

Site Of 239 To 243 Kingsway

BH2024/01452

2nd October 2024

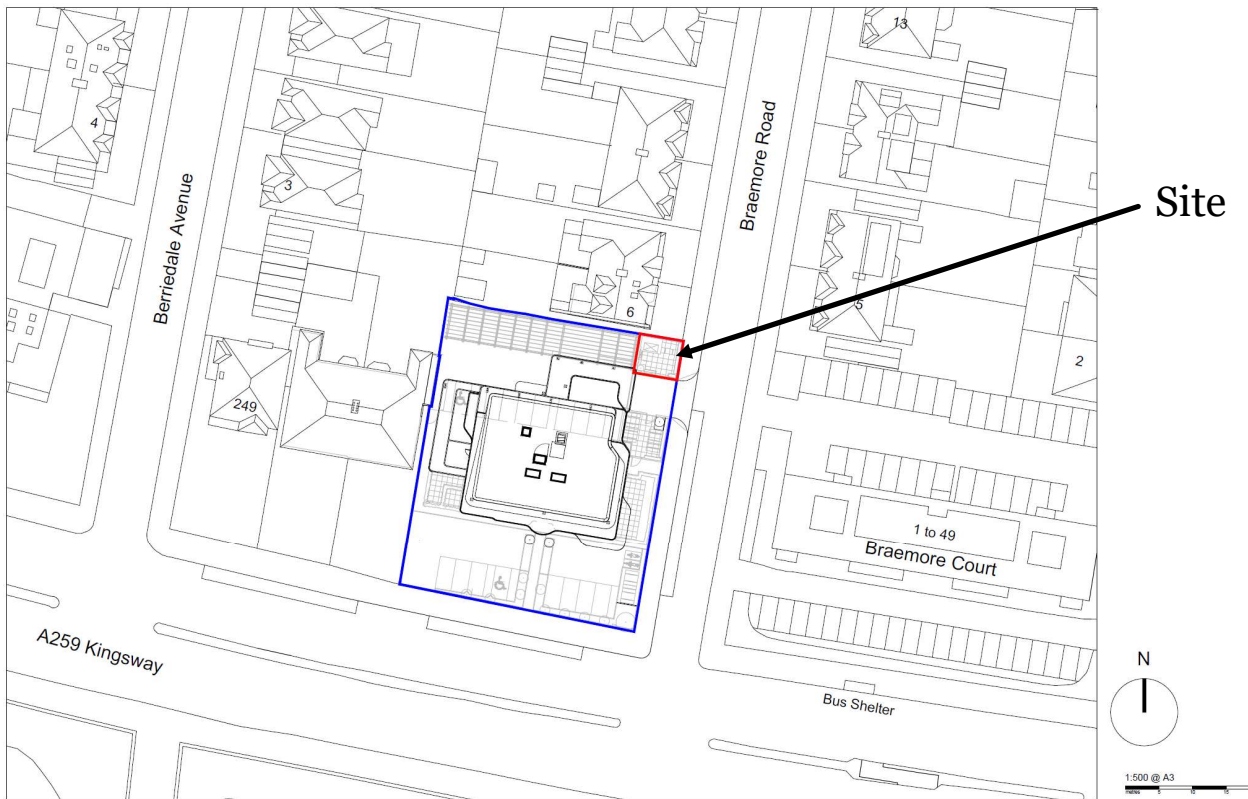


Brighton & Hove
City Council

Application Description

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

Existing Location Plan



P_300 01 Rev.01



Street Photo of Site (Kingsway)



Street Photo of Site (Braemore Road)



