

Item:7

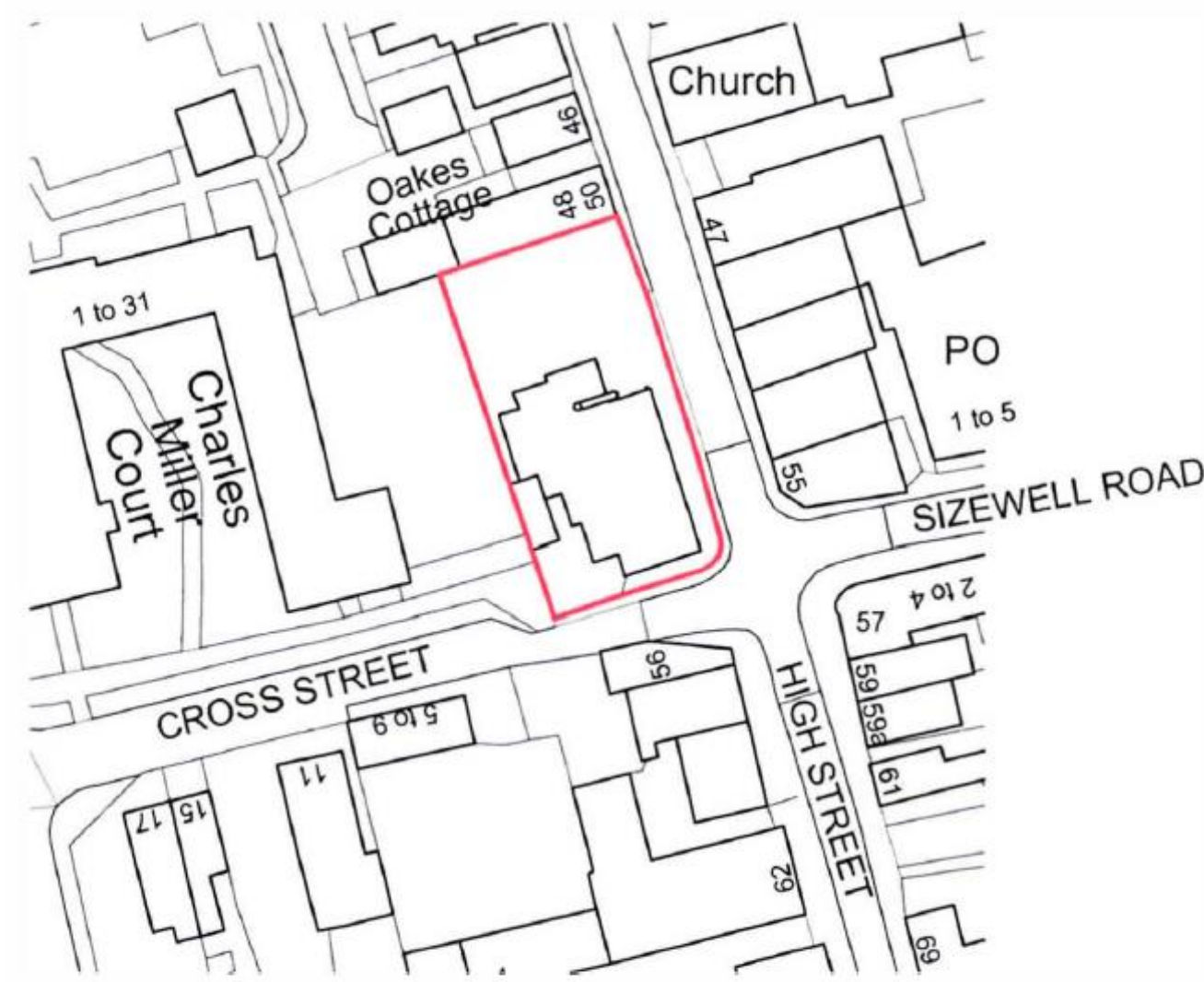
DC/21/3214/FUL

Change of use to restaurant and takeaway and retention of flue.

