

Rockwater, Kingsway

BH2025/02251

4th March 2026

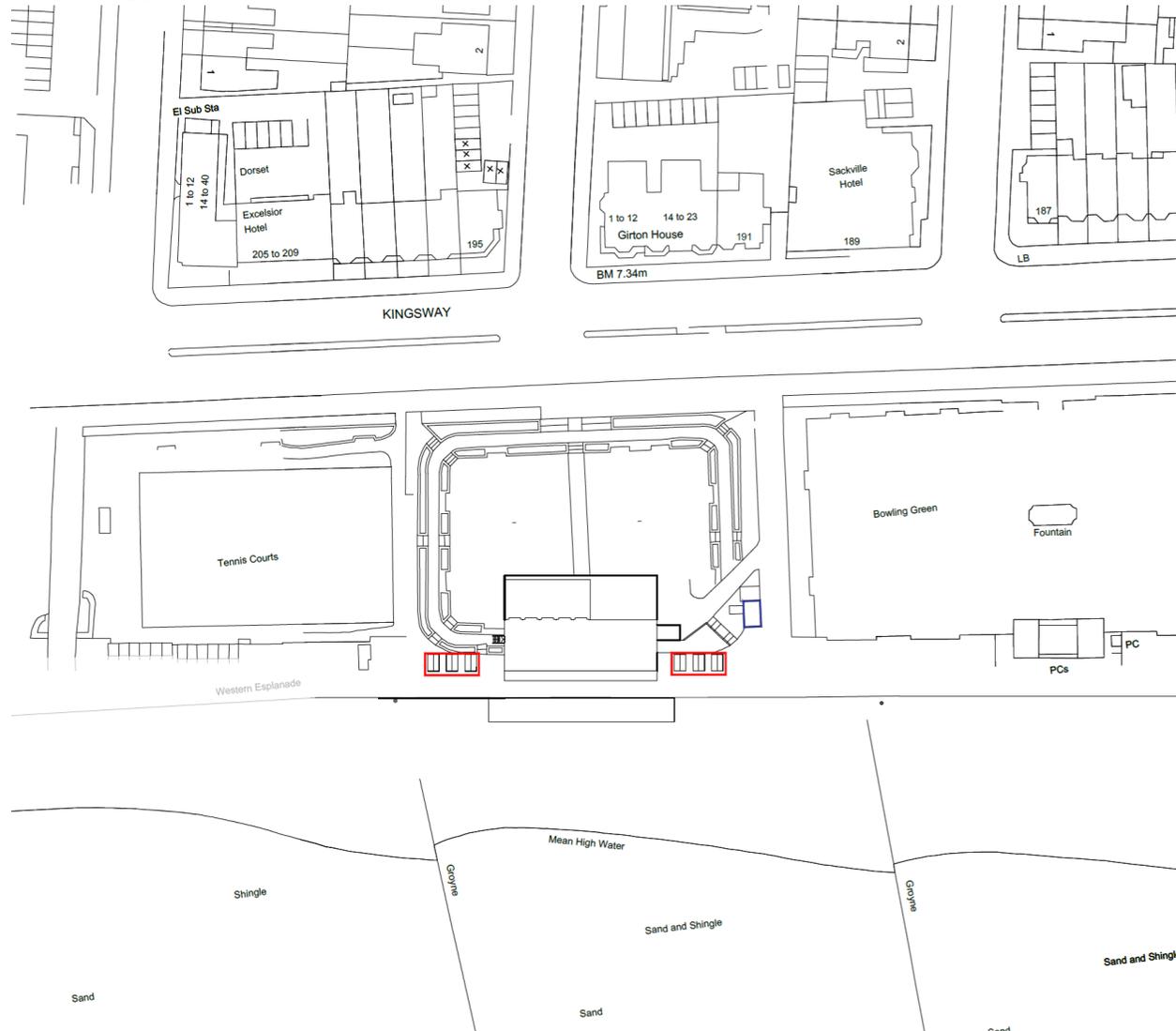


Brighton & Hove
City Council

Application Description

Replacement of existing 3no beach hut style kiosks with 3no beach hut style self-contained timber saunas, including rear ramp access.

