

Rockwater, Kingsway

BH2021/00229



Brighton & Hove
City Council

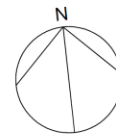
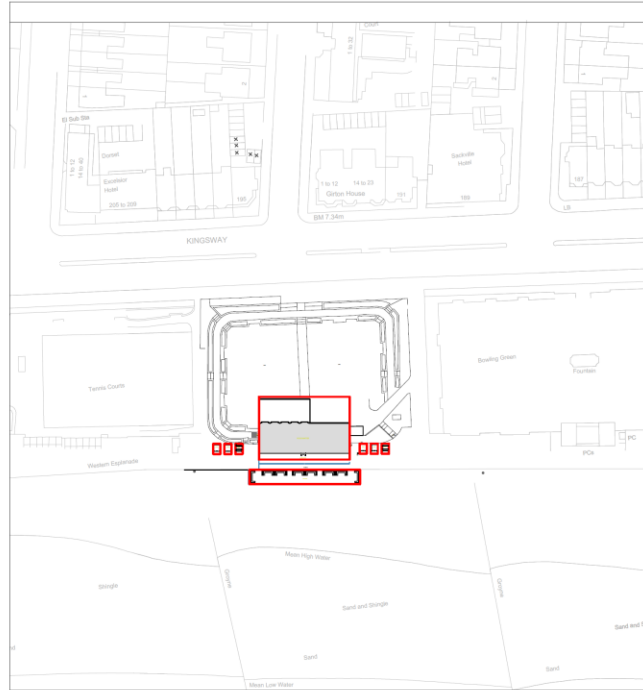
Application Description

- 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



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City Council

Aerial photo of site



3D Aerial photo of site



Site photos



Beach huts to the west of the main building



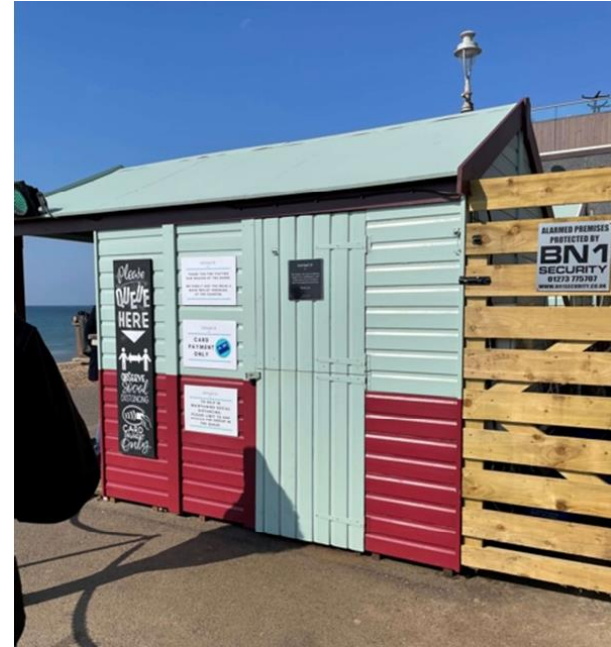
Beach huts to the east of the main building

