

# PLANNING COMMITTEE ADDENDUM

**2.00PM, WEDNESDAY, 9 JUNE 2021**

**VIRTUAL**

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# ADDENDUM

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# Rockwater, Kingsway

BH2021/00229



Brighton & Hove  
City Council

# Application Description

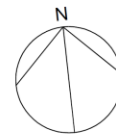
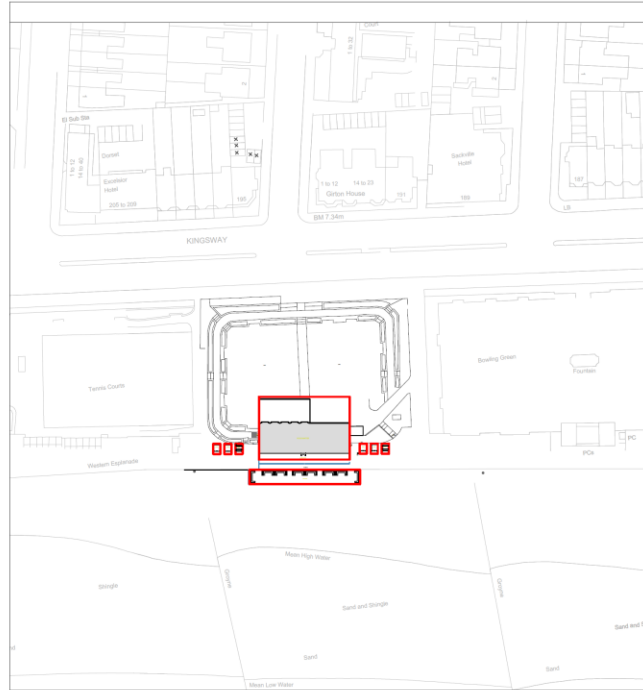
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- Retention of existing six timber "beach huts" adjacent to the main building for a period of 6 months.

# Map of application site



# Location Plan



LOCATION PLAN

Scale - 1:1250

Scale in Meters



Brighton & Hove  
City Council

# Aerial photo of site



Brighton & Hove  
City Council

# 3D Aerial photo of site





# Site photos



Beach huts to the west of the main building



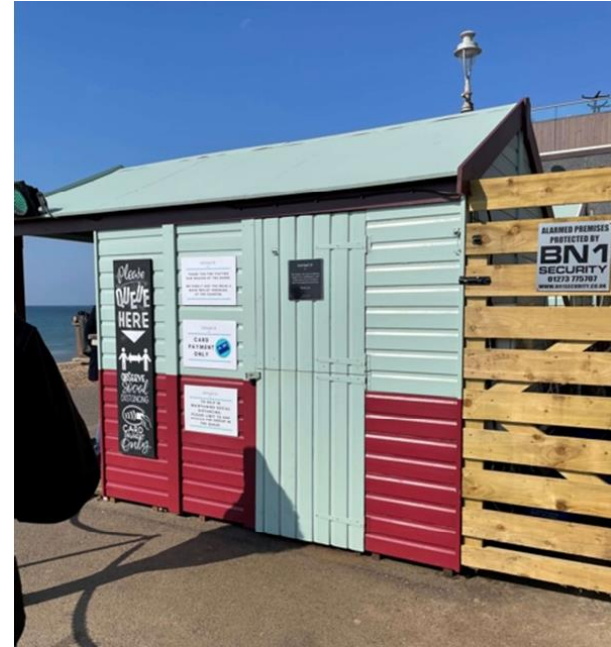
Beach huts to the east of the main building

