

Site Of 239 To 243 Kingsway
BH2024/01452

2nd October 2024

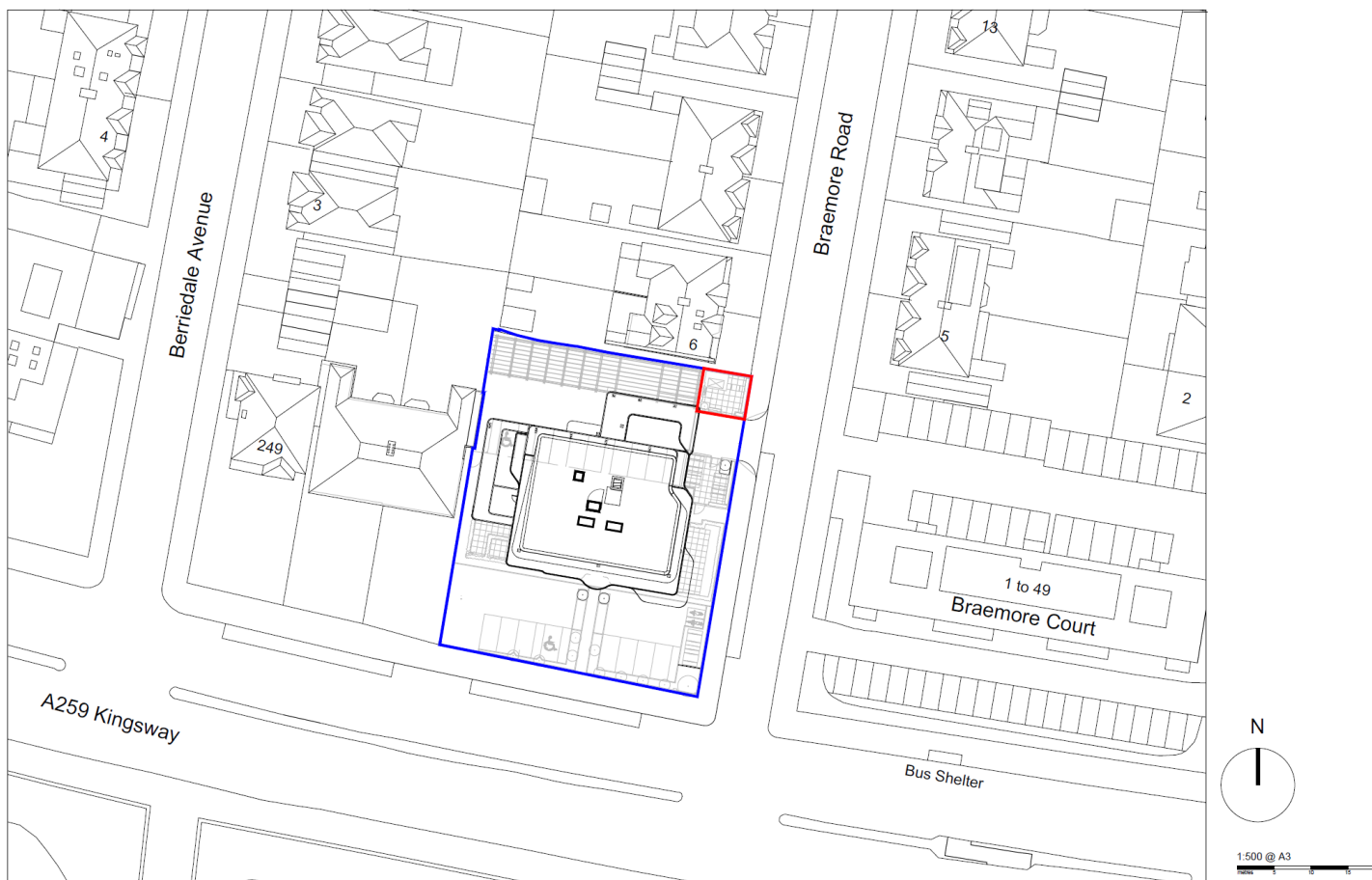


Brighton & Hove
City Council

Application Description

- ▶ Part-retrospective application for the installation of an emergency backup generator with associated screening.

