

# Rockwater, Kingsway

**BH2020/02211**



**Brighton & Hove  
City Council**

# Application Description

---

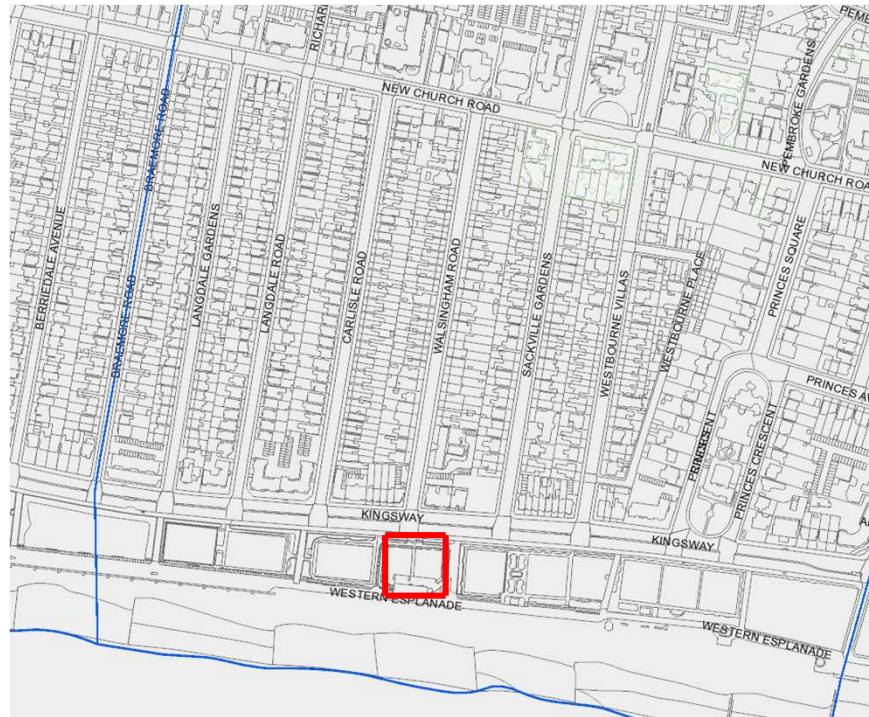
External alterations and extensions including a glazed first floor extension above existing flat roof, new lift to roof terrace from promenade level, glazed pergola extension to north west lower ground floor, booth seating, a fire pit with canopy/chimney and bonded gravel surround to the north east side of the lower ground floor and an area of decking with balustrade to the beach south of the site. (Part Retrospective)



