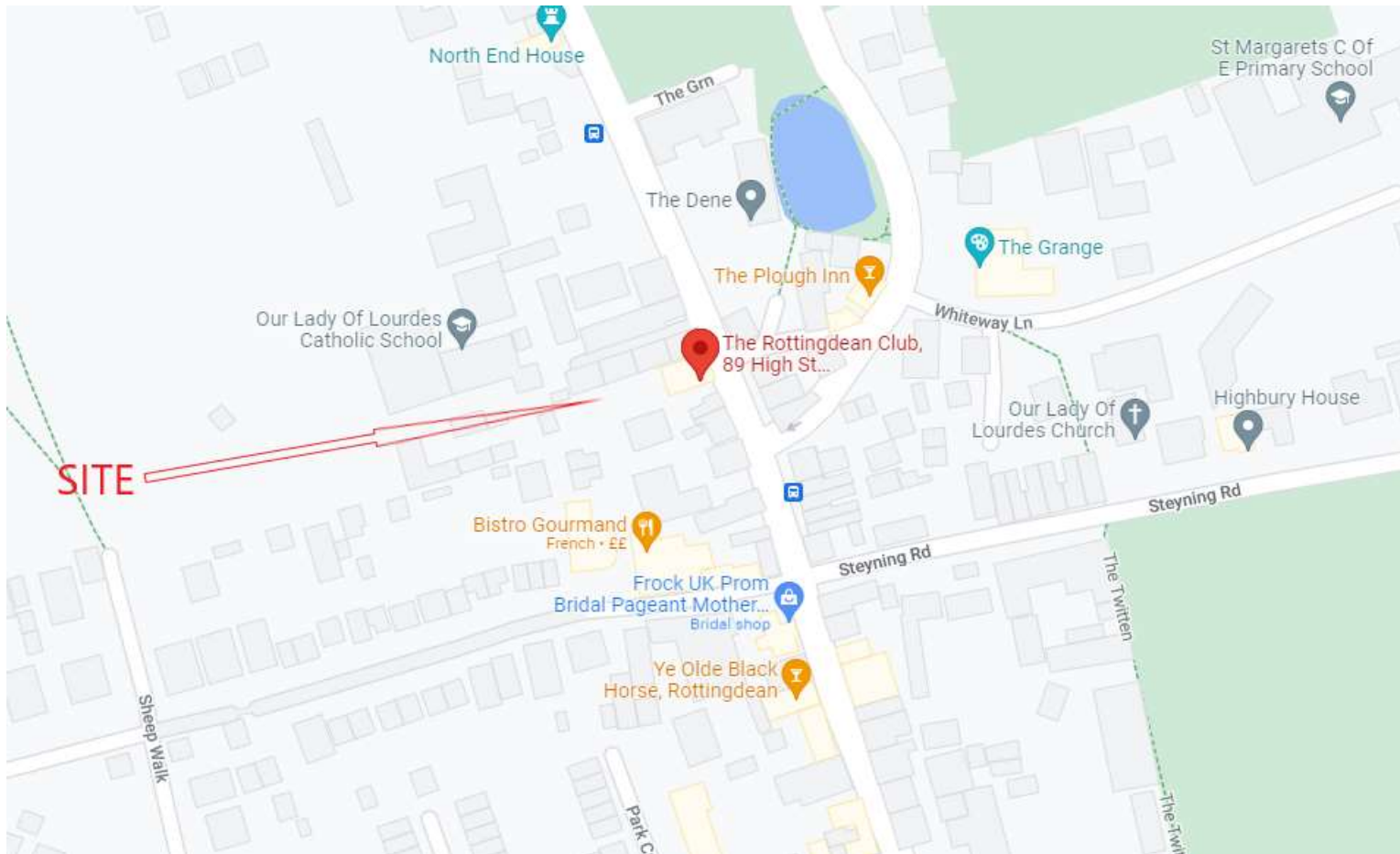


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