

# Rear Of 187 Kingsway

## BH2025/01647

3<sup>rd</sup> December 2025



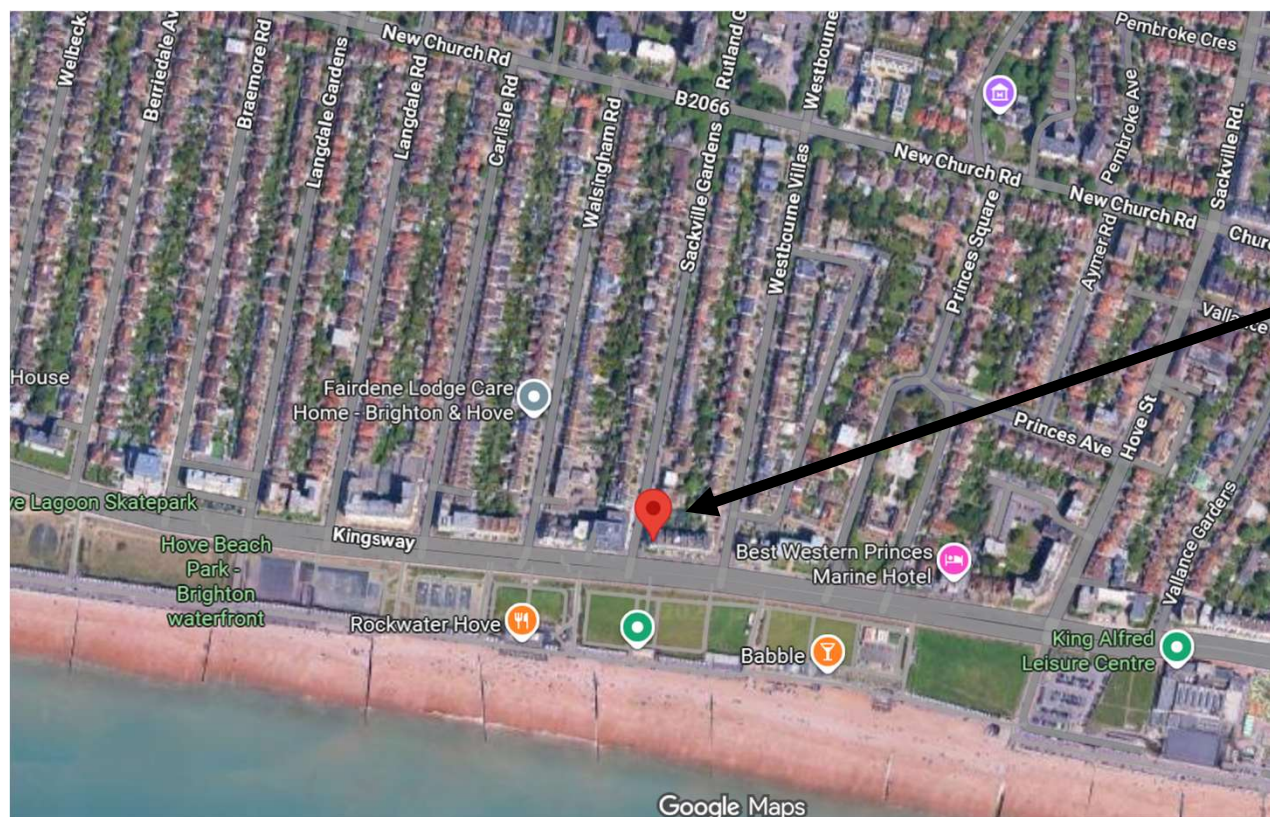
Brighton & Hove  
City Council

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# Application Description

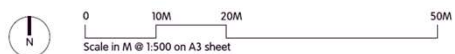
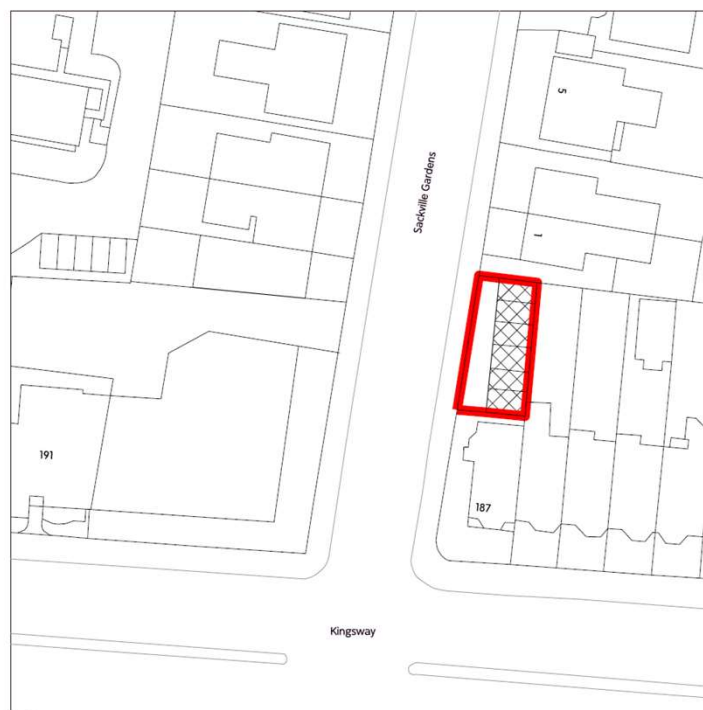
- ▶ Demolition of existing garage buildings and the erection of 2.No residential units

