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Former Peter Pan's Playground Site, Madeira Drive

BH2023/01955

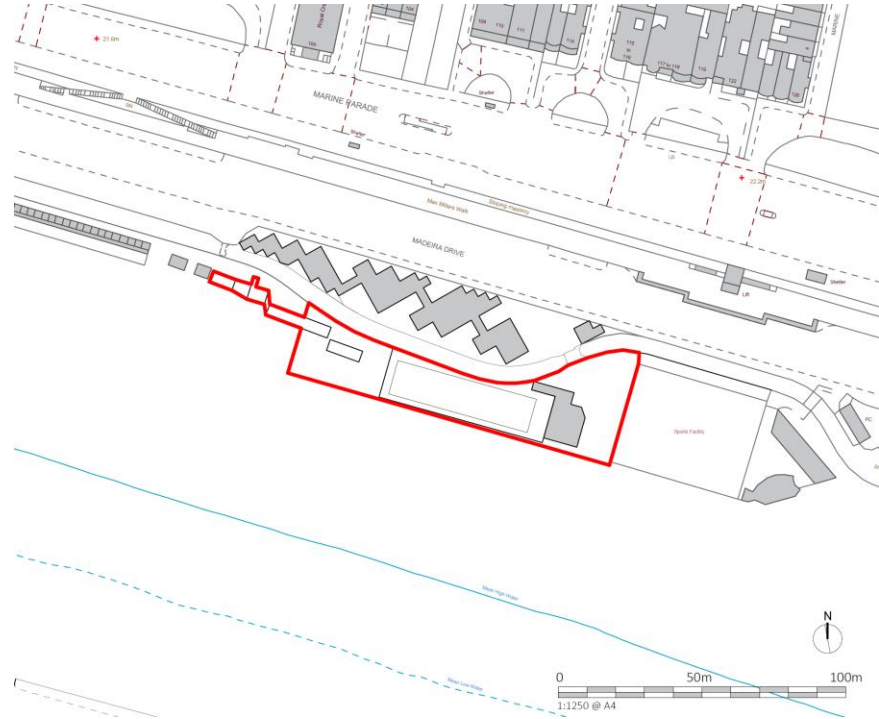


**Brighton & Hove
City Council**

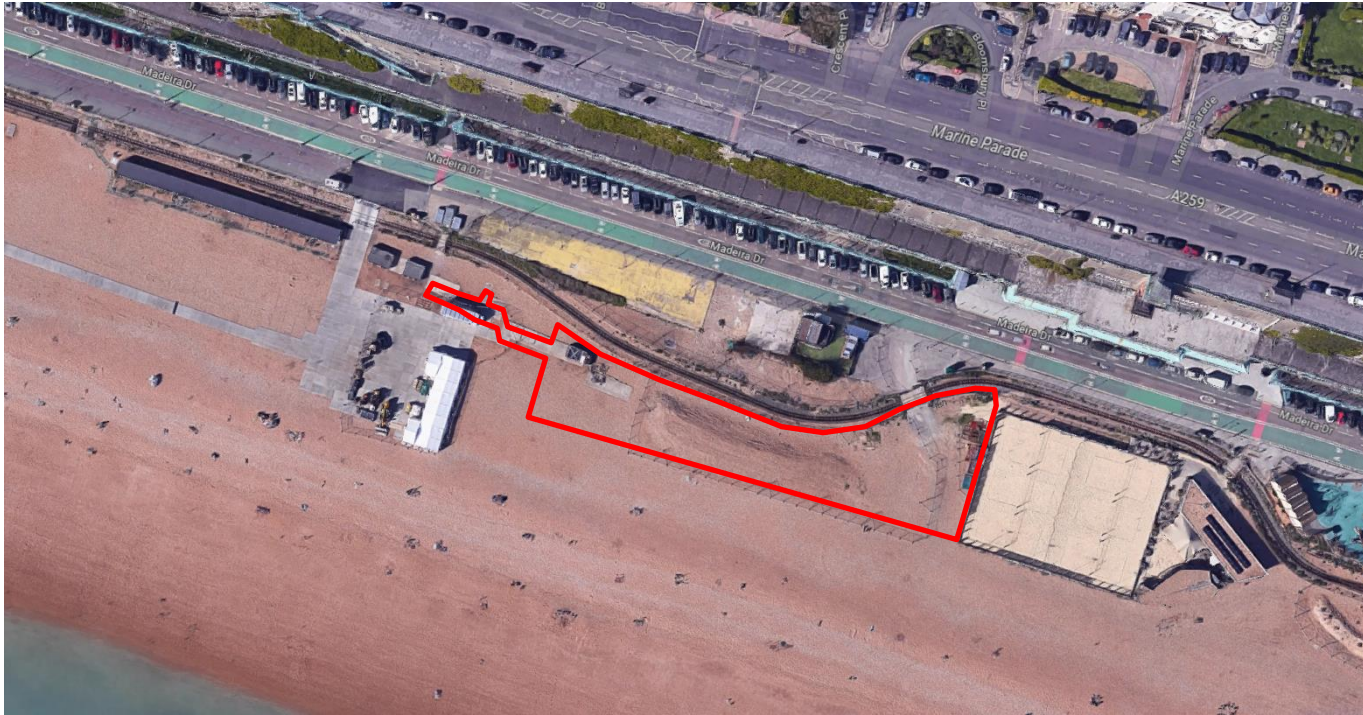
Application Description

- **Erection of 4no beach locker blocks (retrospective).**

Existing Location Plan



Aerial photo(s) of site



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3D Aerial photo of site