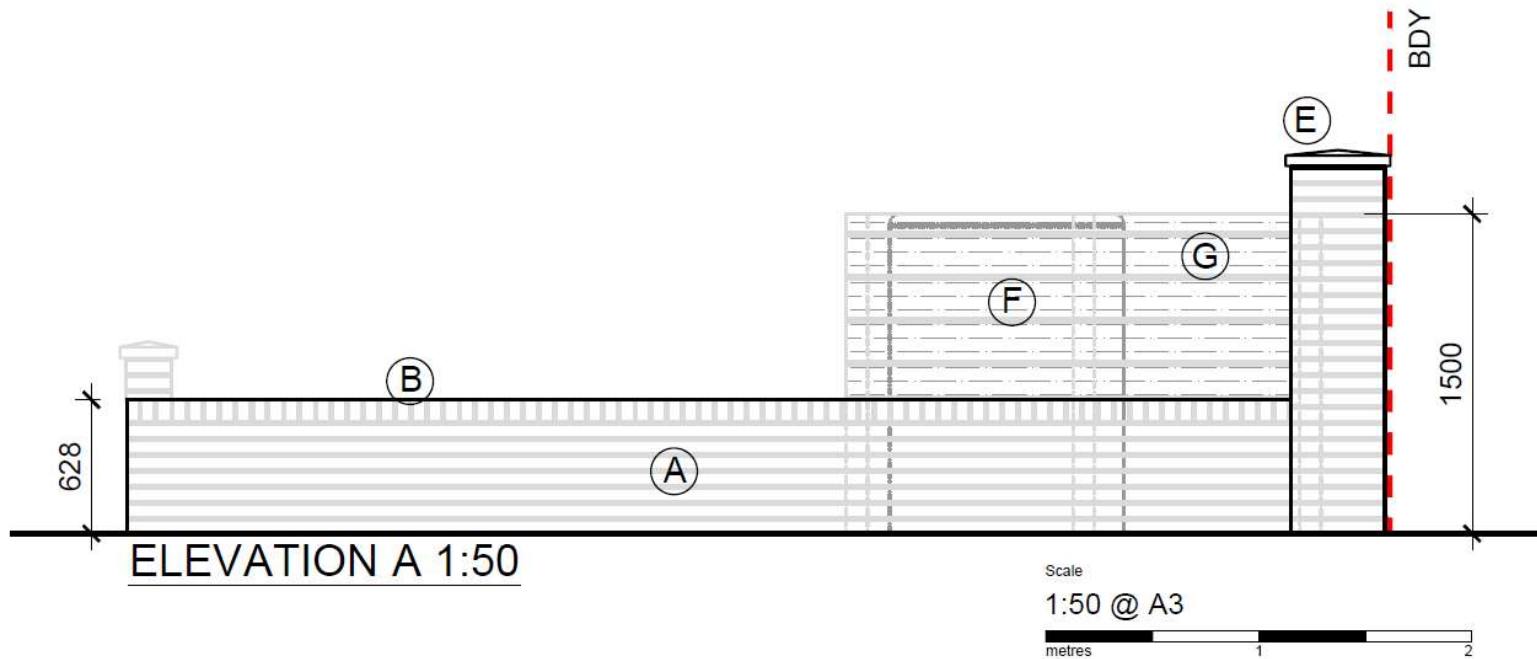
Site

Street Photo of Site (Braemore Road)