Brighton & Hove  
City Council

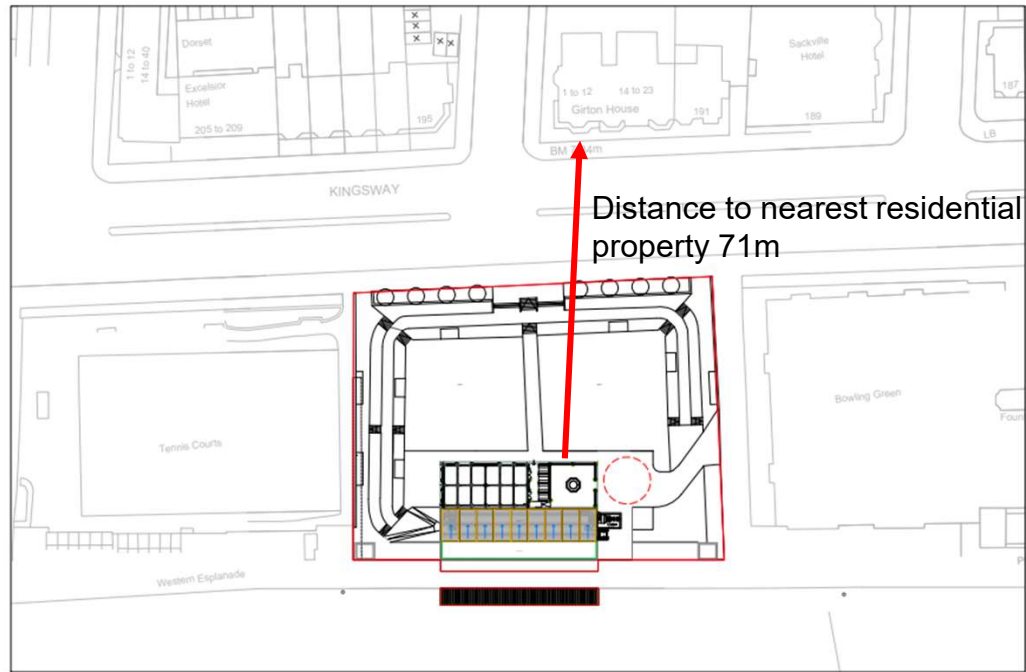
# Map of application site

---



Brighton & Hove  
City Council

# Block Plan



BLOCK PLAN  
Scale - 1:500



4



# Aerial photo(s) of site



Brighton & Hove  
City Council

# 3D Aerial photo of site from the south

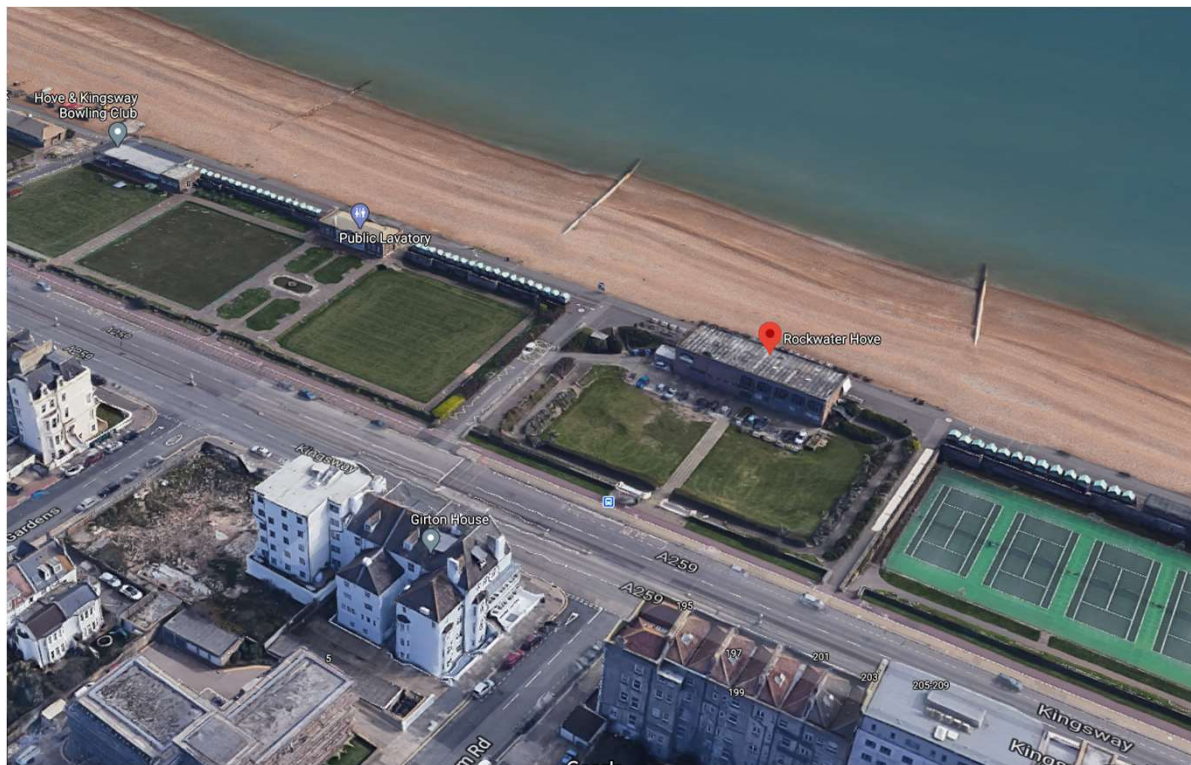
---



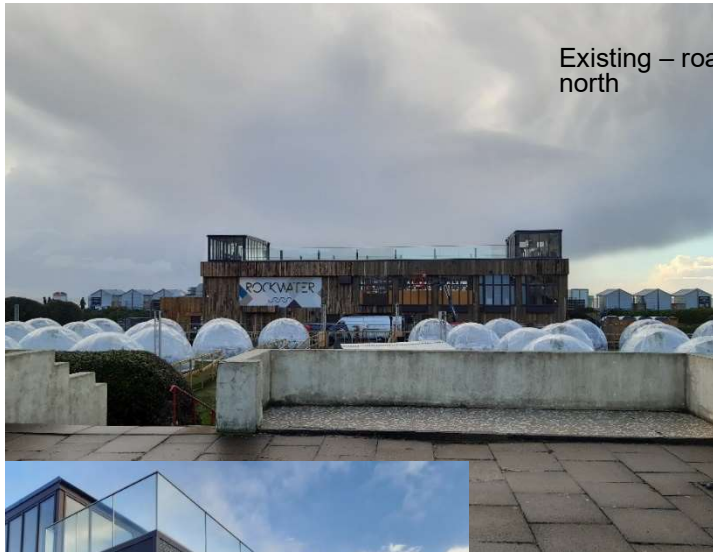
Brighton & Hove  
City Council

# 3D Aerial photo of site from the north

---



# Photos



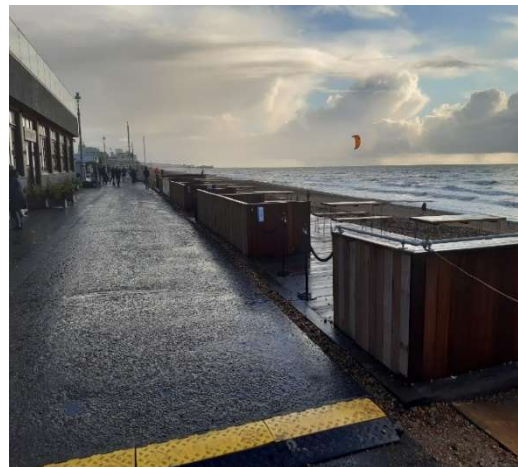
Existing – road frontage from north



Existing – road frontage from west