Existing Location Plan



Street Photo of Site (Kingsway)



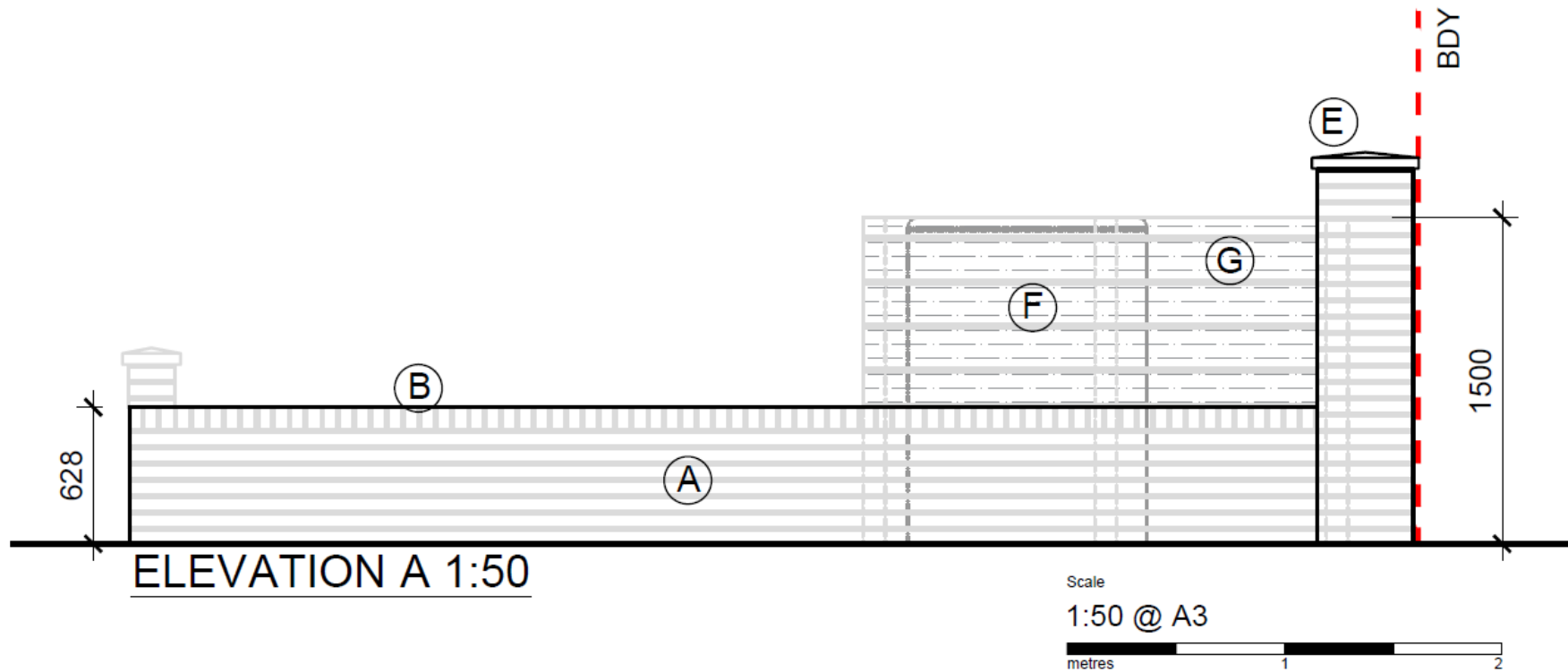
Street Photo of Site (Braemore Road)



Street Photo of Site (Braemore Road)

