

**St Margarets,
High Street, Rottingdean
BH2025/02913**

1st July 2026

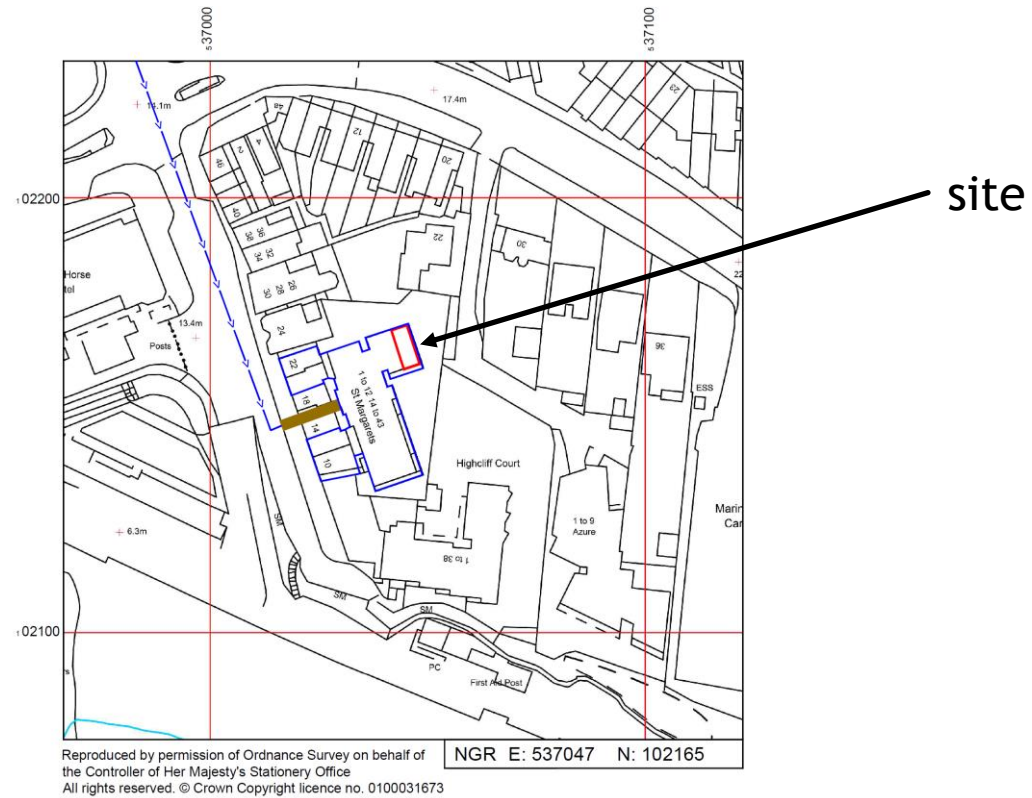


**Brighton & Hove
City Council**

Application Description

- ▶ Installation of 1no EE and 1no H3G Antenna Aperture on Valmont frame on plinths, EE and H3G BOBs behind antennas, 1no H3G unilateral cabinet on steel grillage, 2no EE Unilateral cabinets on steel grillage, EE/H3G MK5 Link AC on steel grillage, 1no EE and 1no H3G antenna aperture on new Valmont frame on plinths, EE & H3G BOB'S behind antennas, 4no EE and 4no H3G RRU'S on pole on Valmont tripod, 2no EE and H3G 600 dishes on antenna pole, 2no EE and H3G 600 dishes on antenna pole (behind) and ancillary equipment for the purposes of telecommunications development.
- ▶ In summary, planning permission is sought for the installation of a telecommunication base station atop of the roof of the locally listed building. The base station would be approximately 35m² in area situated on the northeast corner of the flat roof, accessible via steel access steps. The equipment would include two tripod-mounted antennas, several smaller dish antennas, and associated infrastructure including cabinetry, GPS modules and other hardware.