Existing – sea frontage



Existing – south (sea) frontage from west





# Pre-existing south elevation

---



Brighton & Hove  
City Council

# View facing west along Kingsway

Public Toilets

Bowls Pavilion

Rockwater



Brighton & Hove  
City Council

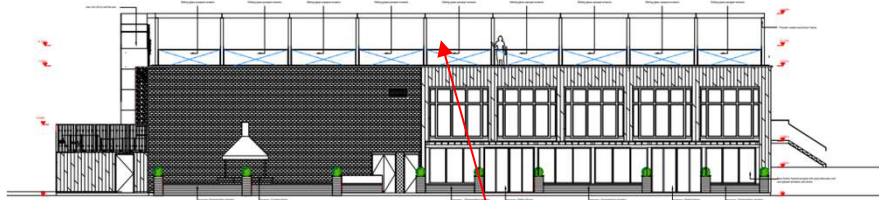
# Existing - Approved - Proposed

These structures do not have planning permission, they form part of this current application.



Current Arrangement

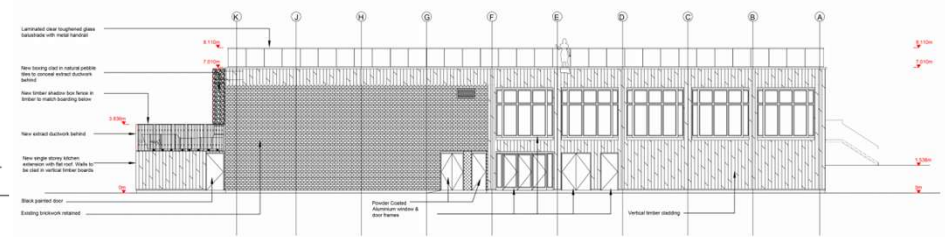
Glazed balustrade has permission under application BH2020/00612