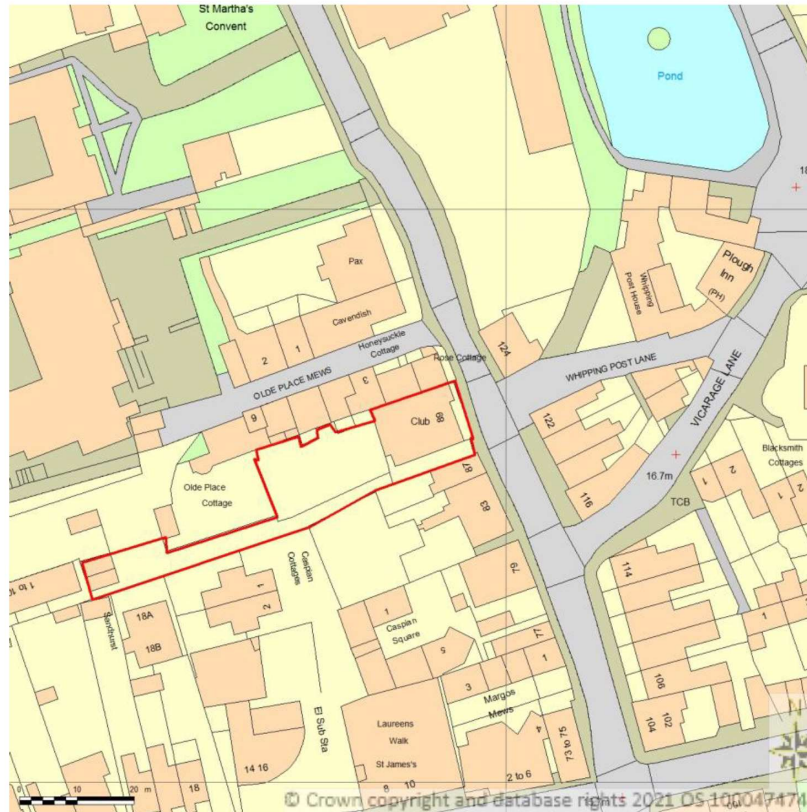
# Application Description

- 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.