Location Plan



Aerial Photo of Site



site

3D Aerial Photo of Site



Previous site
at White
Horses, now
removed

Proposed
development
(proposed
equipment in
location
marked in
green)

Existing
temporary
base station

Street Photo of Site (Existing)

View from High
Street



Street Photo of Site (Existing)

View from
Marine Drive,
northeast of
the site



Development location on roof

Street Photo of Site

View from
corner of West
Street Car
Park, north-
west of the
site edge of the
Rottingdean
Conservation
area



Box to show position of
development- not to
scale

Street Photo of Site (Existing)

View from
land east of
Marine Cliffs
Car Park, east
of the site



Development location on roof

Proposed Visual (agent supplied)



Development location
on roof

St Margaret's Court Seen
From the A259, Looking
West - Proposed

Street Photo of Site (Existing)

View from
land west of
White Horses
Car Park, west
of the site

Development location on roof



Proposed Visual (agent supplied)

Development location
on roof



St Margaret's
Court Seen From
the A259, Looking
East - Proposed

Other Photo of Site

View of
existing base
station on
application
site rooftop
(Scaffold
removed now)

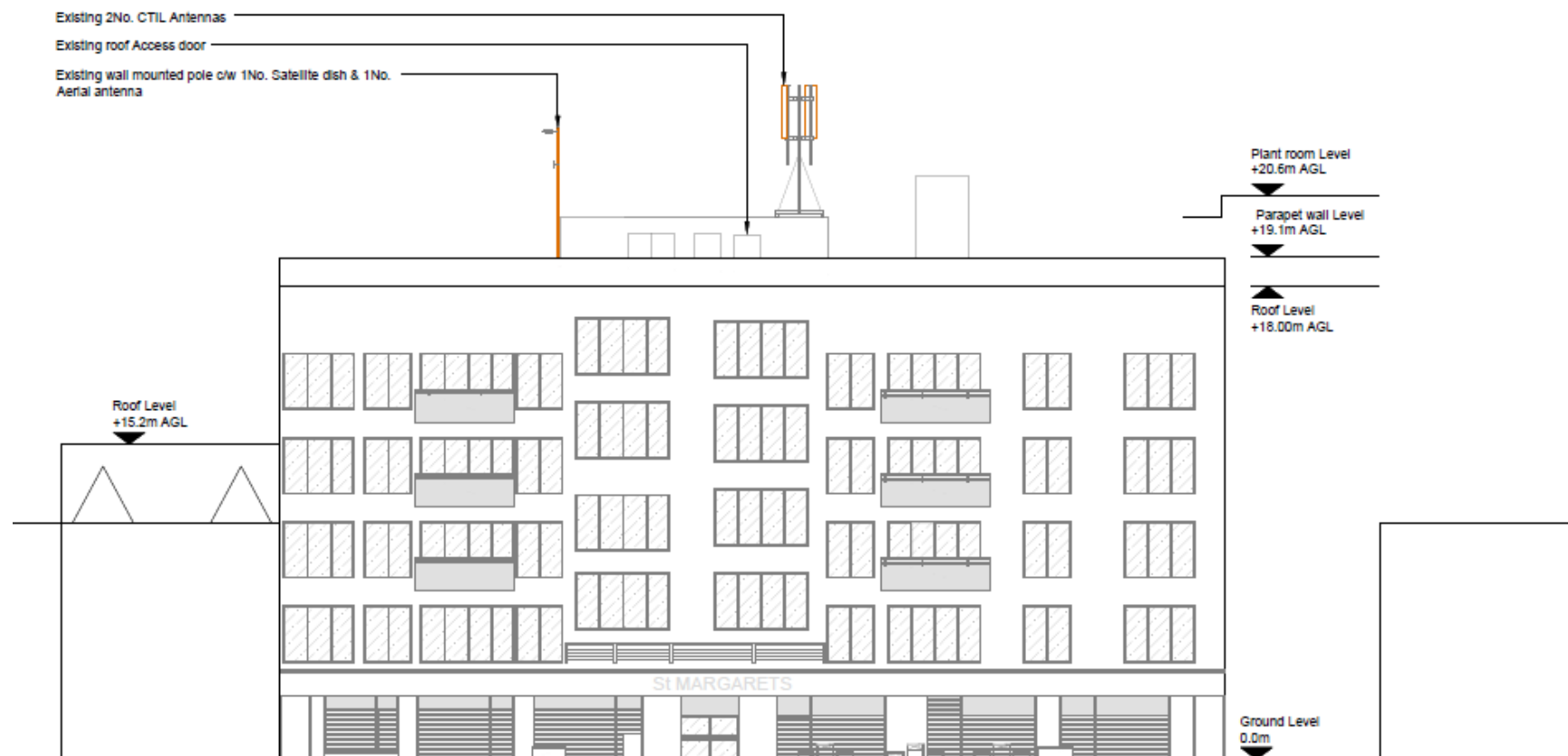


Photo of temporary site

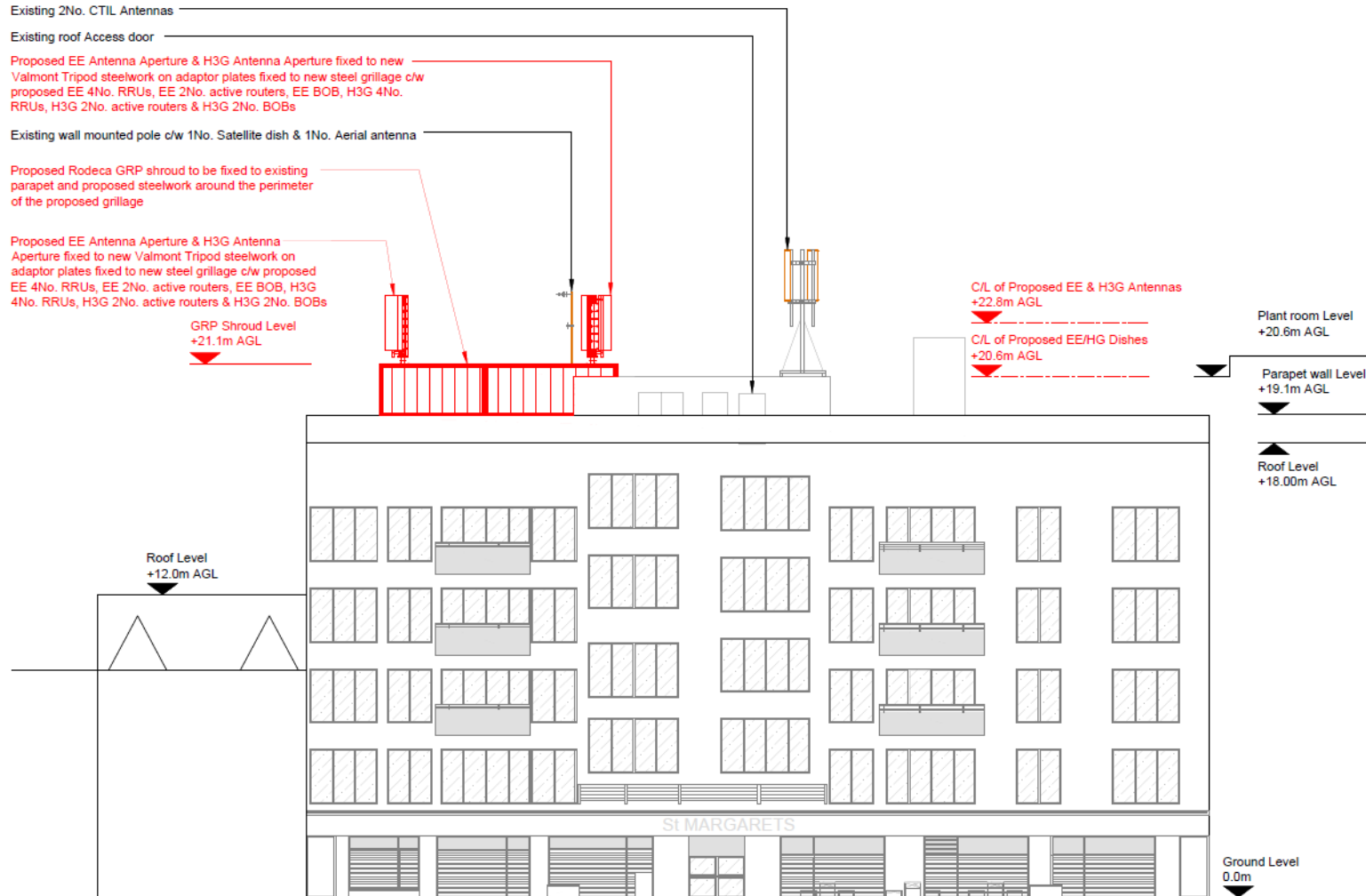


Temporary Site

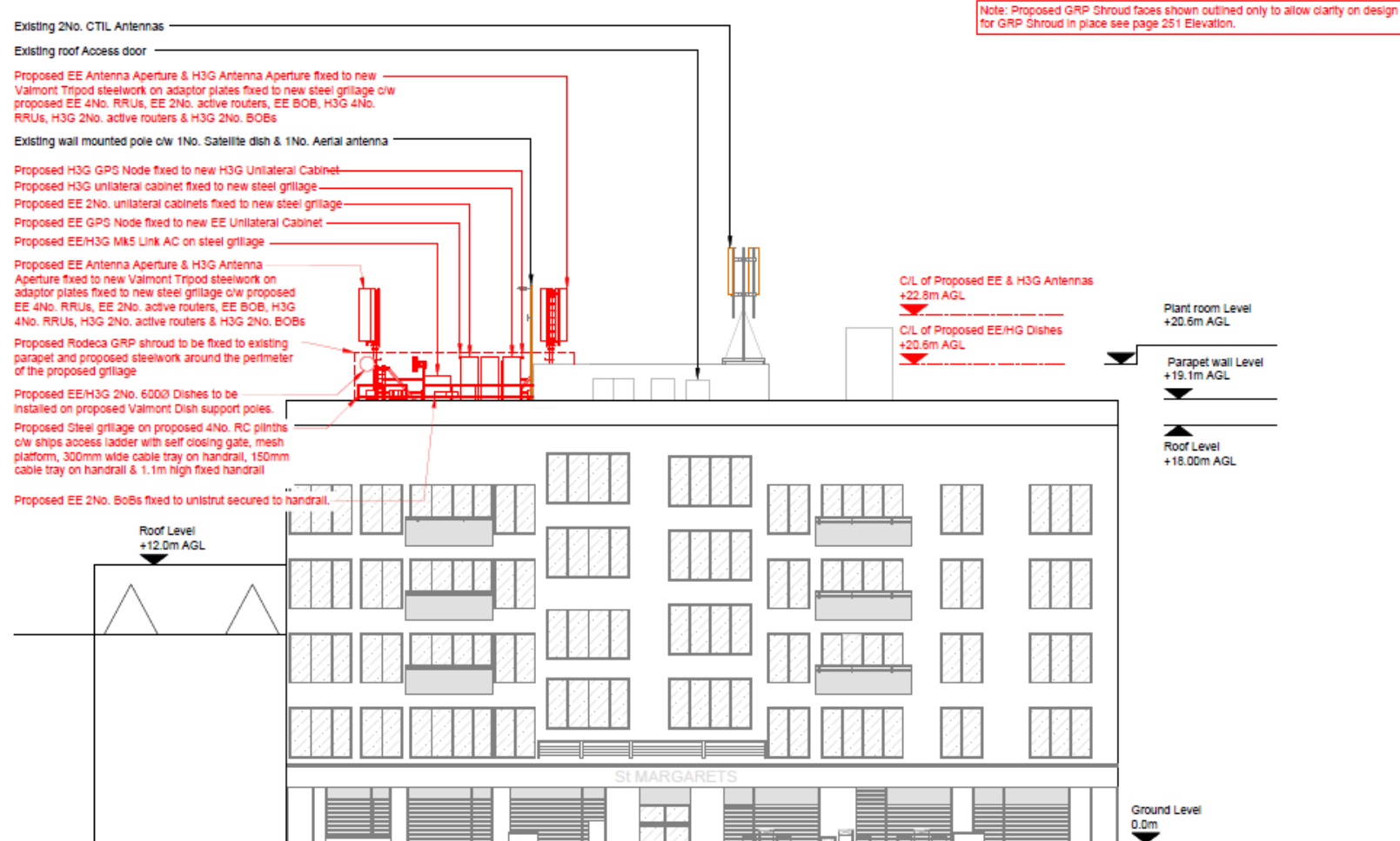
Existing Elevations



Proposed Elevation



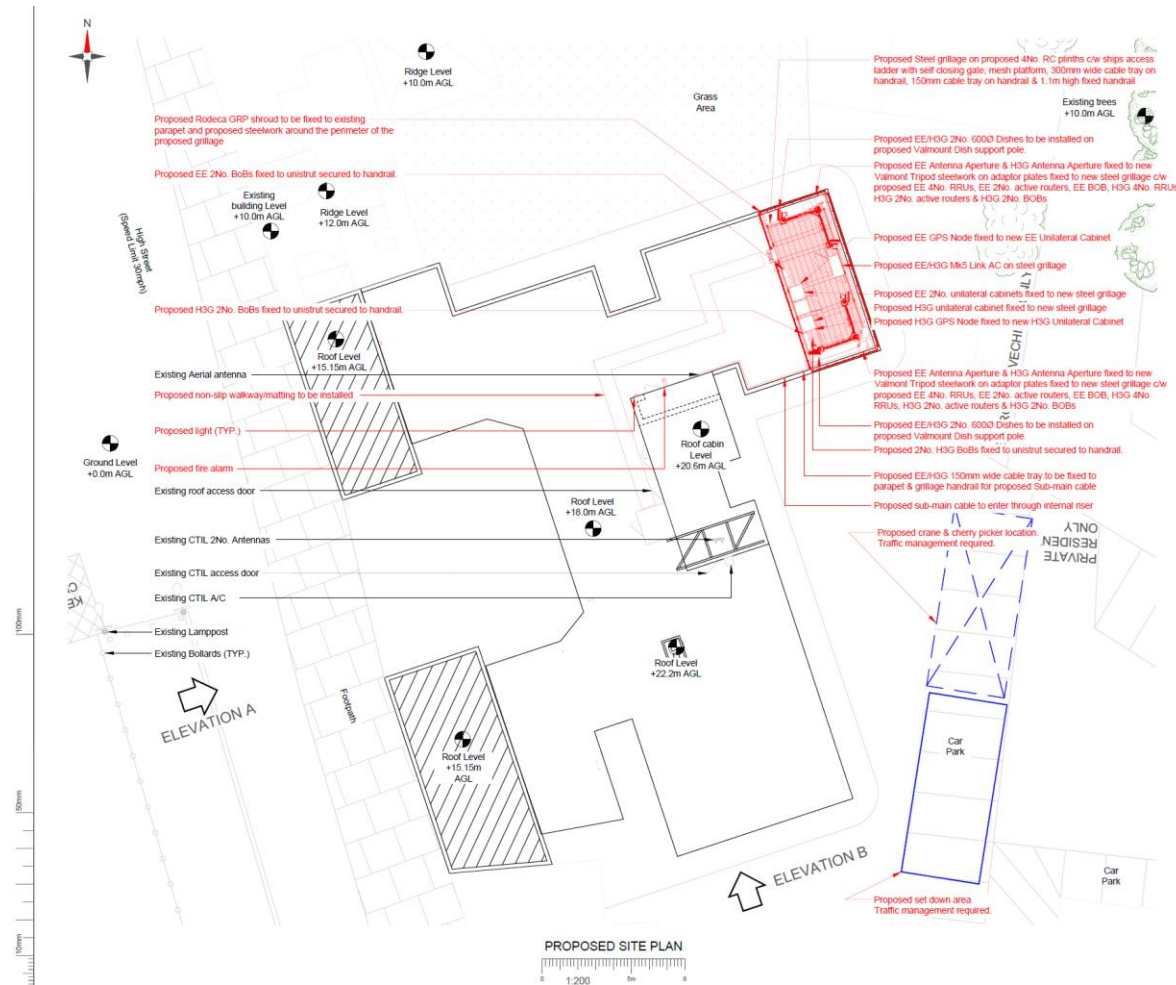
Proposed Elevation (without shrouding to equipment behind)