PROPOSED NORTH ELEVATION  
Scale: 1:100

BH2020/02211

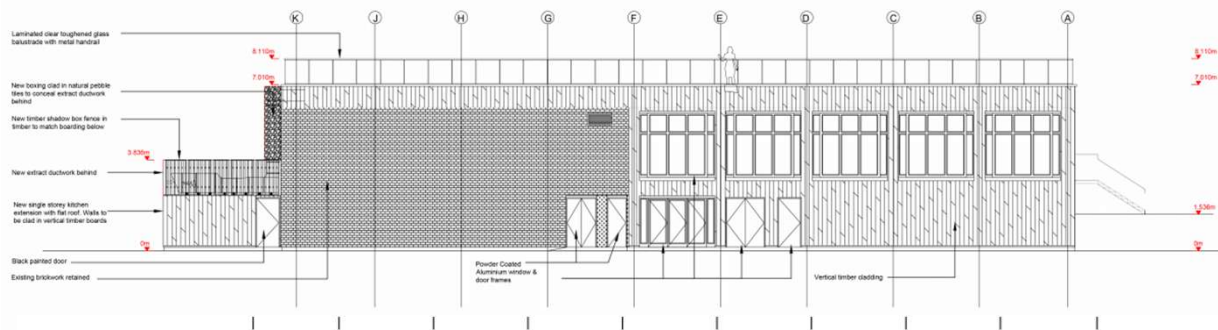
Proposed scheme would infill the space between the two existing structures