Site



Proposed East Elevation

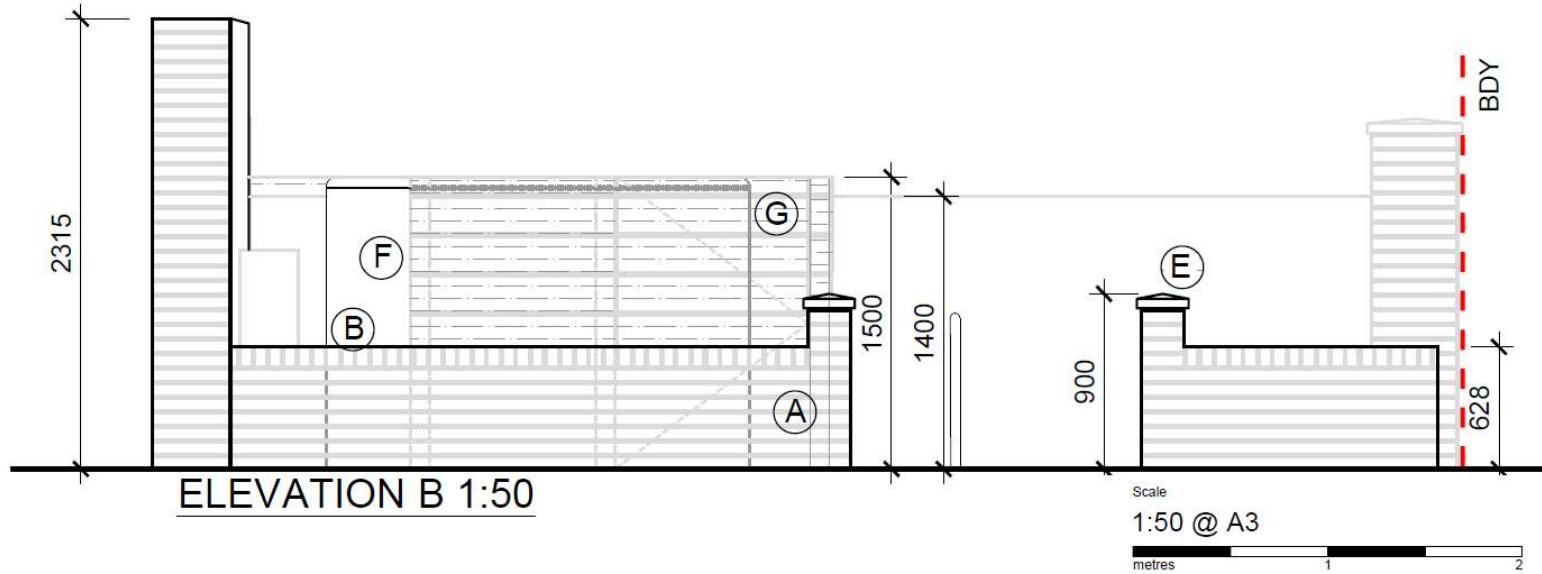


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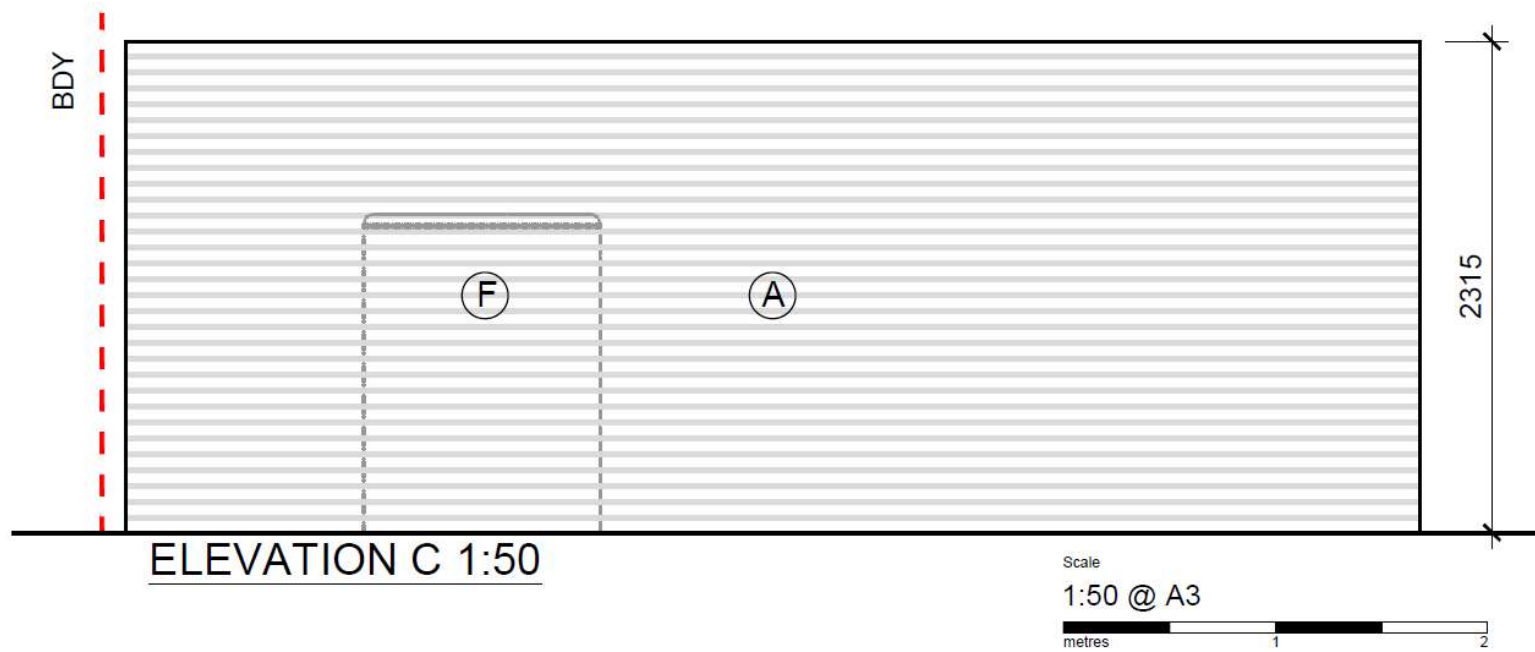


