

Rockwater, Kingsway

BH2021/03900



Brighton & Hove
City Council

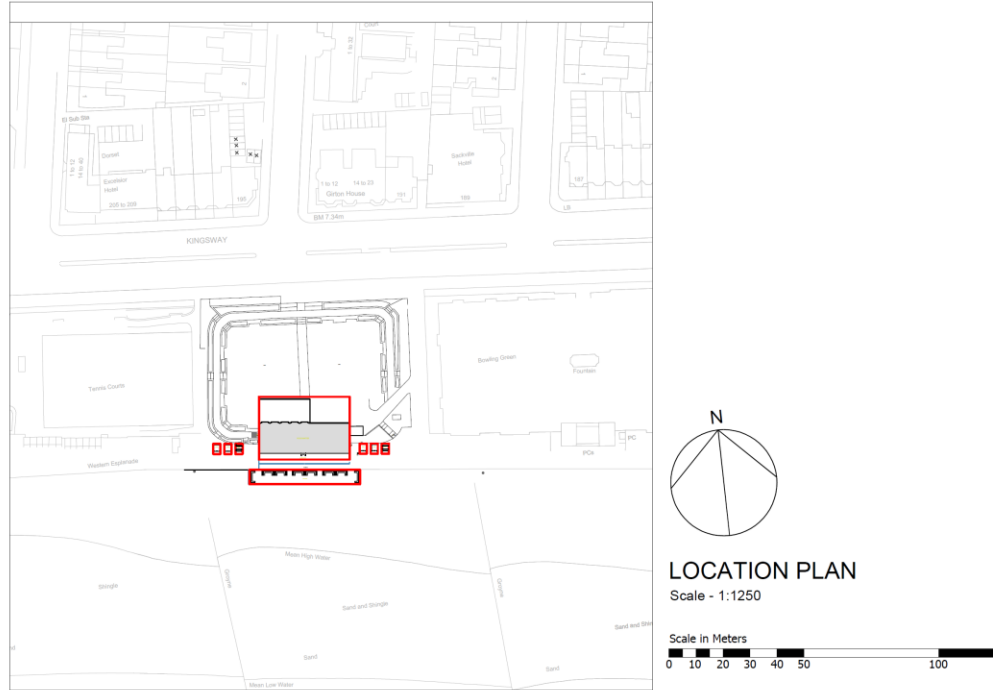
Application Description

Retention of six existing timber "beach huts" adjacent to the main building for a period of 3 years.

Map of application site



Proposed Location Plan



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Aerial photo of site



3D Aerial photo of site



Site photos



Beach huts to the west of the main building



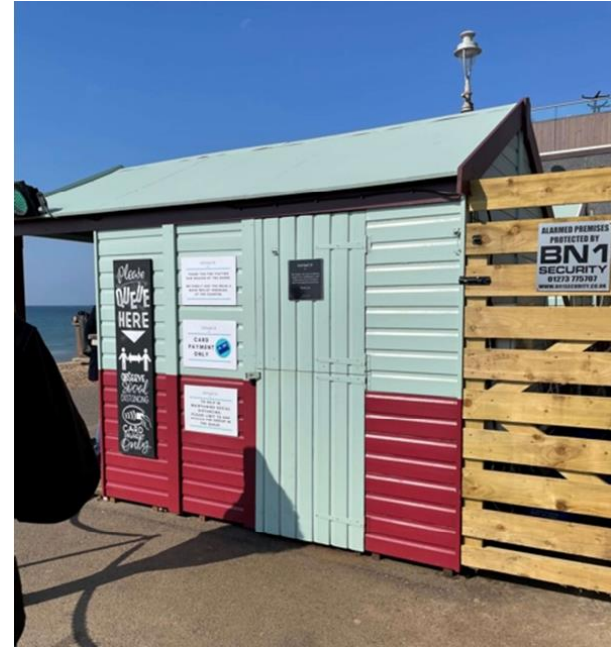
Beach huts to the east of the main building