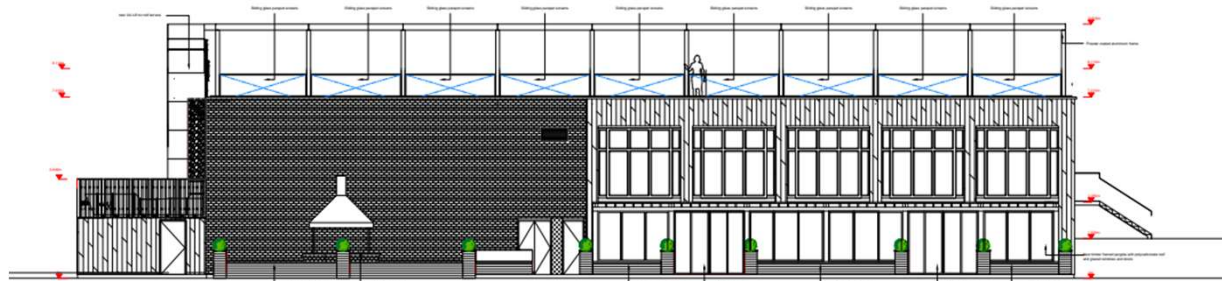
NORTH ELEVATION  
Scale: 1:100

BH2020/00612

# Approved & Proposed Northern (Road) Elevation



Approved height – approximately 8.3m



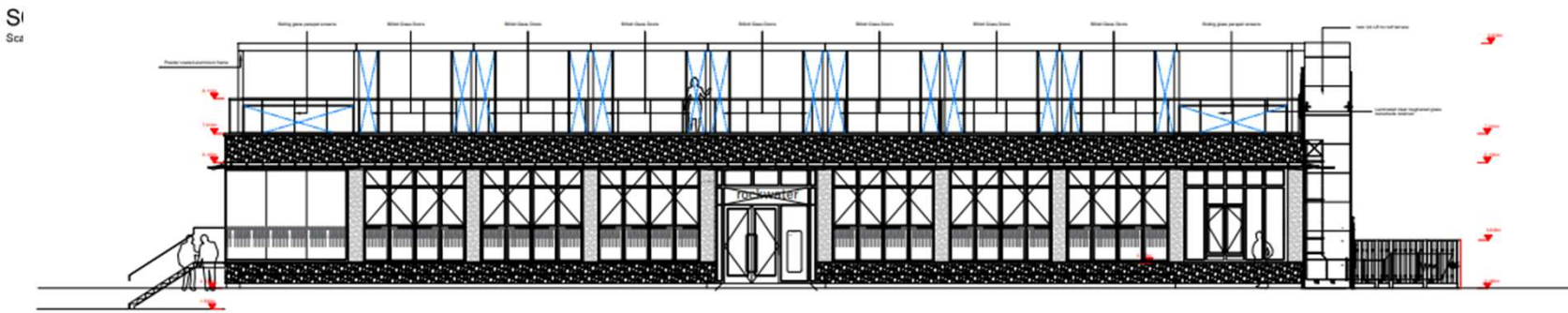
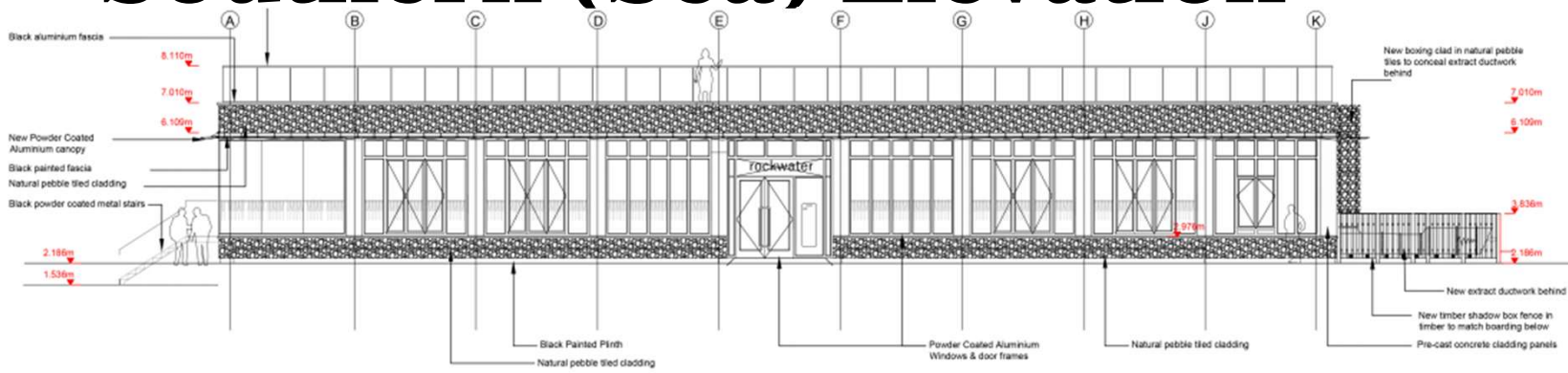
Proposed height – approximately 9.8m