# Rear and side decking



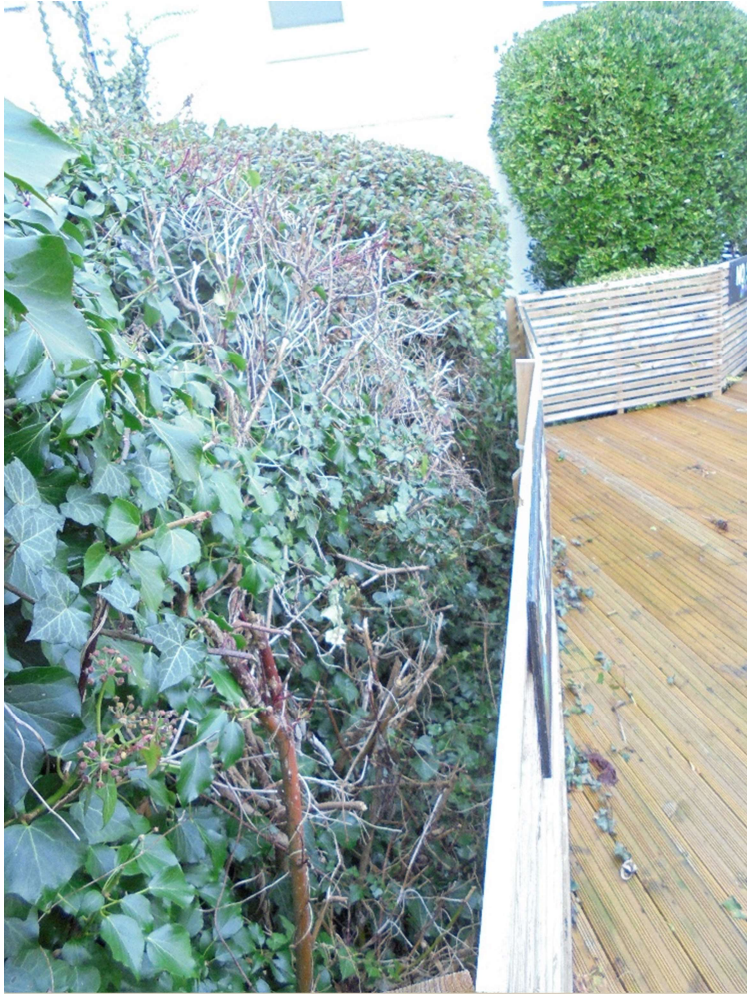
# South view with side decking



# Fencing to be removed



# Rear of fencing



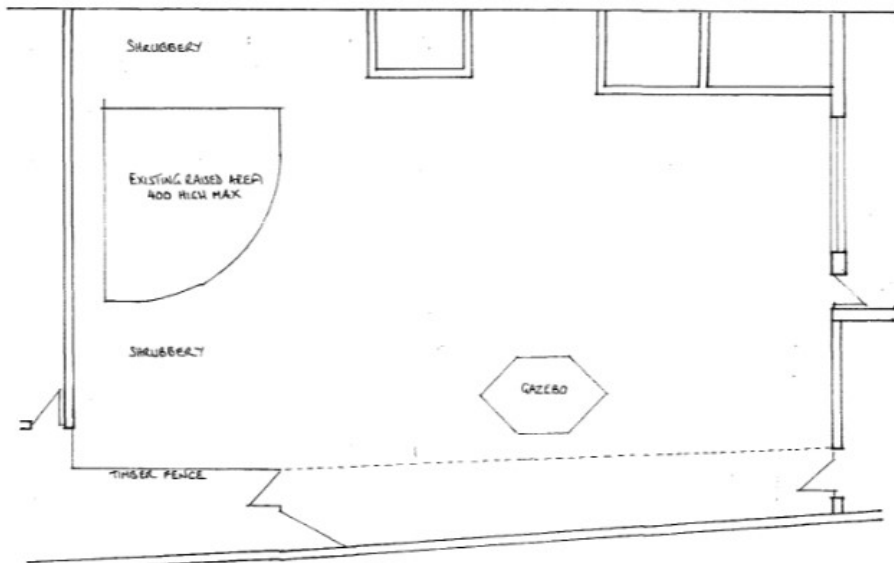

# Pre existing Photos of site

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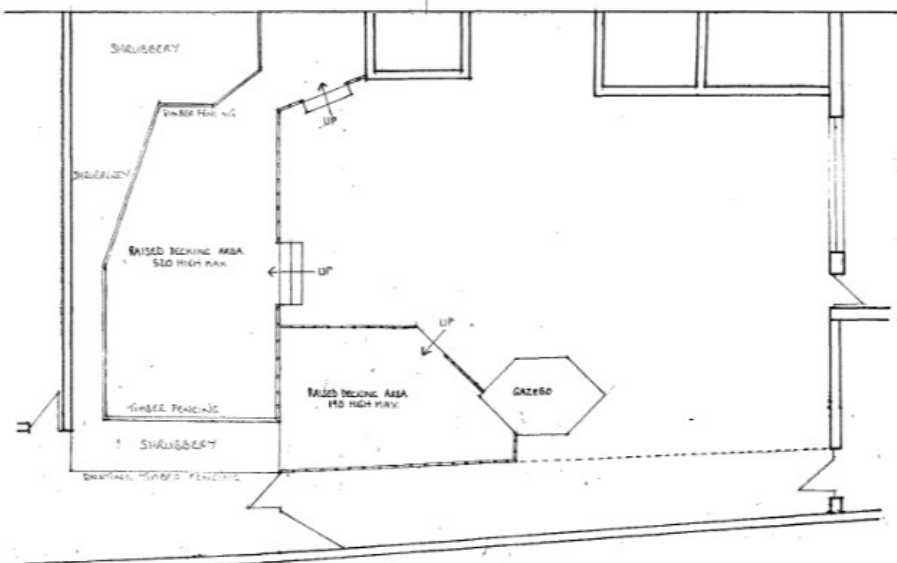


