

# Rottingdean Bowls Clubhouse 3

BH2023/01992

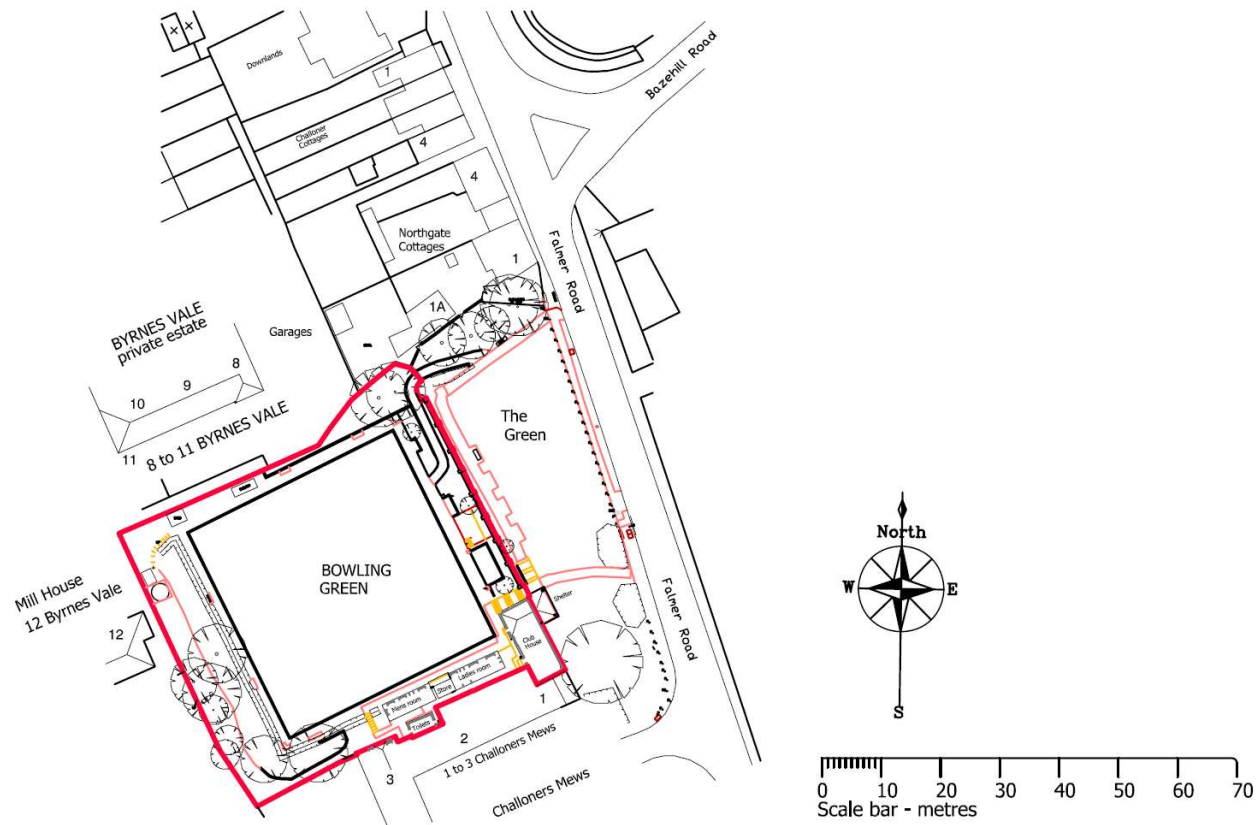


Brighton & Hove  
City Council

# Application Description

- Application to vary conditions 1 (approved drawings) and 4 (operating hours) and remove conditions 3 (sound proofing), 5 (cycle parking), 6 (tree protection measures) and 8 (window details) of planning permission BH2023/00157.