54 High Street, Leiston



# Site Location Plan

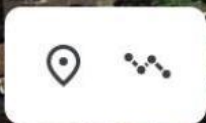


Location plan





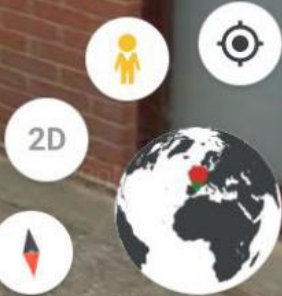
Beyond One Bar











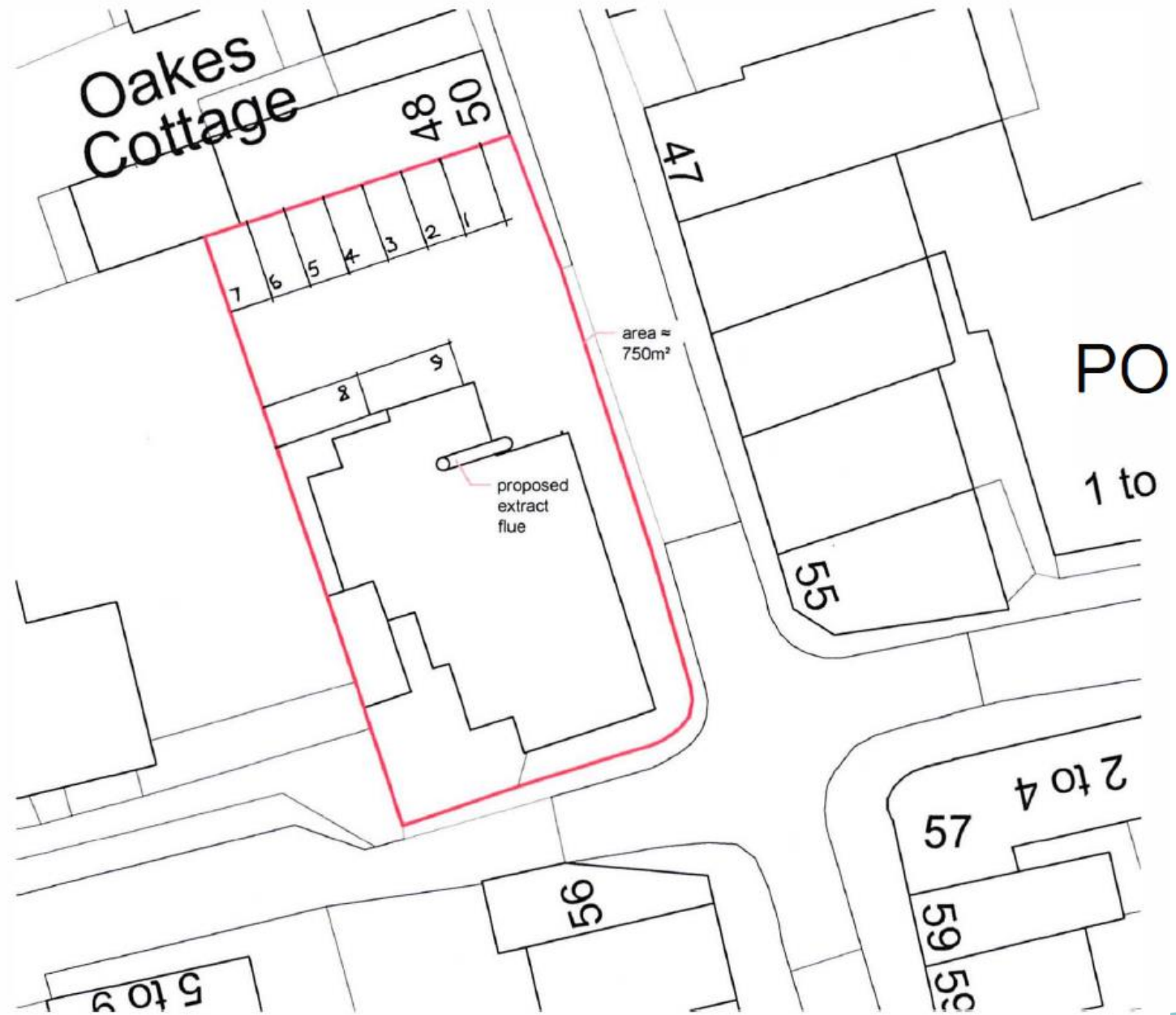






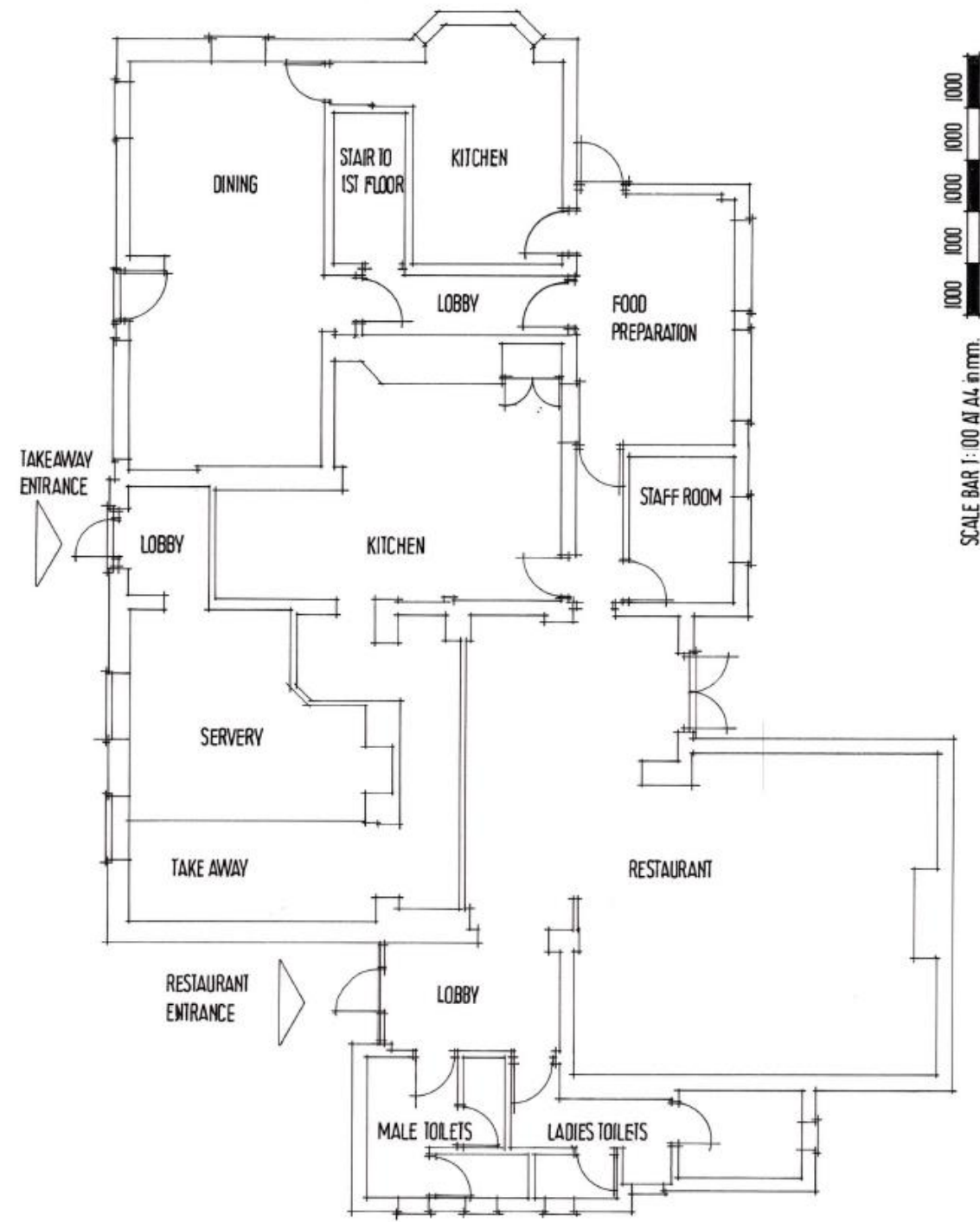


Proposed block plan

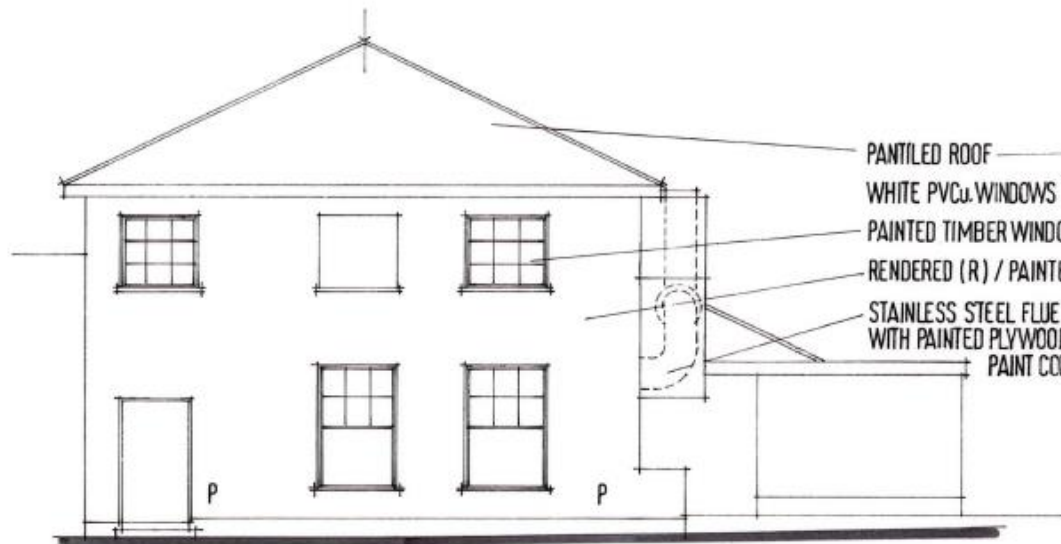


Block plan