# Map of Application Site

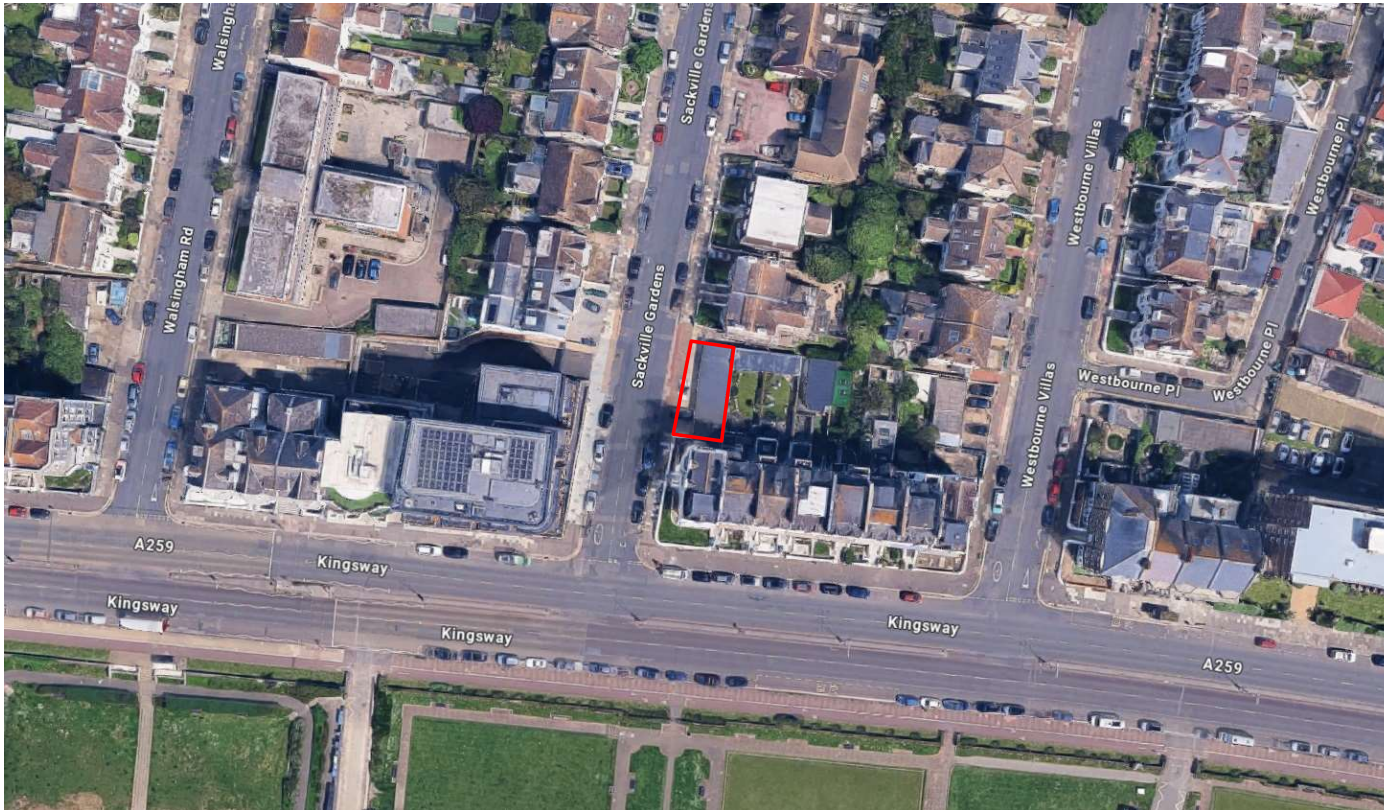


Site

# Existing Location Plan



# Aerial Photo of Site



# Aerial Photo of Site



Site

# 3D Aerial Photo of Site



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# Site Photograph – Front Elevation



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## Site Photograph – looking South towards the Rear of 187 Kingsway

Existing garages



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## Site Photograph – relationship of the existing garages and the rear of 187 Kingsway