# Existing Location Plan



47

P01 B

# Aerial photo(s) of site



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# 3D Aerial photo of site



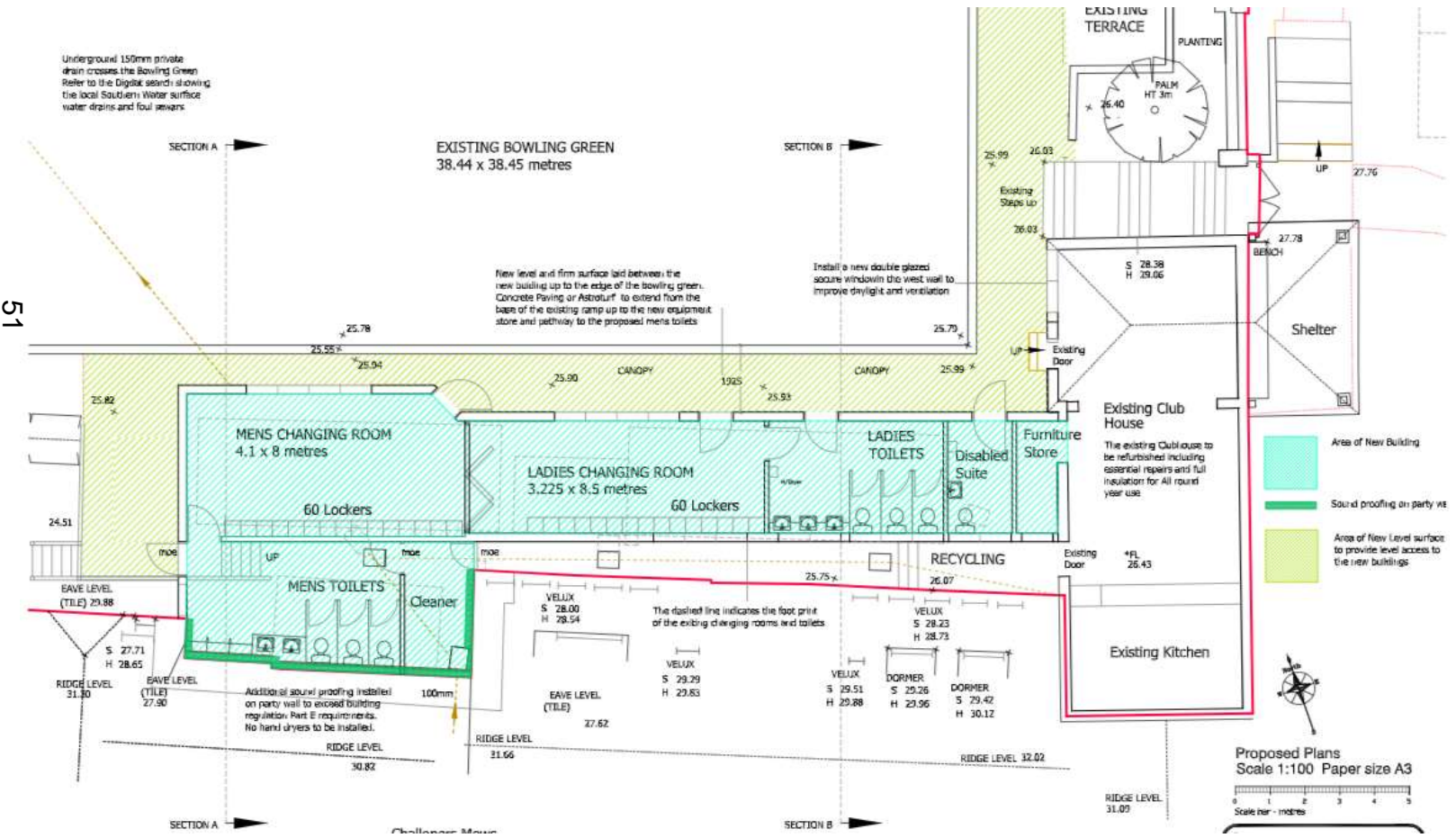
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# Principle of Development

- Planning permission already granted by Planning Committee to refurbish clubhouse and install building in north-western corner of site (BH2023/00157)
- Present application seeks to amend conditions attached to that.