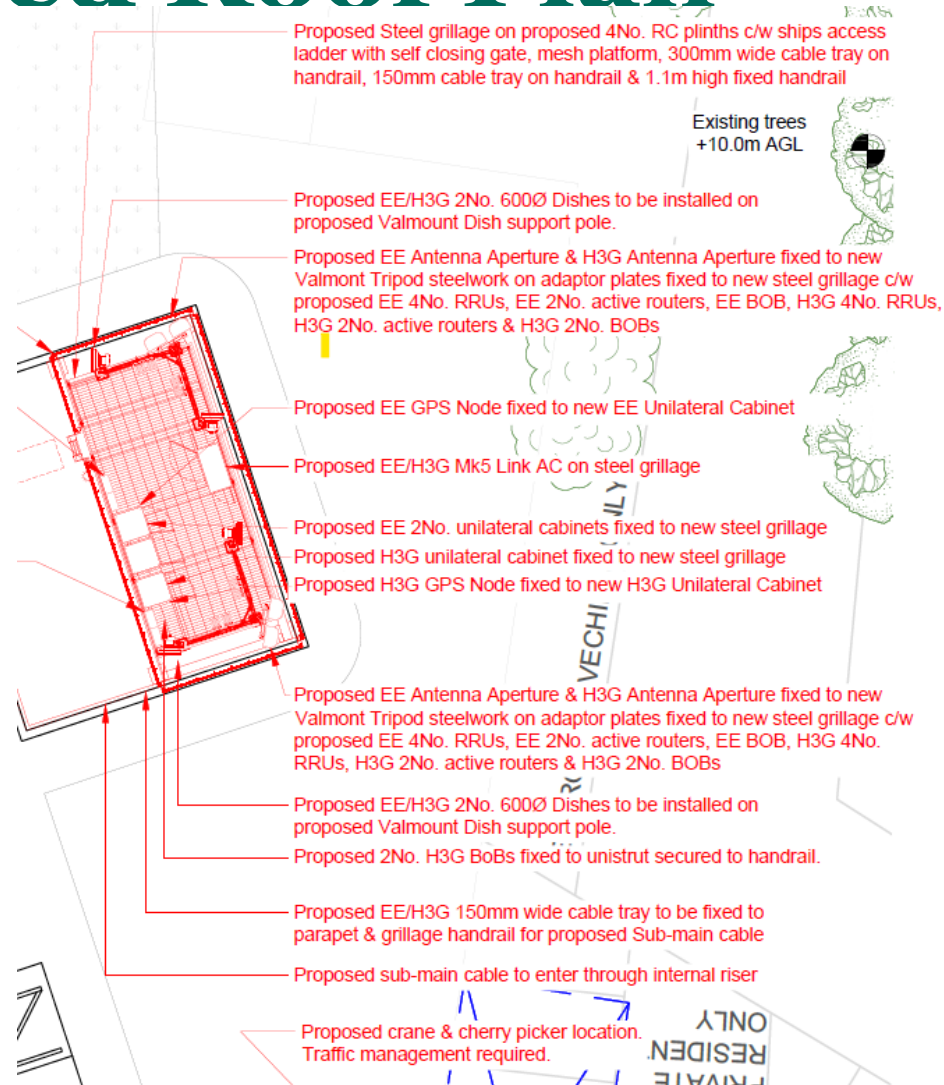
Existing Roof Plan



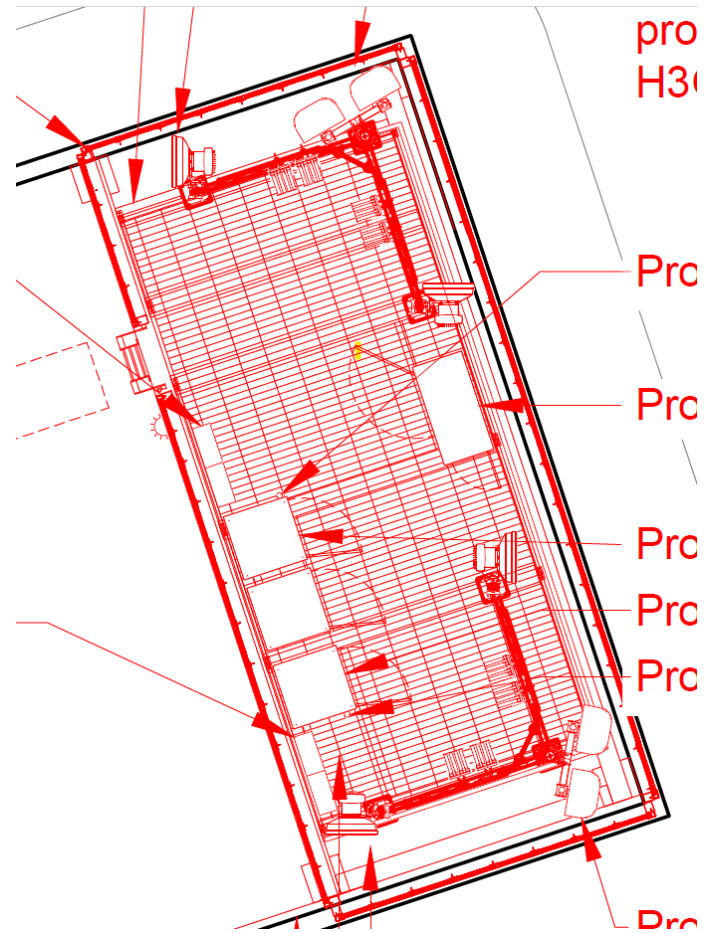
Proposed Roof Plan



Proposed Roof Plan



Proposed Equipment Layout



Representations - Objections

- ▶ Thirty-two (32) **objections** have been received, on the following grounds:
- ▶ Loss of rooftop amenity space
- ▶ Detrimental impact on historic significance of locally listed building
- ▶ Highly visible
- ▶ Detrimental impact on human health/wildlife
- ▶ Noise nuisance
- ▶ Alternative sites should be utilised

Representations – Supporting Comments

- ▶ **Seven (7) supporting** comments have been received, on the following planning grounds:
- ▶ Improvement/Update to existing telecommunications base station
- ▶ Impact on residents is acceptable
- ▶ Improved mobile signal would benefit local business and visitors
- ▶ Would allow the removal of the temporary base station within the Marine Cliffs car park

Key Considerations

- ▶ Principle of Development, and the maintenance of a robust telecommunications network.
- ▶ Design and Appearance, and the impact on the historic significance of the locally listed building and surrounding designated heritage assets.
- ▶ Impact on Amenity, for residents and visitors to Rottingdean.

Conclusion and Planning Balance

- ▶ The proposed development is considered to have a detrimental impact on the visual amenity of the local built environment, the historic significance of the locally listed St Margarets block of flats, and the setting of the Rottingdean Conservation Area and Rottingdean Windmill by reason of its incongruous and cluttered appearance that would be highly visible atop the roofscape in views from the north, east and west.
- ▶ Inadequate justification for mounting the equipment in this location as the submitted site location assessments are insufficiently robust to discount an alternative, less harmful location for the telecommunication equipment.
- ▶ The proposed development would provide public benefits in terms of maintaining a robust telecommunications network, but this is not considered to justify the harm to the heritage assets.
- ▶ For the foregoing reasons the proposal is considered to be in conflict with policies SA1, CP12 and CP15 of the Brighton & Hove City Plan Part One, DM18, DM25 and DM28 of the Brighton & Hove City Plan Part Two, and S1 and H2 of the Rottingdean Neighbourhood Plan.
- ▶ **Recommendation - Refuse**