# Site Photograph – Looking North



Existing garages

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## Site Photograph – relationship between existing garages and 1 Sackville Gardens



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## Site Photograph – Opposite the site, looking west



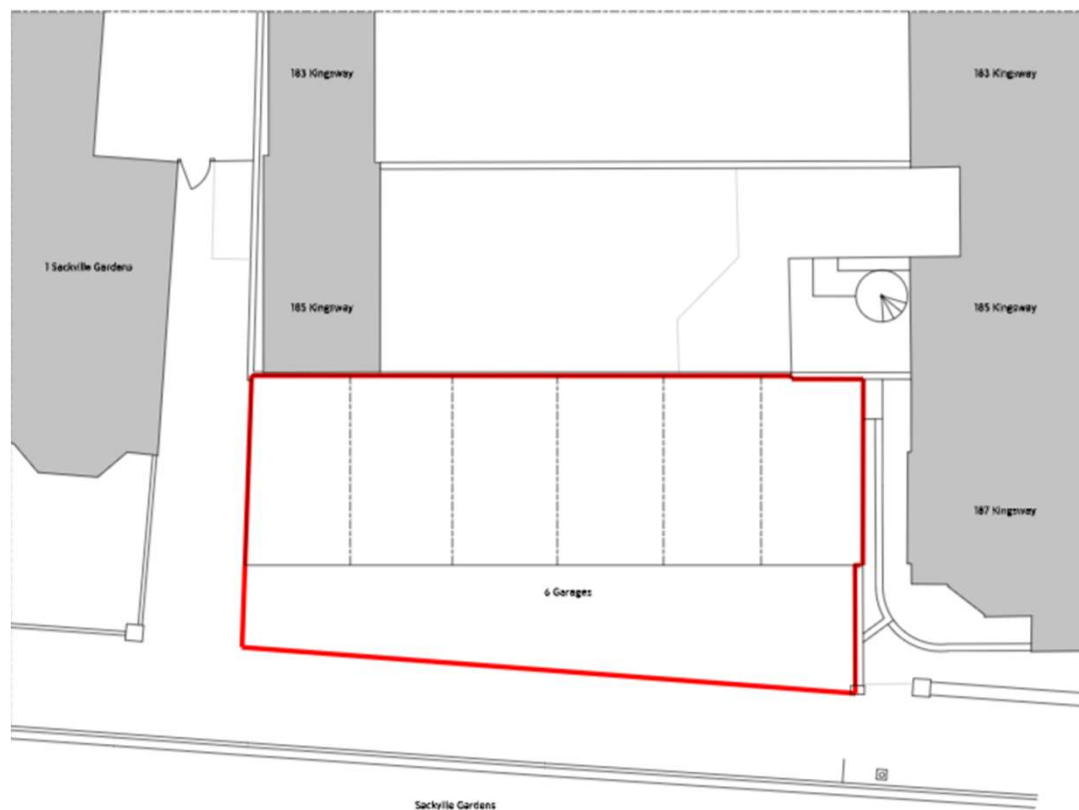
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## Site Photograph – looking north along Sackville Gardens