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

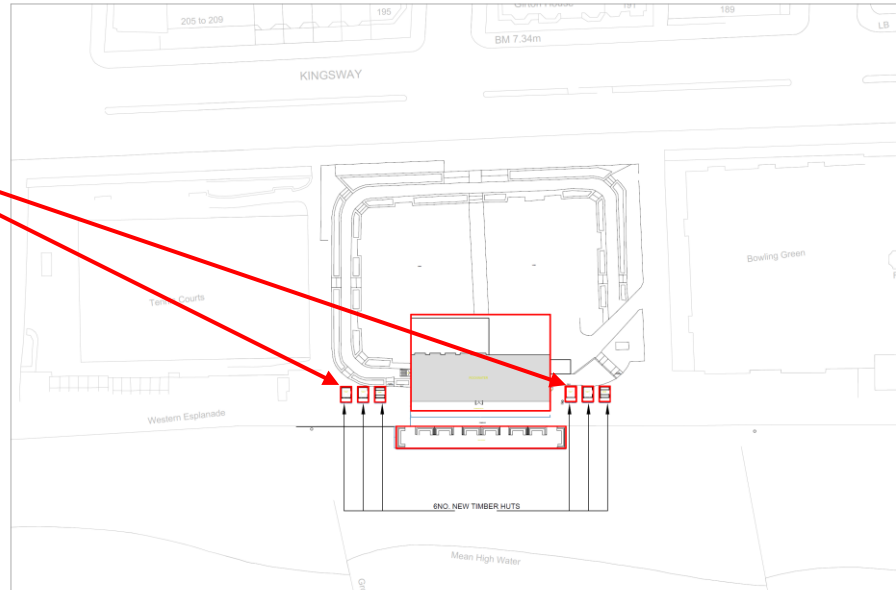
Site Photo



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

Block Plan

Location of the existing beach huts



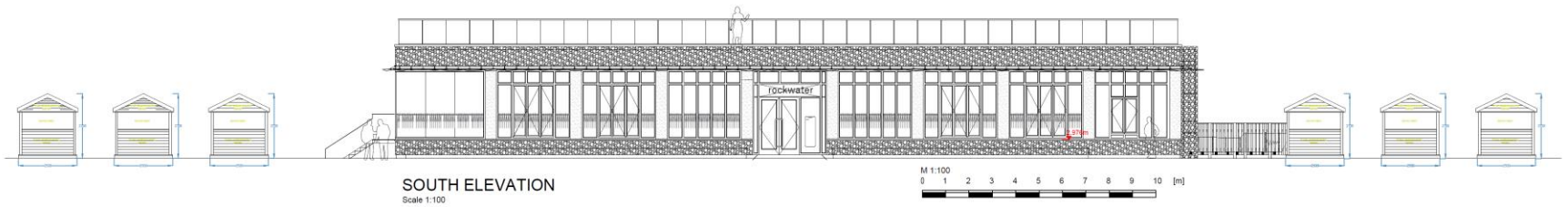
BLOCK PLAN

Scale - 1:500

Scale in Meters



South Elevation