PROPOSED NORTH ELEVATION  
Scale 1:100



Brighton & Hove  
City Council

# Approved & Proposed Southern (Sea) Elevation

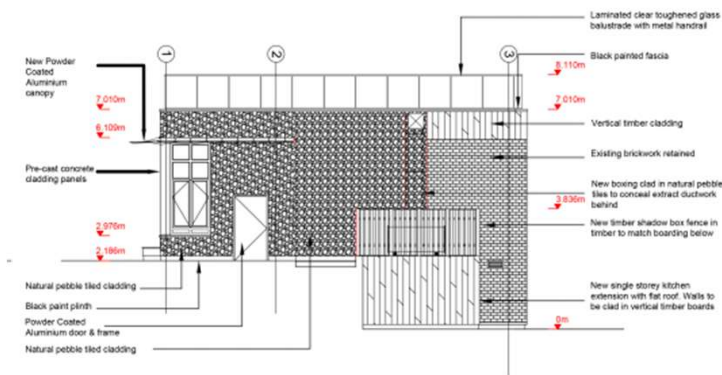


PROPOSED SOUTH ELEVATION  
Scale: 1:100

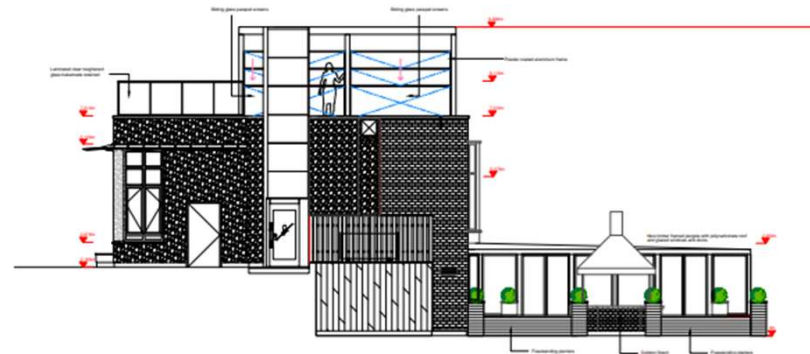


# East side elevations

## Approved Elevation



**EAST ELEVATION**  
Scale 1:100



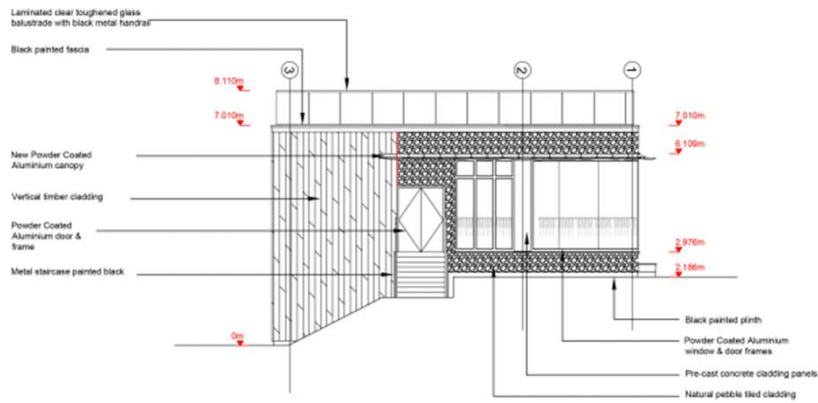
**PROPOSED EAST ELEVATION**  
Scale 1:100