Existing Garages

# Existing Block Plan

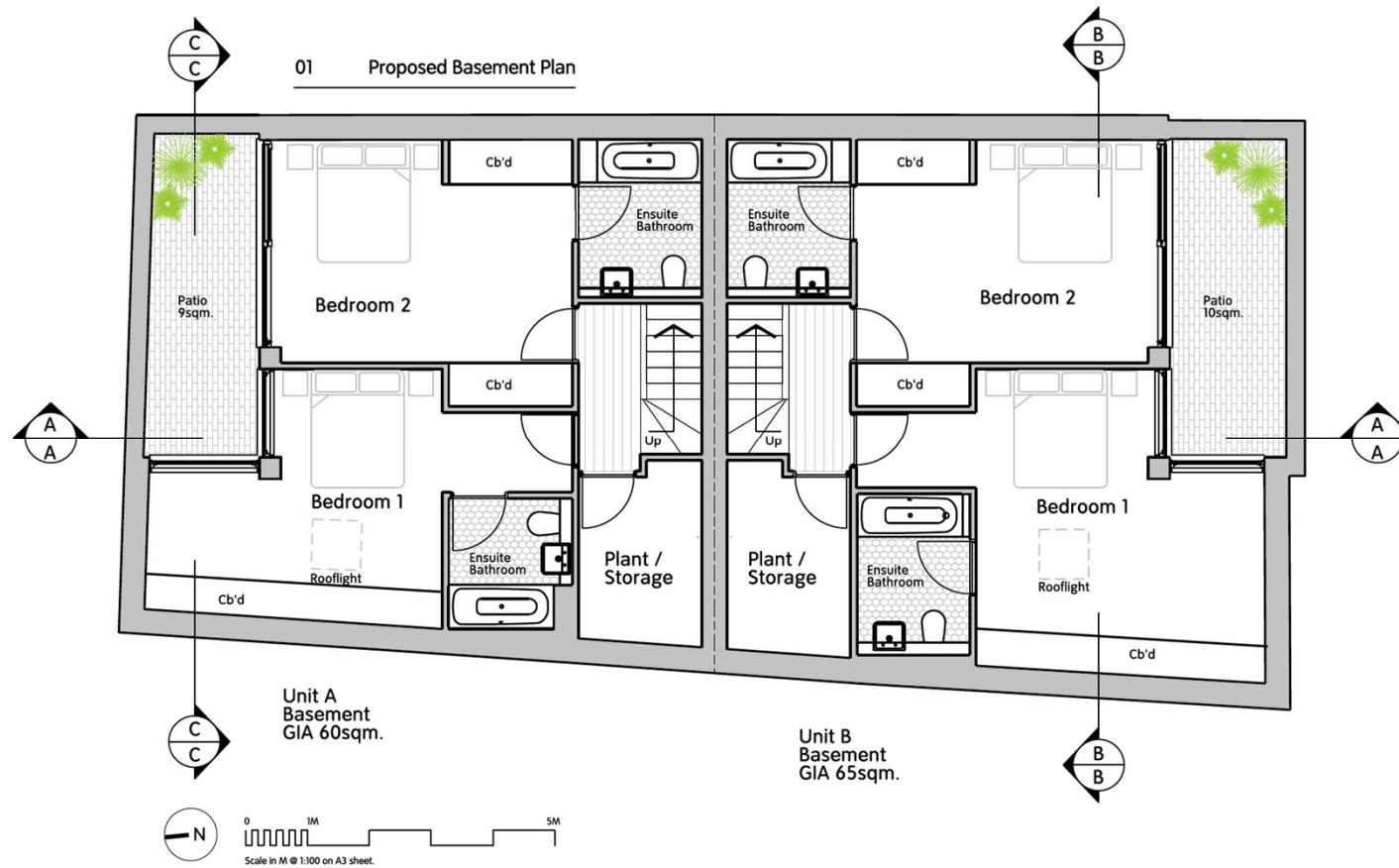


# Proposed Ground Floor Plan