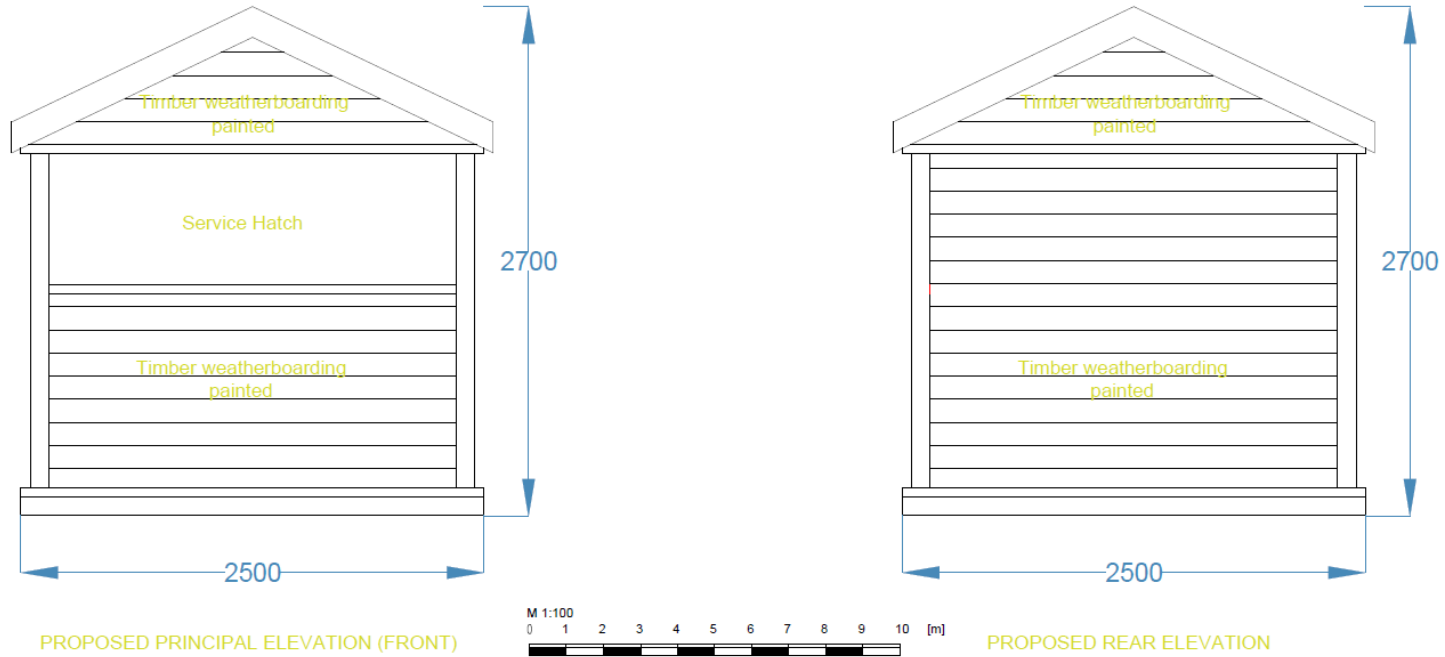
North Elevation

12

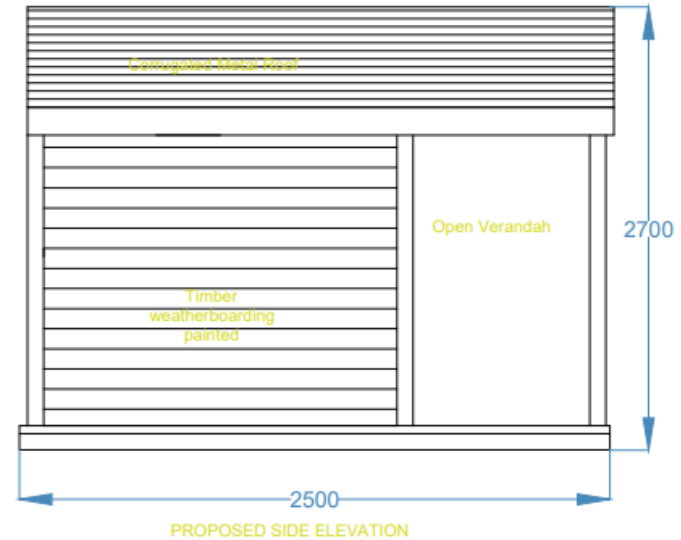
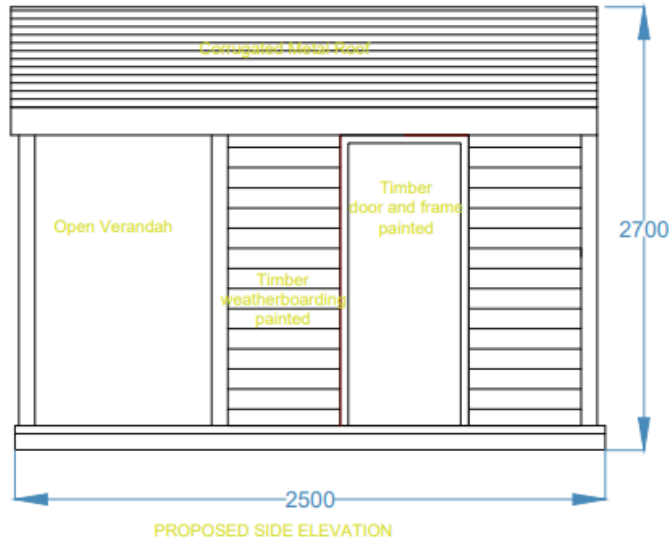


204 B

Front and Rear Hut Elevations



Side Elevations



Key Considerations in the Application

- 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

- 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