# Pre Existing and Existing Plan

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



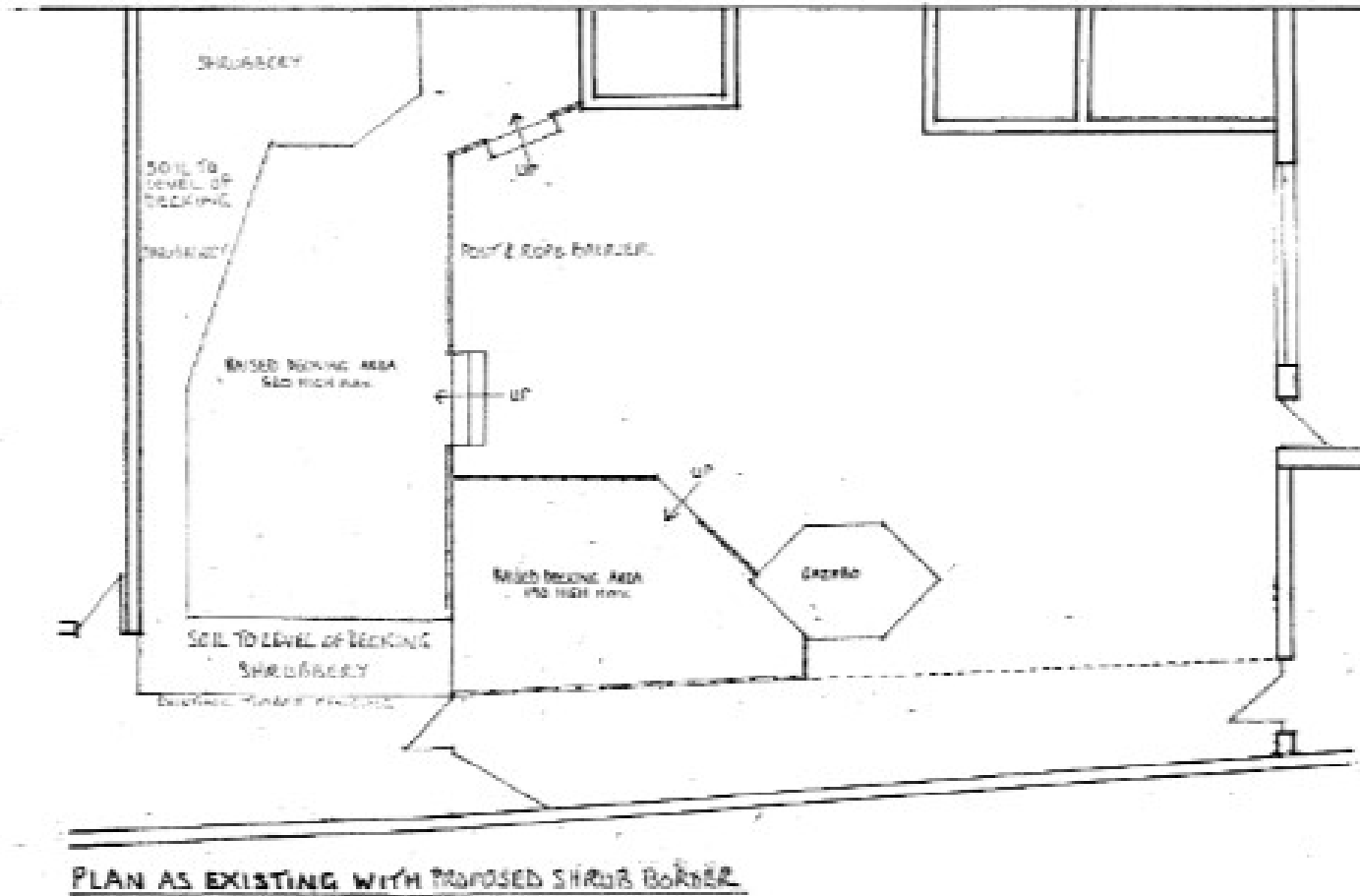
PLAN AS PRE-EXISTING



PLAN AS EXISTING



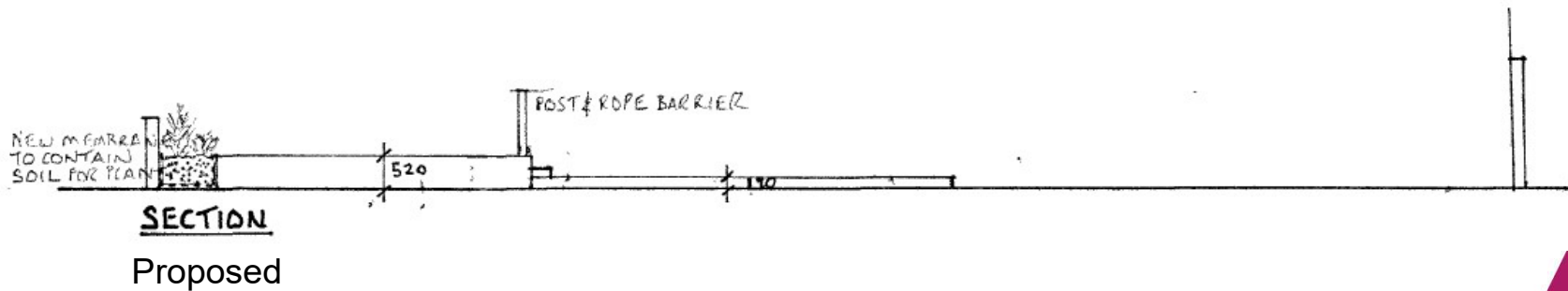
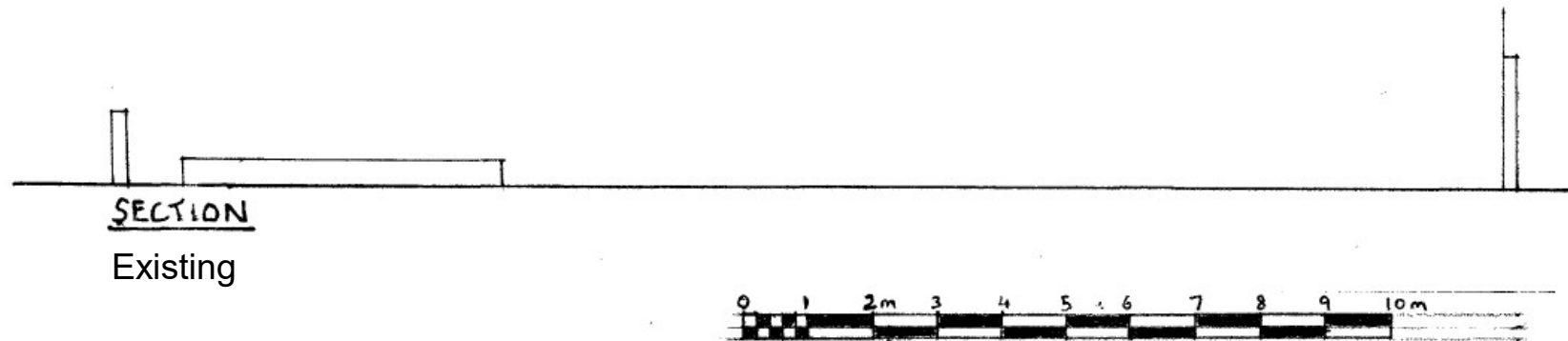
# Proposed Plan



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ID

# Proposed Section





# **Key Considerations in the Application**

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- 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