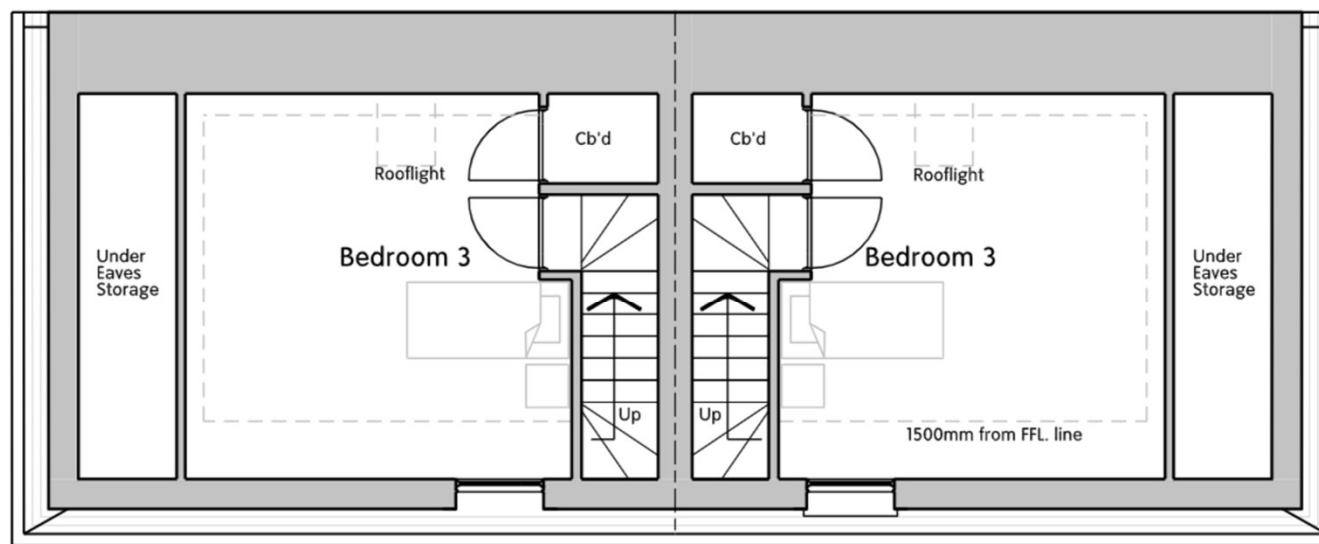
01 Proposed Ground Floor / Site Plan



# Proposed Basement Floor Plan