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Street photo(s) of site



Other photo(s) of site

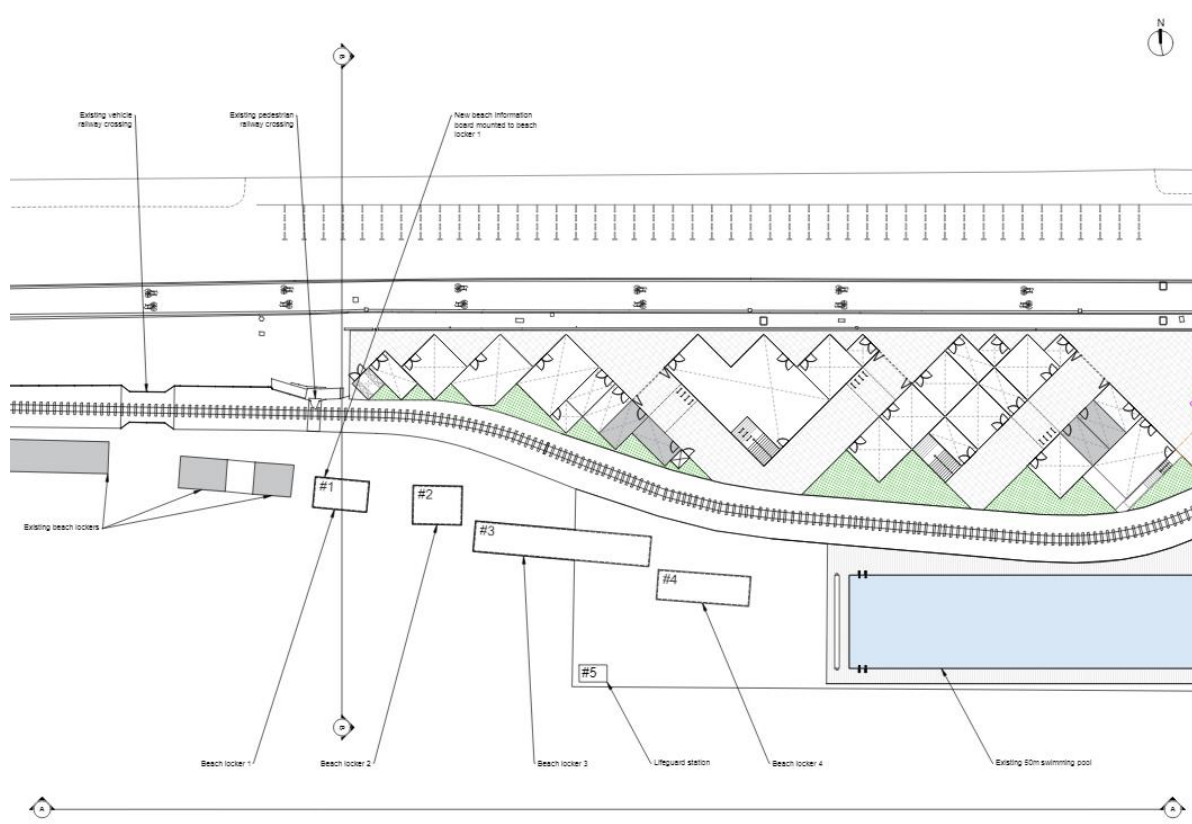


Other photo(s) of site

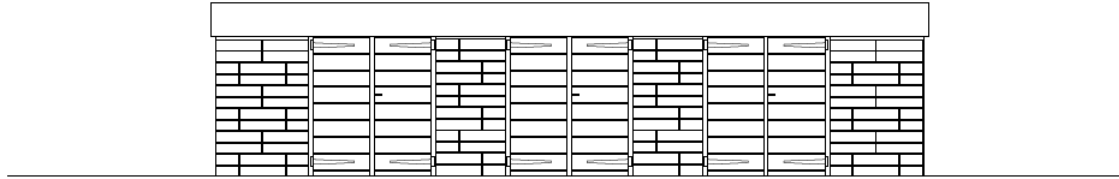


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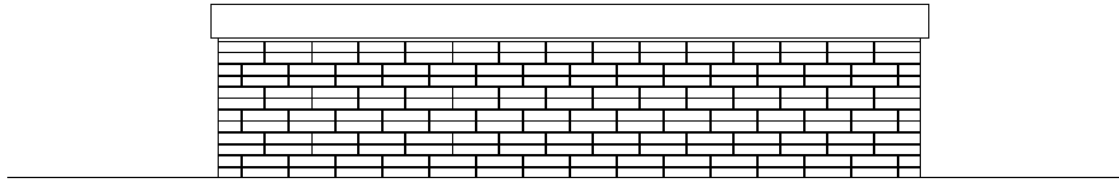
Proposed Block Plan



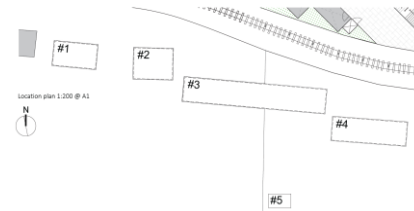