Photos taken on 04.11.2020 during a site visit for application BH2020/02211

# Site photos



Photos provided by the agent taken 22.03.2021



Taken 16.04.2021

# Site Photo

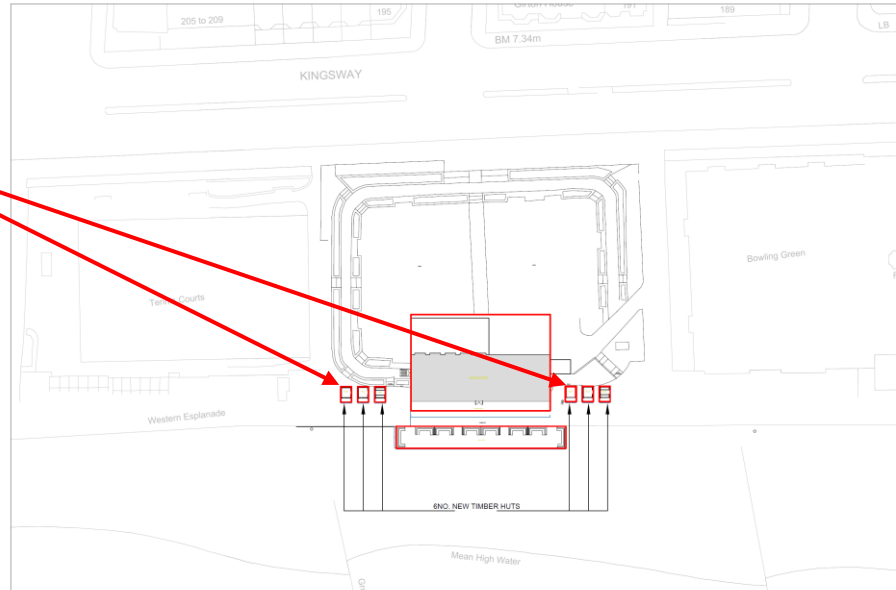
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Photo taken from the north side of Kingsway (A259) on 06.12.2020