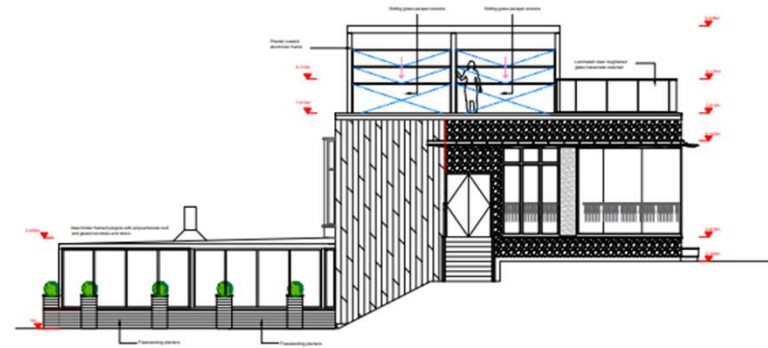
Brighton & Hove  
City Council

# West side elevations

## Approved Elevation



WEST ELEVATION  
Scale 1:100

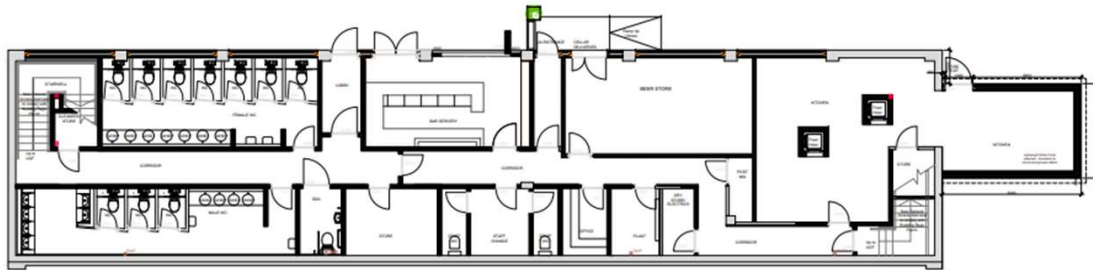


PROPOSED WEST ELEVATION  
Scale 1:100

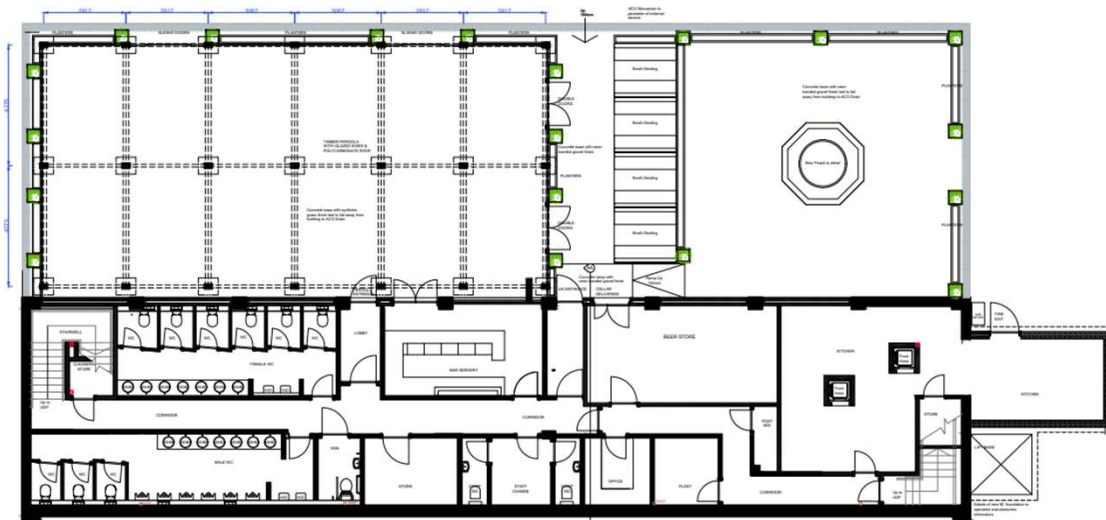


Brighton & Hove  
City Council

# Lower Ground Floor Plan



Approved: Footprint approximately 282.5 sqm



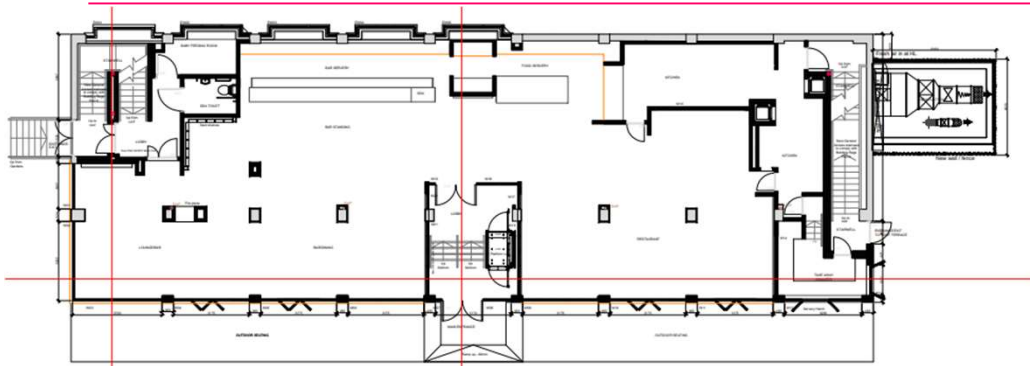
Proposed: Footprint approximately 616sqm