# Condition 1: Seek Variation to include Amended Plan

**Recommend Approval:**  
to include updated plan showing level access (yellow shading around building perimeter)



# Condition 3- Seeking Removal

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Seeking removal of sound-proofing condition:

*“The development hereby permitted shall not be first occupied until a scheme for the sound proofing of the southern elevation adjoining Challoners Mews has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details prior to the first use of the development hereby approved and shall thereafter be retained as such.*

*Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies DM20 and DM40 of Brighton & Hove City Plan Part 2.”*

**Recommend Refusal** – sound proofing would not be sufficiently secured by annotation on plan referring to meeting Building Regulations requirements.



# Condition 4: Seeking Amendment

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Seeking amendment to condition to allow use of site until 10pm.

**Recommend Approval** to read:

*“No activities outside of the clubhouse other than the spectating, playing of bowls or entering/leaving the site shall take place except between the hours of 07:00 and 20:00–20:00 and 22:00 on Mondays to Sundays, including Bank or Public Holidays. No activities outside of the clubhouse other than entering/leaving the site shall take place between the hours of 22:00 and 07:00 on Mondays to Sundays, including Bank or Public Holidays”*

*Reason: To safeguard the amenities of the locality and to comply with policies DM20 and DM40 of Brighton & Hove City Plan Part 2.”*

Would allow for appropriate use of bowling club without additional noise impact on neighbouring residents.

# Condition 5- Seek Removal

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Seeking removal of condition requiring cycle parking:

*“The development hereby permitted shall not be occupied until details of secure cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.*”

*Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy DM33 of Brighton & Hove City Plan Part 2, and SPD14: Parking Standards.”*

**Recommend Refusal:** condition required to ensure cycle parking provided in accordance with policy standards.

# Condition 6- Seeking Removal

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Seeking removal of tree protection condition:

*“Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.*

*Reason: As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area and to comply with policies DM22 of Brighton & Hove City Plan Part 2, and CP12/CP13 of the Brighton & Hove City Plan Part One and SPD06:Trees and Development Sites.”*

**Recommend Refusal:** required to ensure existing trees retained and protected during development.

# Condition 8- Seeking Removal

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Seeking removal of condition requiring window/joinery details:

*“No development above ground floor slab shall take place until full details of the proposed window to the west side window to the clubhouse/cart house and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall painted timber double. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.*

**Reason:** *To ensure a satisfactory appearance to the development and to comply with policies DM26 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One”*

**Recommend Refusal:** required to ensure details of works satisfactory, particularly given site’s location in Rottingdean Conservation Area.

# Representations

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Five representation comments raised the following key material issues:

- Traffic and Highways;
- Sound proofing is required to prevent impacts on neighbouring amenity;
- The club cause noise from mowing to shouting during games this has a detrimental impact on neighbouring amenity;
- No objection to the time extension to 22:00 from April to September if facility not open from October to March;
- Concerns about the noise created by the bowls club and related activities.

# Representations

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11 support comments received raised the following key material issues:

- Competitions take place after 20:00 the club will need to be allowed outdoor activities after 20:00 to take part in these important competitions;
- The site is used throughout the year for meet ups, social events and to keep the garden areas neat and tidy;
- Bowls is a quiet sport;
- Good design;
- In keeping with listed building;
- Reduce sound emission;
- Residential Amenity;
- Proposal designed to not affect the existing trees;

Two representation comments raised the following key material issues:

- Closure at 20:00 would prevent games and competitions which start at 18:00.

# **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

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- The removal of condition 3 is refused because the amenity of neighbouring residents would not thereafter be protected from noise impact;
- The removal of condition 5 is refused because doing so would not ensure that satisfactory facilities are provided for the parking of cycles;
- The removal of condition 6 is refused because doing so would not ensure that existing trees are retained and protected;
- The removal of condition 8 is refused because it would not ensure a satisfactory appearance to the development;

The above are contrary to policies CP12, CP13 and CP15 of Brighton and Hove City Plan Part One and DM20, DM26, DM33, DM40 of Brighton and Hove City Plan Part 2.



# Recommendation

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That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to make a **SPLIT DECISION:**

**GRANT** planning permission for a variation to conditions 1 and 4, and

**REFUSE** a variation to/removal of conditions 3, 5, 6 and 8.