# Block Plan

Location of the existing beach huts

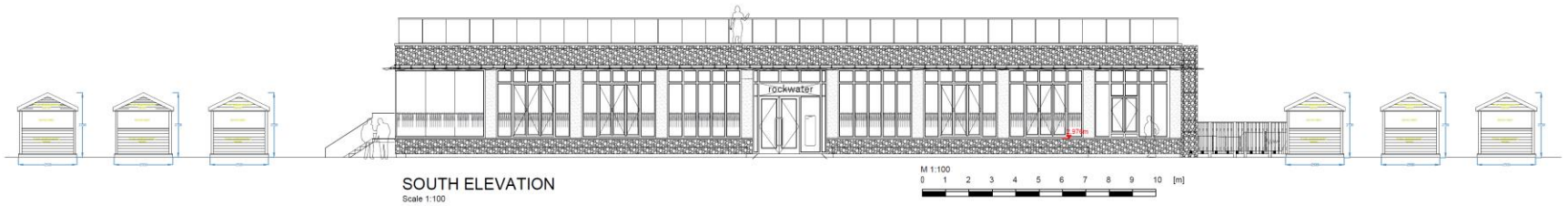


BLOCK PLAN  
Scale - 1:500

Scale in Meters



# South Elevation



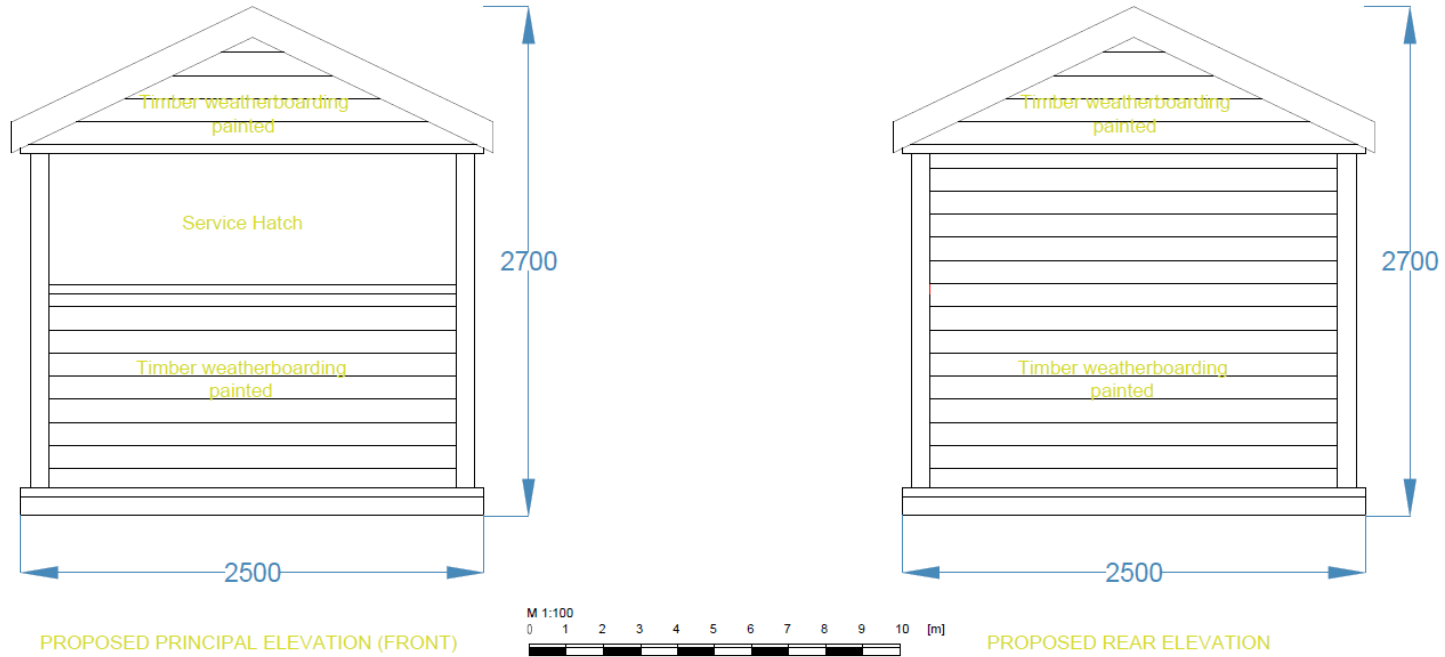
# North Elevation

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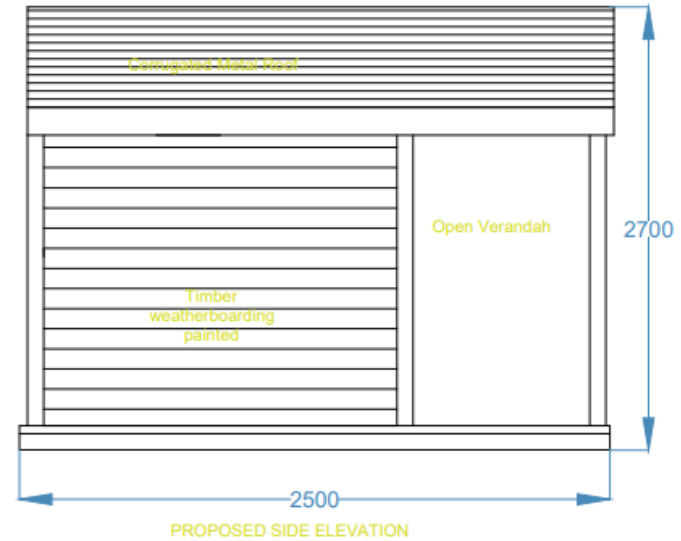
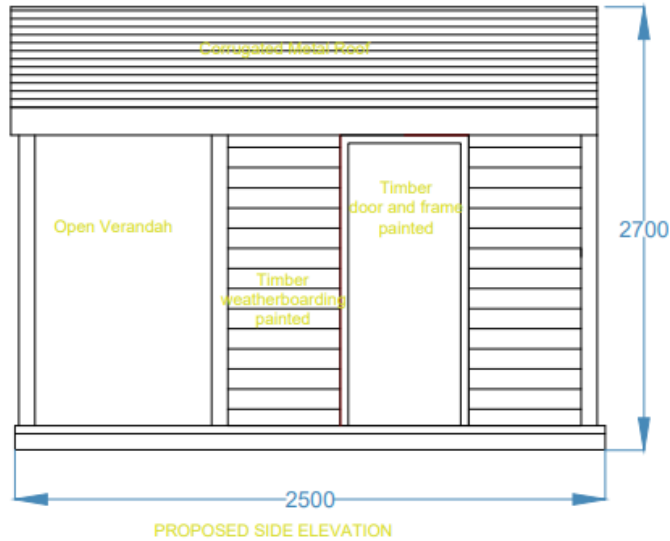


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# Front and Rear Hut Elevations



# Side Elevations





# Key Considerations in the Application

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- The principle of locating the kiosks on the seafront adjacent the main Rockwater building.
- The impact of the beach huts on the appearance and character of the immediate seafront and adjacent buildings, and the wider Sackville Gardens conservation area.
- The impact on the amenity of adjacent occupiers.
- The impact in terms of highway safety and pedestrian movement around the site.

# Conclusion and Planning Balance

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- The beach huts are in position to support the function of the main site during a time of refurbishment and restrictions on use as a result of Covid-19. By supporting the regeneration of the main site the beach huts accord with the aims of the policies relating to the seafront.
- Their scale and appearance is not considered suitable as a permanent form of development given this is a sensitive seafront location, within a conservation area. The benefits of the proposal and the fact it is only temporary are considered to outweigh the temporary harm identified to visual amenity.
- The location of the beach huts is in excess of 85m from the nearest residential property and at this distance they are not considered to have any impact on amenity.
- The development would not unduly compromise the width of the promenade or highway safety in regards to the movement of pedestrians around the site.

**Recommendation - Approve**