Existing Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Existing beach hut 'kiosks'



Photo of Site from west



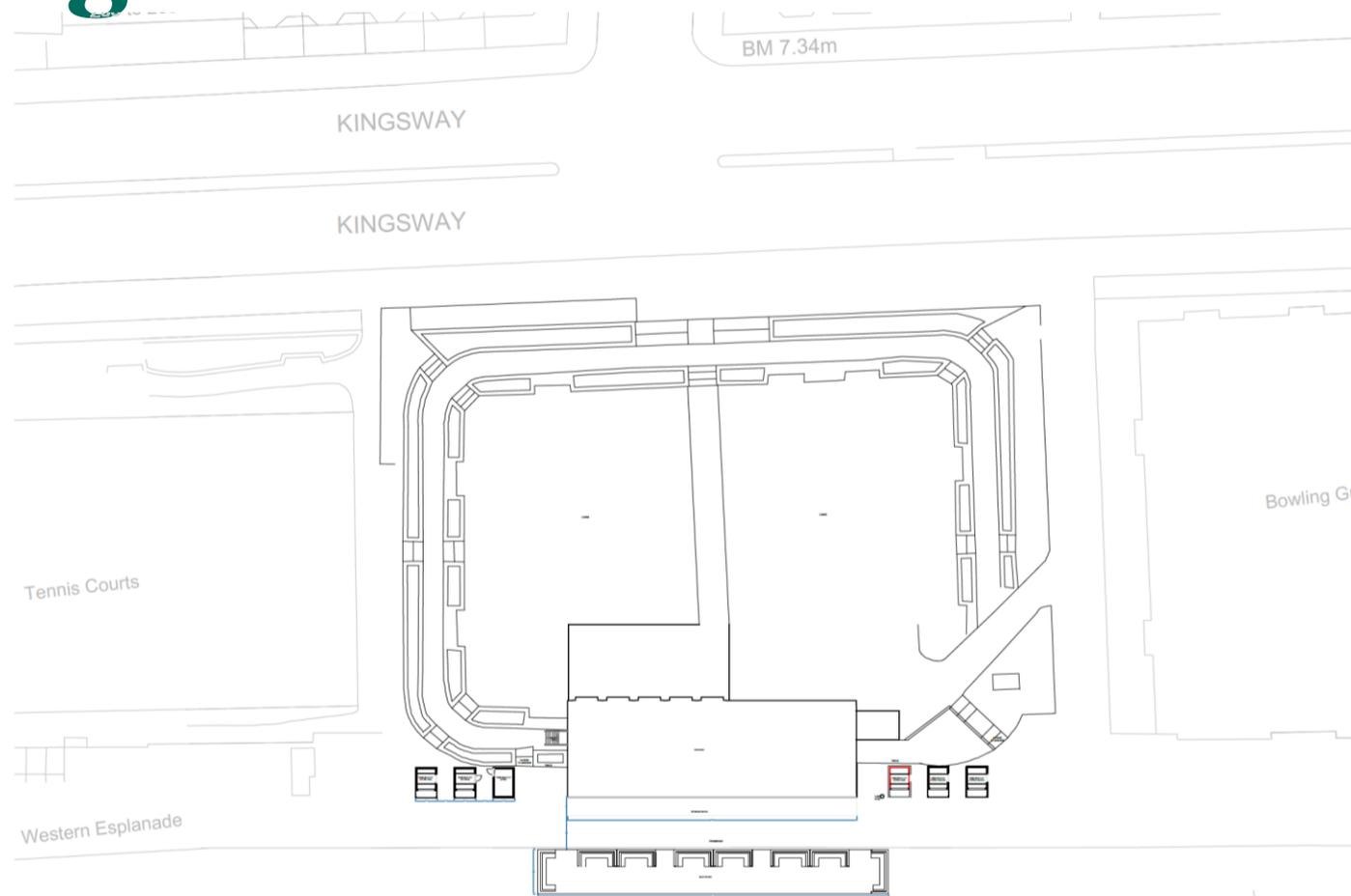
Photo of Site from east



Longer view of seafront promenade from east

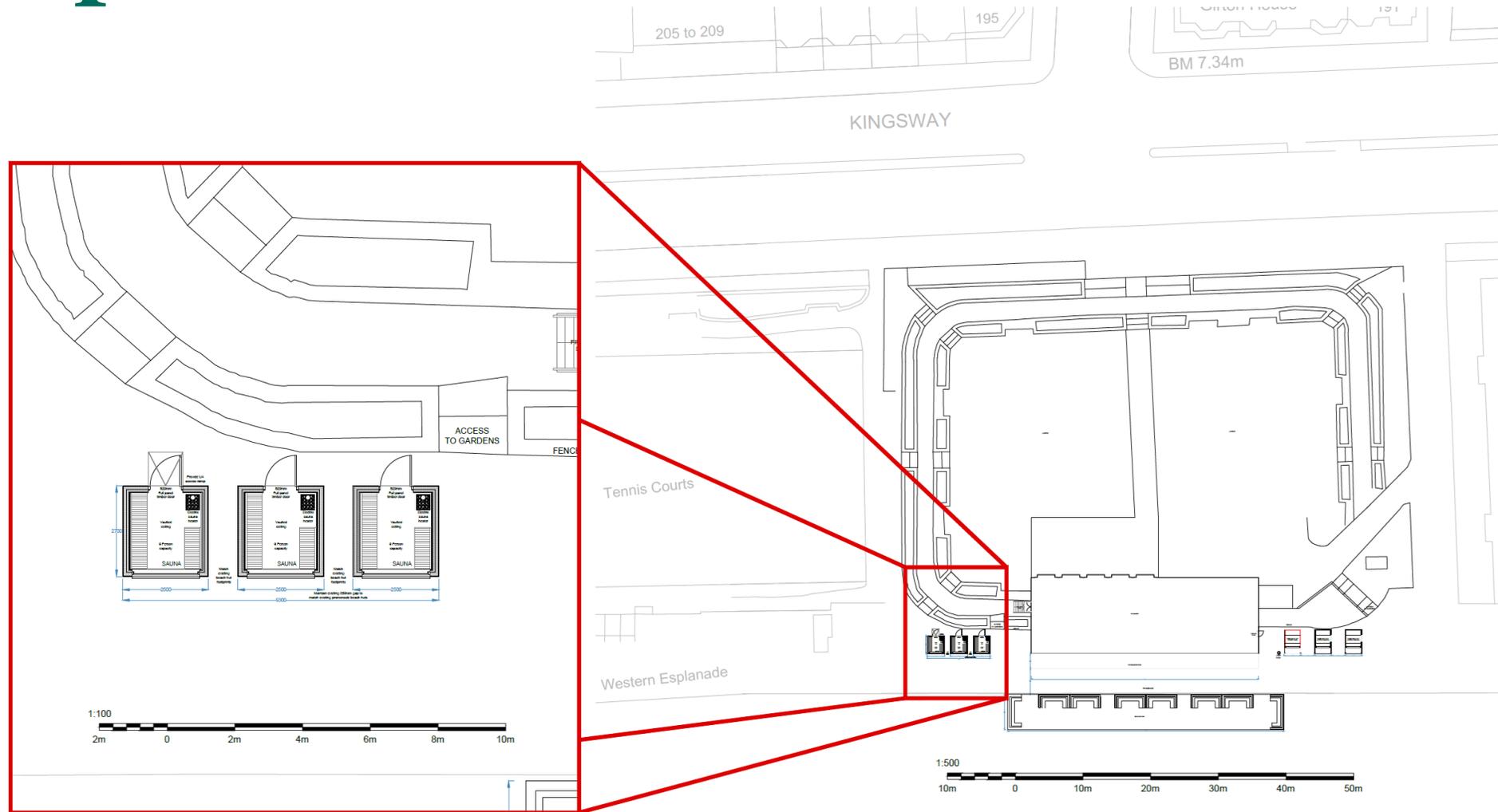


Existing Block Plan



Existing Block Plan
1:500

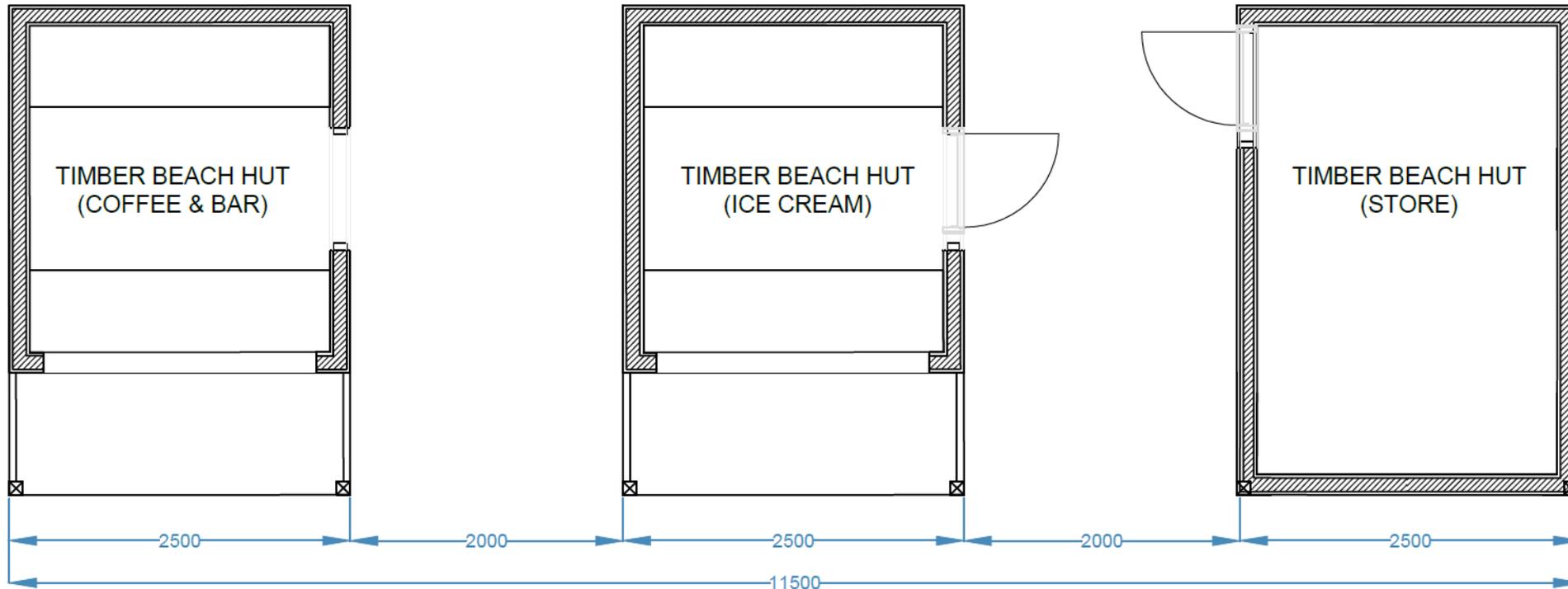
Proposed Block & Site Plan



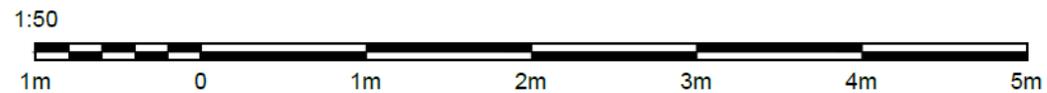
Proposed Site Plan
1:100

Proposed Block Plan
1:500

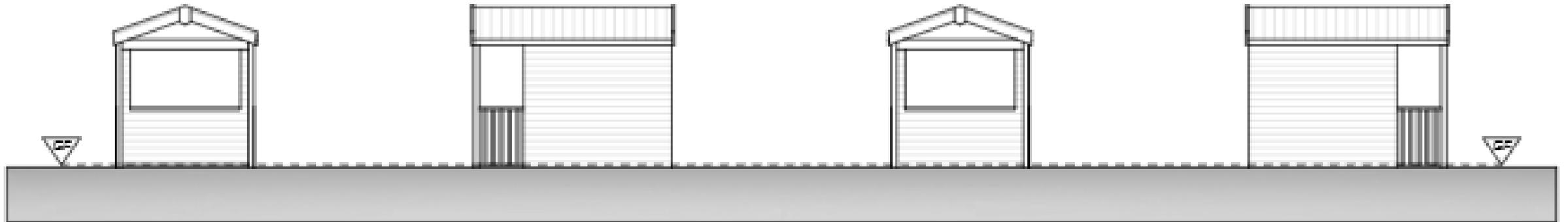
Existing Ground Floor Plan



Existing Ground Floor Layout
1:50



Existing elevations (front / east / rear / west)



Proposed elevations (front / east / rear / west)



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Representations

Nine (9) representations have been received objecting to the proposal for the following reasons:

- ▶ Too many saunas in the area
- ▶ Will negatively impact existing independent sauna establishments / local traders / unfair competition practices by the Council
- ▶ Air pollution / particulate emissions from wood fire and impact on the environment through heat and chemicals
- ▶ Overdevelopment
- ▶ Additional Traffic and narrowing of promenade / busy location / access issues
- ▶ Design and Impact on Conservation Area
- ▶ Impact on upkeep and maintenance of Hove promenade
- ▶ Domination by applicant, limiting diversity / potential for other outlets
- ▶ Rear of the building poor / badly managed and would be made worse
- ▶ Noise
- ▶ Restriction of view
- ▶ Permanence of the beach huts justified under the premise that they were needed for the business. The claim that they are no longer needed is disingenuous

Key Considerations

- ▶ Principle of the use and location
- ▶ Appearance and character and the impact on heritage assets
- ▶ Amenity
- ▶ Access and Transport issues
- ▶ Sustainability and ecology

Conclusion and Planning Balance

- ▶ The proposed development is considered to be acceptable in terms of appearance and the impacts it is anticipated to have on the amenities of local residents and visitors to the area.
- ▶ The impact on the significance of heritage assets, existing seafront uses, and highway safety are also considered to be acceptable.
- ▶ Planning conditions are recommended to secure a satisfactory paint finish to the huts, lighting, and management of the facility.
- ▶ The proposal is overall considered to be in accordance with policies SA1, CP2, CP5, CP12, CP13 and CP15 of the Brighton and Hove City Plan Part One, and DM15, DM26, DM29, DM33, and DM39 of the Brighton and Hove City Plan Part Two and approval is recommended.