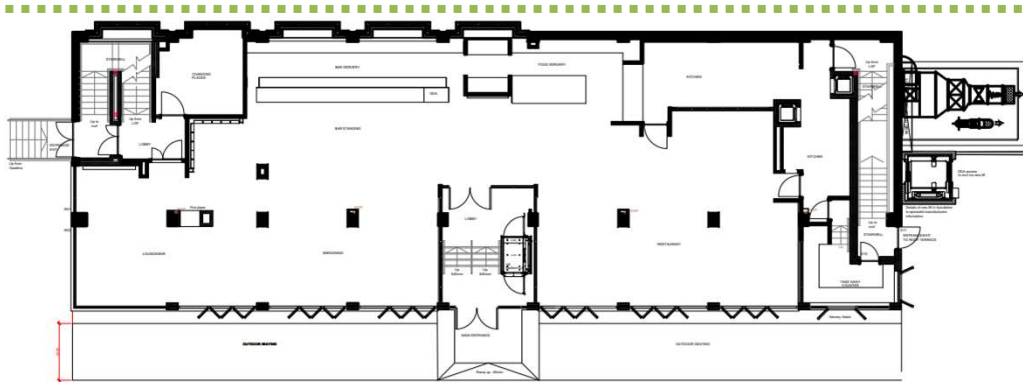
Brighton & Hove  
City Council



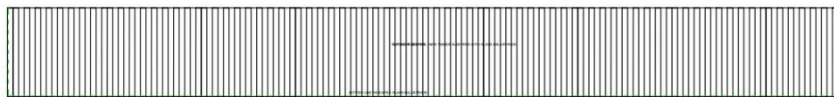
# Ground Floor Plan



Approved

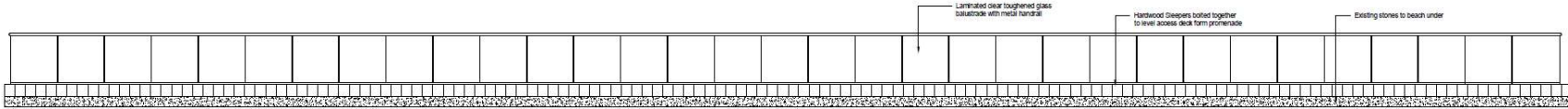


Proposed

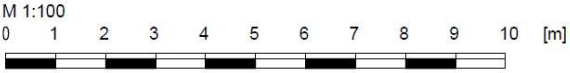


Brighton & Hove  
City Council

# Proposed Beach Decking Elevation



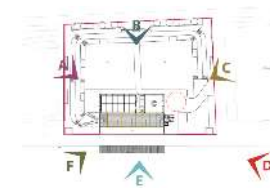
PROPOSED BEACH DECKING PLAN & ELEVATION  
Scale 1:100



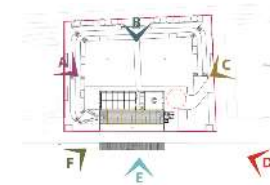
243 C



# Proposed Visual – from west



# Proposed Visual – from north

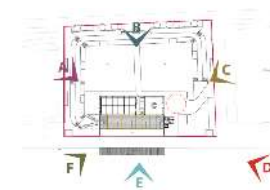


# Proposed Visual – from east

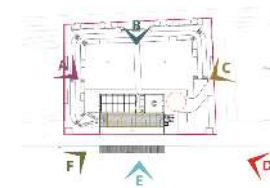


VISUALS VIEWPOINT C

ROCKWATER



# Proposed Visual - from South



# Key Considerations in the Application

---

- Principle of extending the site;
- Whether design and appearance appropriate for site and wider setting, including preservation and enhancement of character of Sackville Gardens Conservation Area.
- Impact on the amenity of residents, particularly with noise disturbance.

# Conclusion and Planning Balance

- Principle of regenerating property and attractions on seafront is supported and benefits acknowledged;
- Increase in height considered detrimental and harmful to the conservation area, without benefits outweighing that harm. No sufficiently robust reason for allowing the harmful increase in height so any additional benefits of the increased height, over approved development, would not outweigh the harm.
- No significant harm to residents from noise/disturbance anticipated.
  
- **Recommendation - Refuse**



Brighton & Hove  
City Council