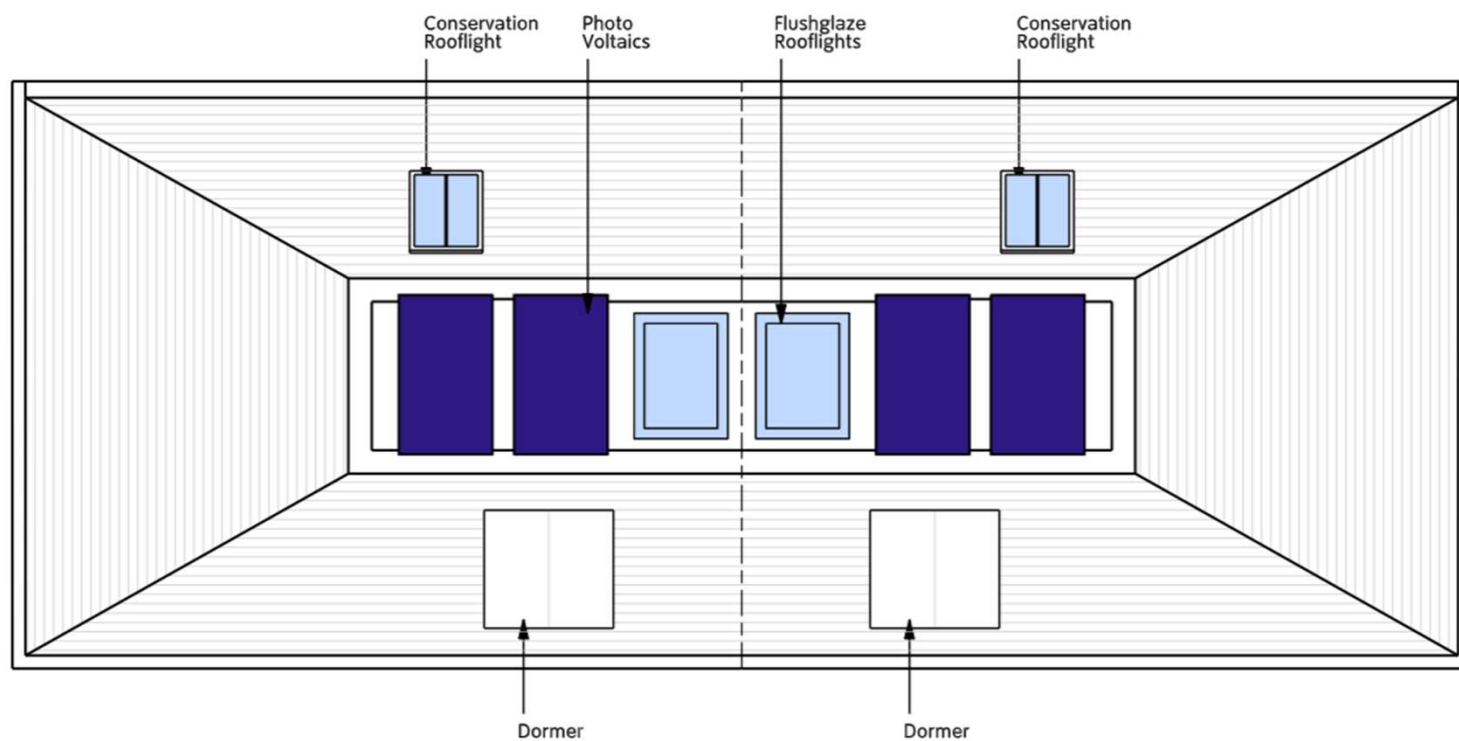
# Proposed Attic Floor Plan



Unit A  
First Floor  
GIA 17sqm.

Unit B  
First Floor  
GIA 17sqm.