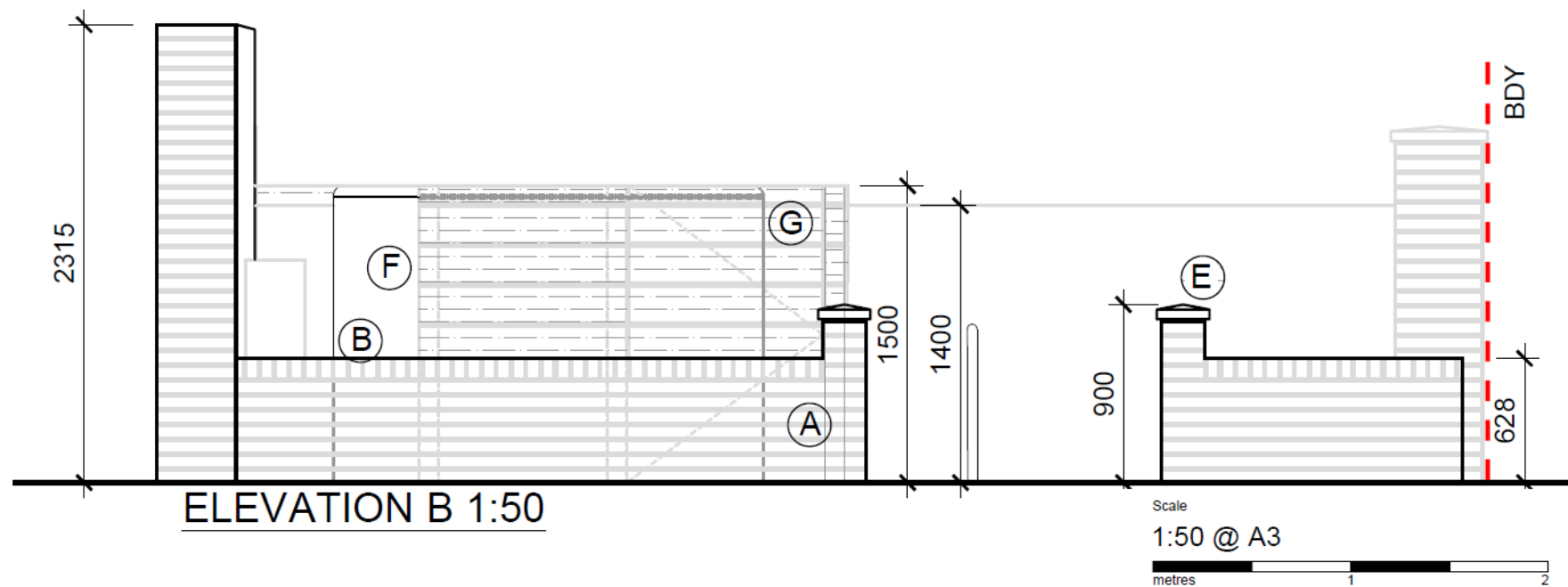


Proposed East Elevation

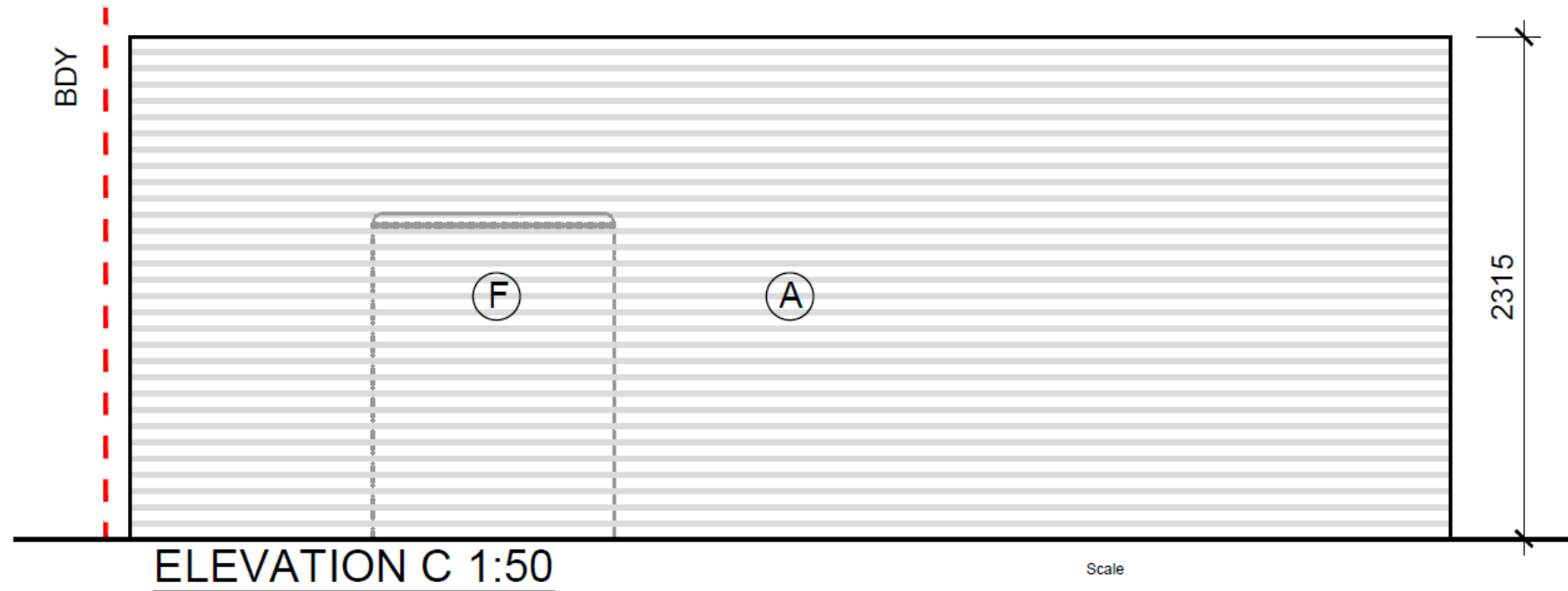


P_301 P5

Proposed South Elevation



Proposed West Elevation



Scale

1:50 @ A3

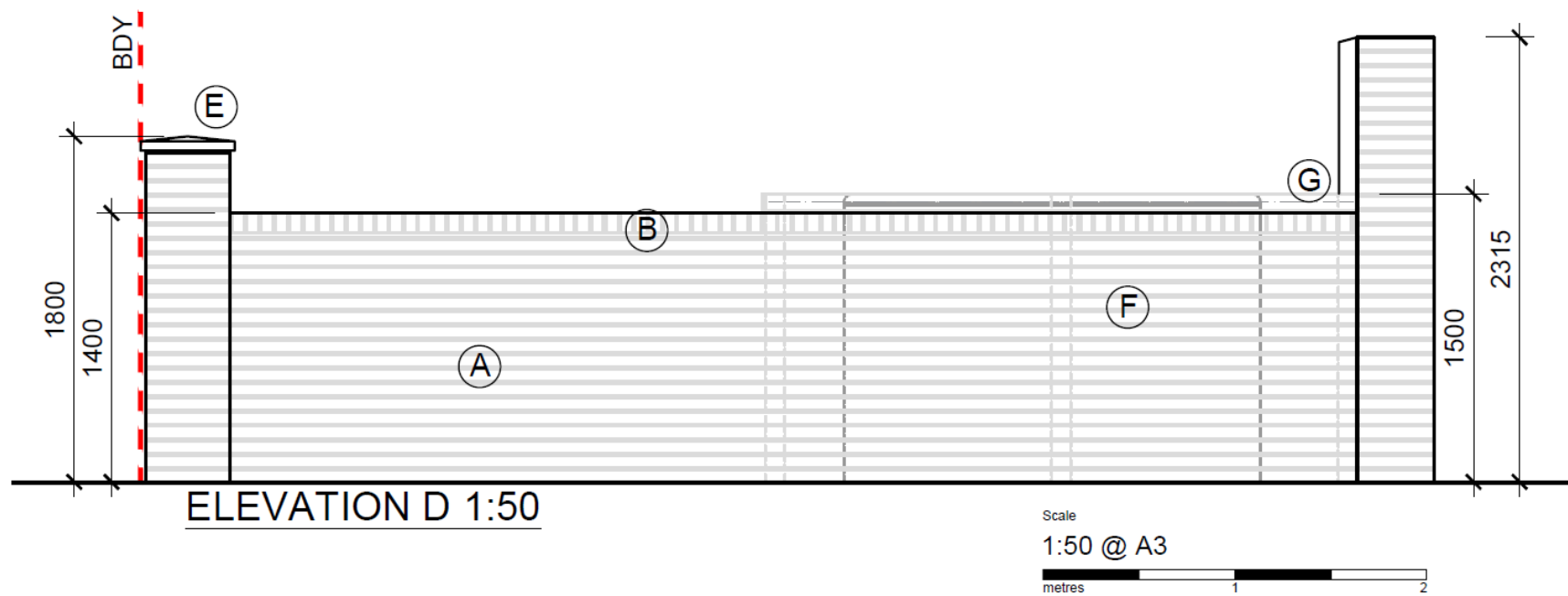


metres

1

2

Proposed North Elevation



99

Representations

Six (6) representations have been received, objecting to the proposal on the following grounds:

- ▶ Detrimental impact on property value
- ▶ Noise nuisance
- ▶ The development is unattractive.
- ▶ The proposed screening is inadequate to conceal the generator.
- ▶ The development is too close to the shared boundary.
- ▶ The development could be built elsewhere.
- ▶ Loss of view
- ▶ The applicant should have considered the generator earlier in the planning process.
- ▶ The generator is a health and safety risk.

Representations (cont.)

A representation has also been received from Ward Councillor Nann, objecting to the proposal on the following grounds:

- ▶ No attempt has been made to hide the generator in street views
- ▶ The generator is ugly and overbearing, spoiling street views

It should be noted that all representations were received prior to amendments to the scheme including visual screening.

Key Considerations

- ▶ Design and Appearance
- ▶ Impact on Neighbouring Amenity - particularly with regards to noise

Conclusion and Planning Balance

- ▶ Subject to the installation of the timber screening, the development is considered to be acceptable in terms of appearance.
- ▶ The noise caused by the generator would be harmful to neighbouring residents if constant, but the generator is for emergency use only (e.g. in the event of a fire), so would only be regularly used once per year for testing, for a period of 1hr. Management of the generator will be achieved through planning condition.
- ▶ Recommendation is to APPROVE subject to conditions.