Proposed Elevations (Block 1)



Block 1 - South elevation 1:50 @ A1



Block 1 - North elevation 1:50 @ A1

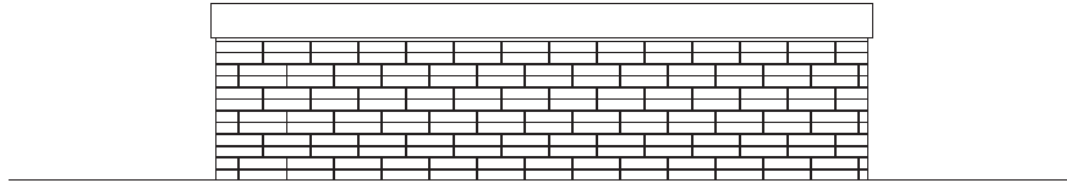


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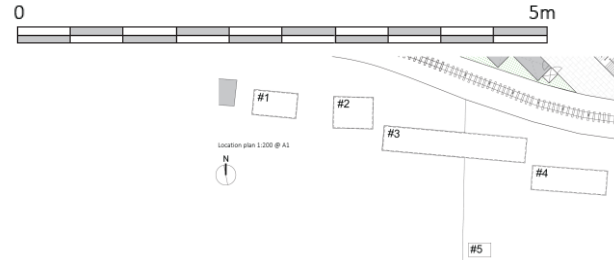
Proposed Elevations (Block 2)



Block 2 - South elevation 1:50 @ A1



Block 2 - North elevation 1:50 @ A1

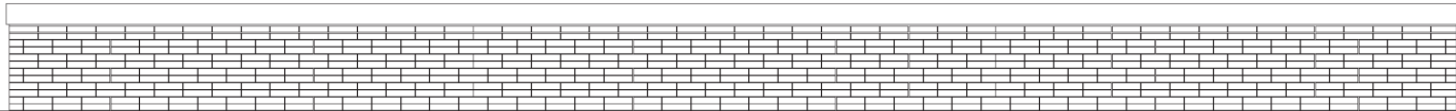


Proposed Elevations (Block 3)