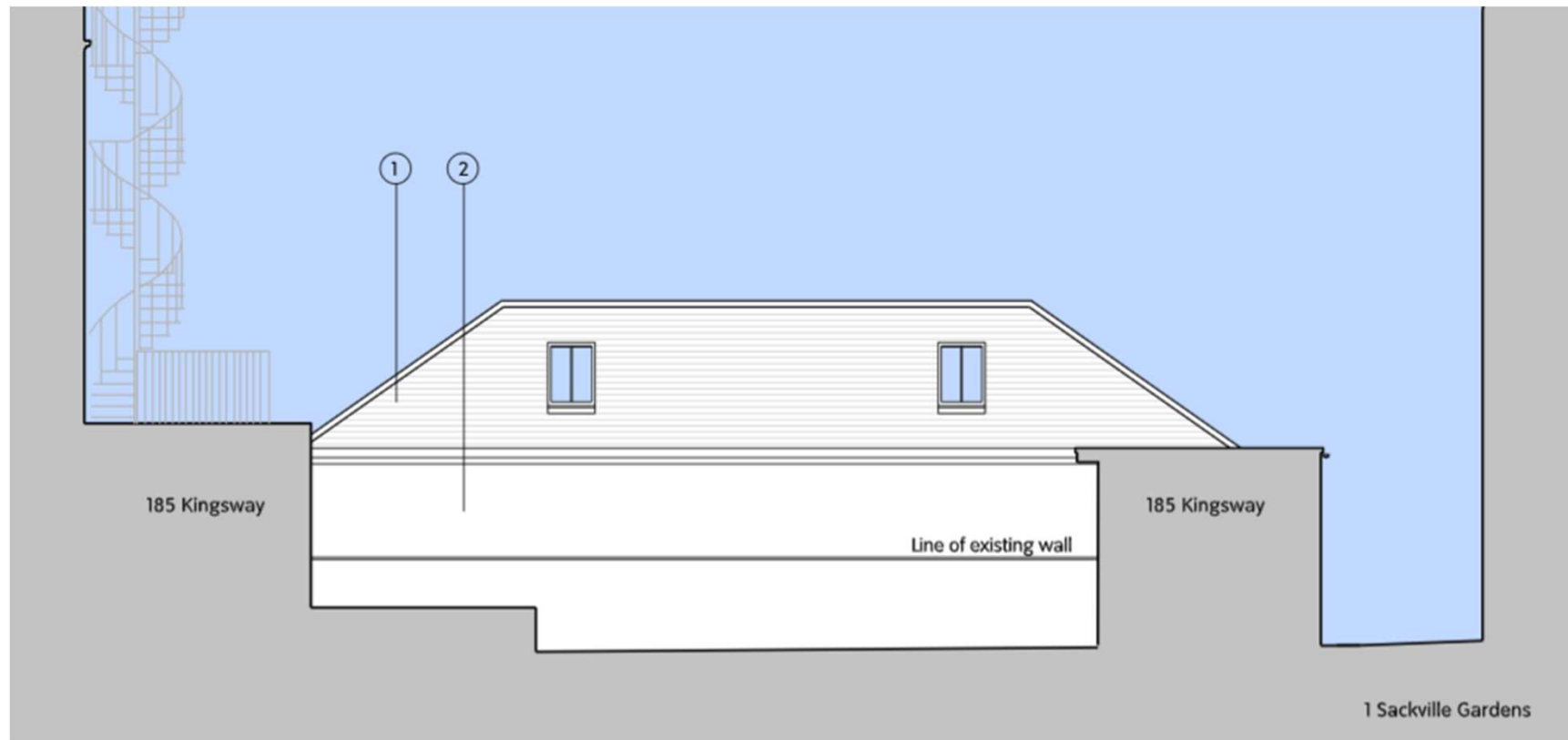
# Proposed Roof Plan



# Proposed Front (West Facing) Elevation



# Proposed Rear (East Facing) Elevation



# Proposed North and South Elevations



South Facing Elevation



North Facing elevation

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# Proposed Visual



# Representations

- ▶ In response to publicity, responses were received from **Seven (7)** individuals, objecting to the application for the following issues:
  - ▶ - Loss of light
  - ▶ - Loss of garages
  - ▶ - Increase in parking
  - ▶ - Overshadowing
  - ▶ - Overlooking
  - ▶ - Noise and disturbance
  - ▶ - Overdevelopment
  - ▶ - Unsuitable site family housing
  
- ▶ Responses were received from **Fourteen (14)** individuals, supporting the application for the following issues:
  - ▶ - Good design
  - ▶ - Housing need
  - ▶ - Loss of unsightly garages
  - ▶ - Increase in parking spaces by removing the garages
  - ▶ - Improvement to the conservation area

# Key Considerations

- ▶ Design and appearance, including the impact on the conservation area.
- ▶ Impact on amenity
- ▶ Standard of accommodation
- ▶ Impacts on transport
- ▶ Biodiversity and sustainability

# Conclusion and Planning Balance

- ▶ The proposed development is considered to be of an acceptable design and appearance and would not cause harm to the character and appearance of the site or the surrounding conservation area.
- ▶ The scale and siting of the development ensures that no significant impacts to neighbouring amenity occurs.
- ▶ The dwellings would provide a good standard of accommodation.
- ▶ No adverse impacts on the highways would occur subject to the inclusion of conditions relating to cycle parking, reinstating the highway and further details of the boundary walls which would adjoin the highway.
- ▶ The development would not impact on a priority biodiversity habitat and sustainability measures will be secure by condition.

**Recommend: Approval**