Proposed South Elevation



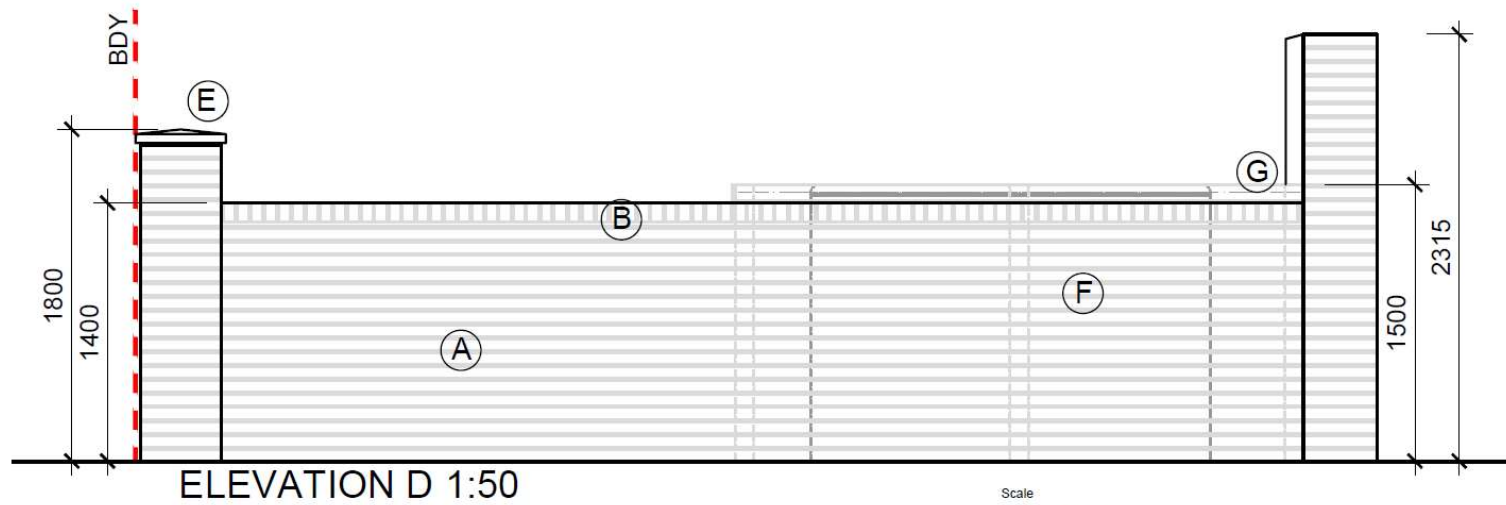
P_301 P5

Proposed West Elevation



P_301 P5

Proposed North Elevation



P_301 P5



Representations

Six objections noting the following:

- ▶ Noise nuisance
- ▶ Unattractive.
- ▶ Screening inadequate to conceal the generator.
- ▶ Too close to the shared boundary.
- ▶ Loss of view
- ▶ Developer should have considered the generator earlier in the process.
- ▶ Health and safety risk.
- ▶ Could be built elsewhere [note: acceptability of this location is what must be considered]
- ▶ Detrimental impact on property value [note: not a material planning consideration]

Cllr Nann also objects noting:

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

Note: all representations were received prior to amendments to the scheme to include visual screening.

Key Considerations

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

Conclusion and Planning Balance

- ▶ Considered to be acceptable in terms of appearance and visual impact on area subject to installation of timber screening;
- ▶ 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.

Recommend: APPROVE subject to conditions.