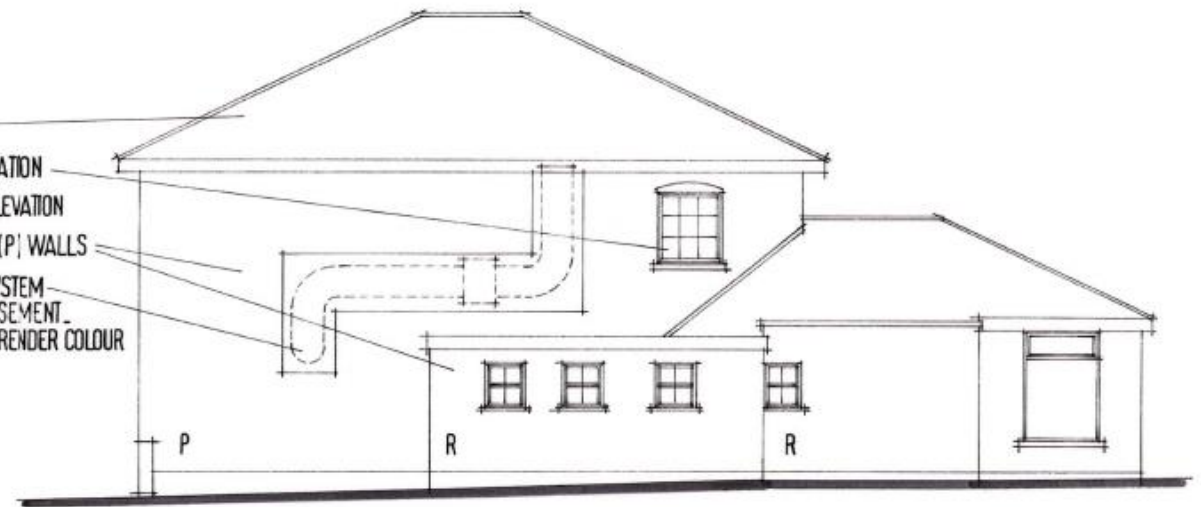




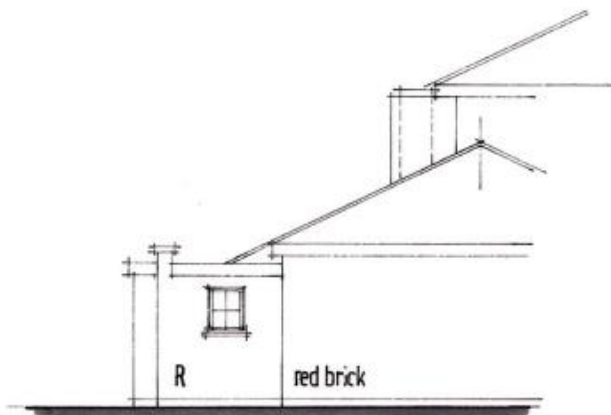


part EAST ELEVATION to High Street

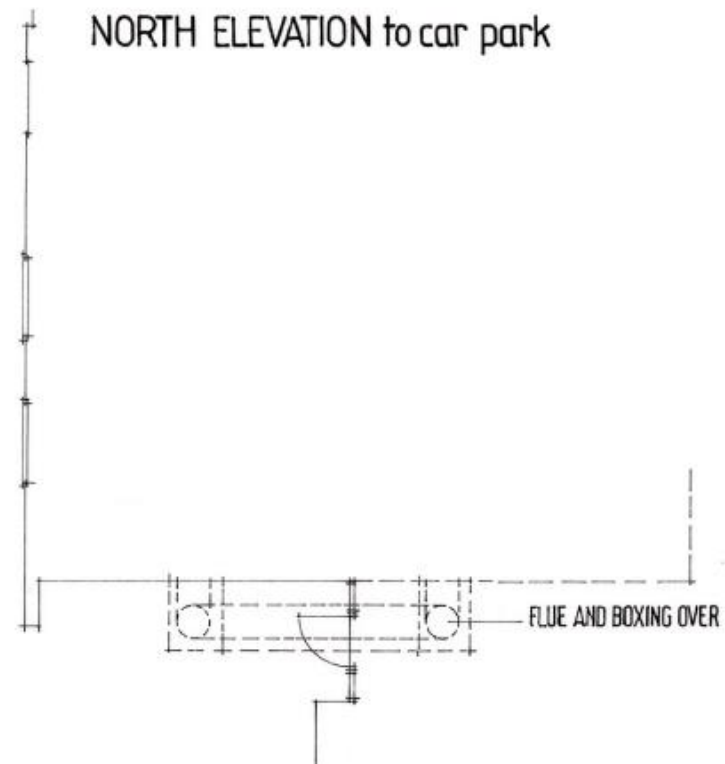
- PANTILED ROOF
- WHITE PVCu WINDOWS TO NORTH ELEVATION
- PAINTED TIMBER WINDOWS TO EAST ELEVATION
- RENDERED (R) / PAINTED BRICKWORK (P) WALLS
- STAINLESS STEEL FLUE TO EXTRACT SYSTEM WITH PAINTED PLYWOOD BOXING ENCASEMENT. PAINT COLOUR TO MATCH RENDER COLOUR



NORTH ELEVATION to car park



part WEST ELEVATION to rear






# Material considerations

- Visual impact of flue and boxing
- Benefit of town centre commercial use
- Impact upon residential amenity from noise and emissions
- Parking



# Recommendation

Approve subject to conditions:

1. Implementation in accordance with approved plans and acoustic report.
  2. Materials/finishes as approved.
  3. Opening hours - 10.00am to 10.00pm.
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- A teal-colored decorative shape, resembling a stylized hill or a large triangle, is positioned in the bottom right corner of the slide.