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



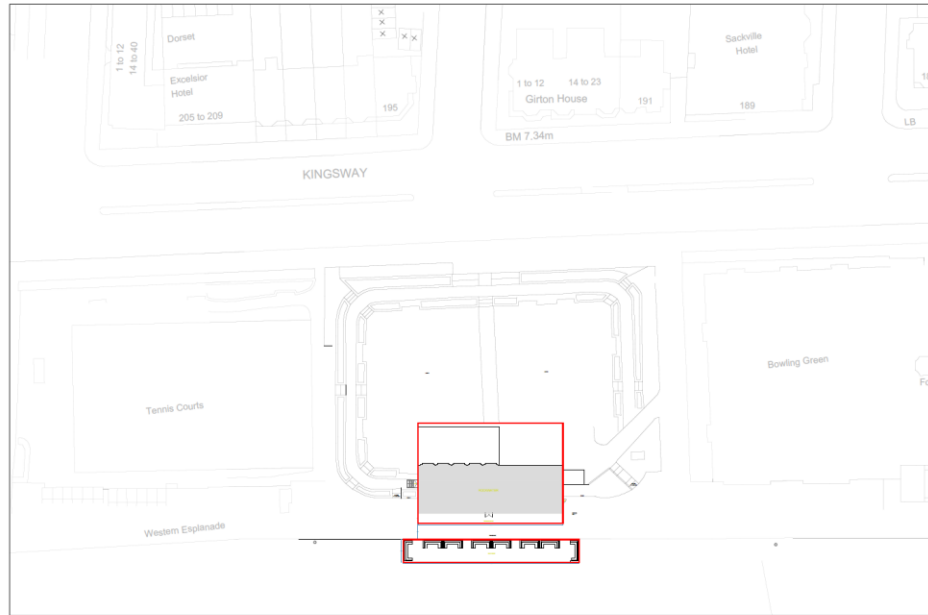
Taken 16.04.2021

Site Photo



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

Existing Block Plan

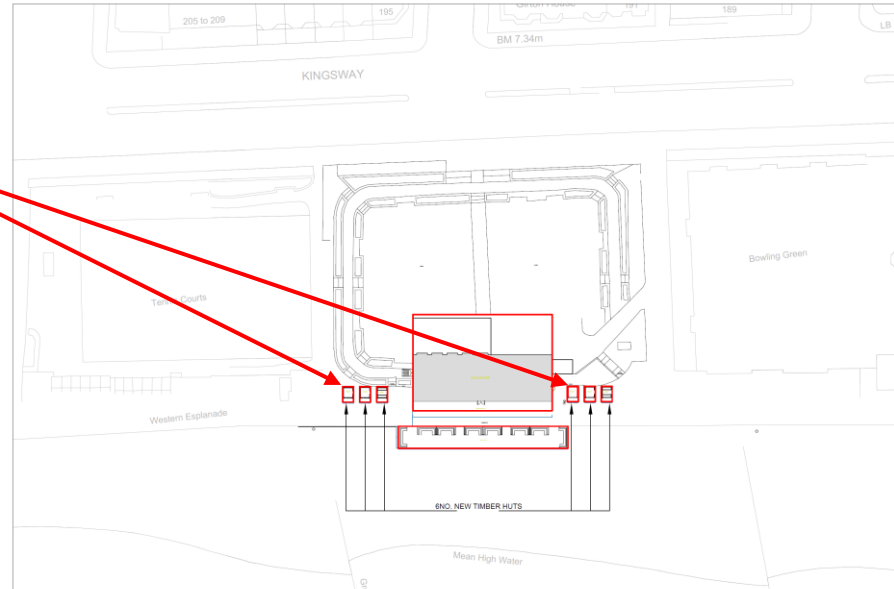


BLOCK PLAN
Scale - 1:500



Proposed Block Plan

Location of the existing beach huts



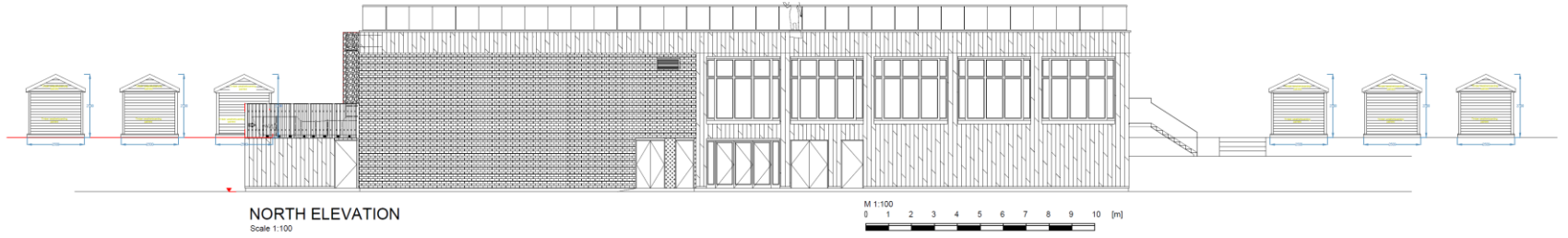
BLOCK PLAN
Scale - 1:500

Scale in Meters



Proposed North Elevation

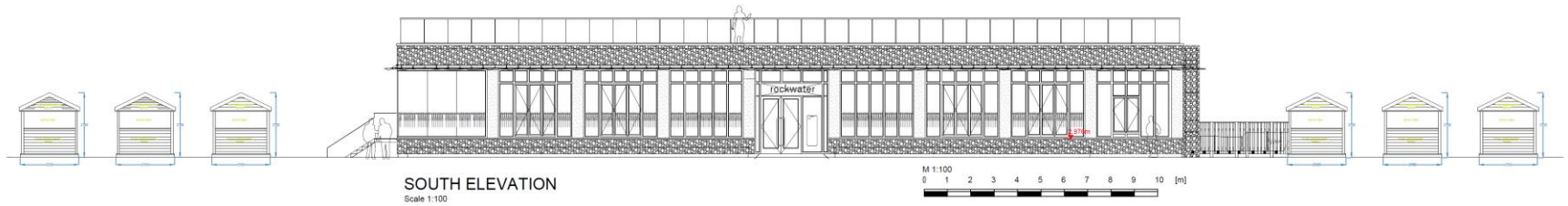
12



204 B

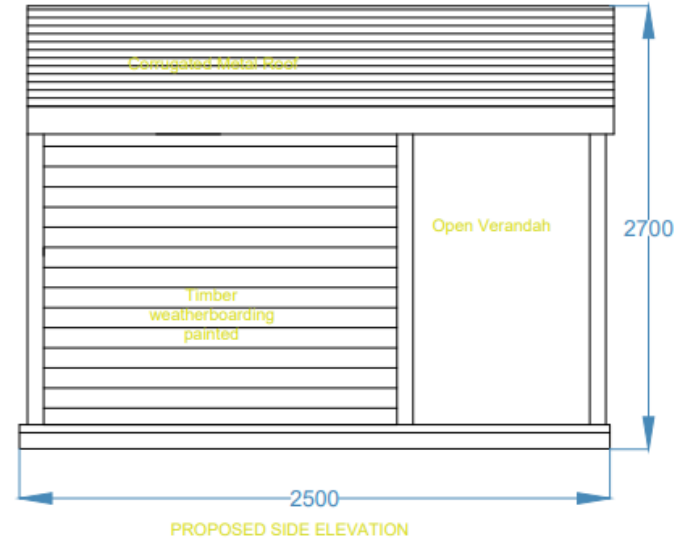
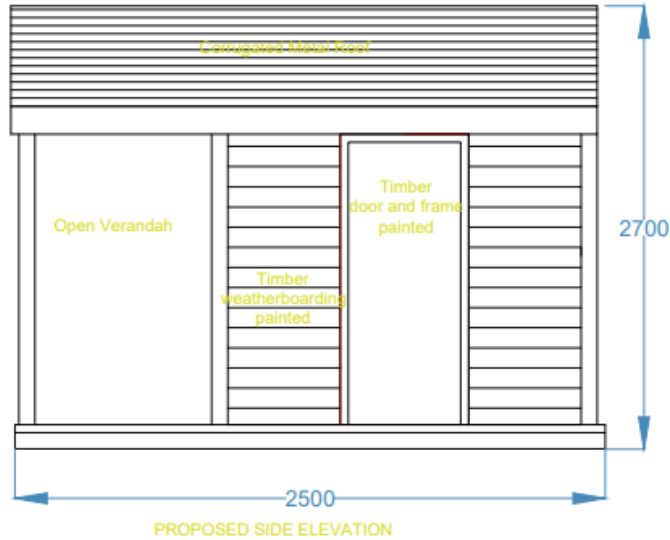
Proposed South Elevation

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204 B

Side Elevations



Key Considerations in the Application

- Design and Appearance
- Impact on Amenities
- Impact on Highway Safety
- Impact on Heritage Assets

Conclusion and Planning Balance

- The beach huts make a positive economic impact on the area that outweighs the harm to the visual amenities of the site if considered for a temporary period.
- Highway safety is not considered to be detrimentally impacted on to any significant degree.
- The impact on the amenities of local persons is not considered to be significant.
- Competition between commercial operators is not a material planning consideration.