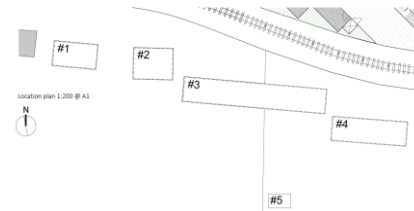
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Block 3 - South elevation 1:50 @ A1



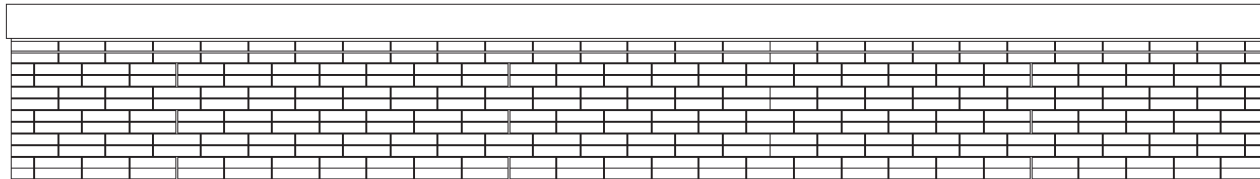
Block 3 - North elevation 1:50 @ A1



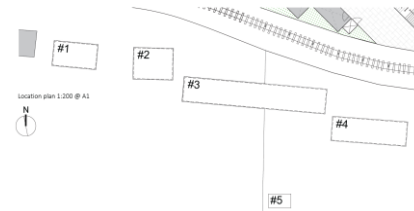
Proposed Elevations (Block 4)



Block 4 - South elevation 1:50 @ A1



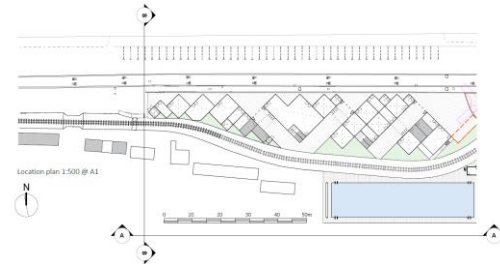
Block 4 - North elevation 1:50 @ A1



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Existing Site Section(s)

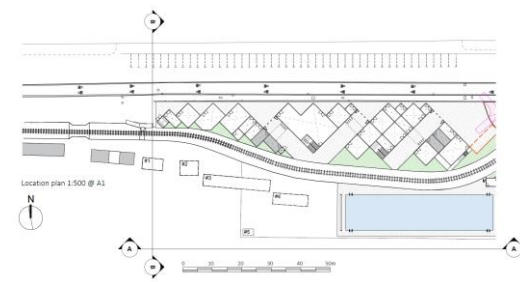
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Proposed Site Section(s)



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Representations

Forty-six (46) letters of support, raising the following points:

- Good design
- Enhances Sea Lanes development
- Vital storage for charity after losing previous venue
- Promotes safety of seafront as club members aid the public
- Endorse statement by the BSLSC
- Attractive murals

Ten (10) letters of objection, raising the following points:

- Overdevelopment
- Poor design
- Loss of view
- Surf Lifesaving Club is a club with a membership fee

- Have been built without permission
- Development creep/privatisation across the beach
- Object to the faux-graffiti style painting of the lockers
- Poor location blocking view of the sea
- The pedestrian crossing over the railway and the access to the lockers should be improved
- The land is owned by the Council

Lloyd Russell-Moyle MP has written to support the application for the following reasons:

- Replacement of pre-existing structures, to a higher standard
- Views not obstructed

Key Considerations in the Application

- Principle of development
- Design, Appearance, Heritage

Conclusion and Planning Balance

- Proposals are considered an appropriate use for the seafront and use by local charities/organisations is supported
- However, concerns are held regarding visual impact and failure to conserve and enhance the Conservation Area.
- An appropriate balance is considered to be to allow the proposals for a temporary time period, to align with the Sea Lanes structures to the north of the Volks Railway Line.
- Approval is therefore recommended, subject to conditions.