



**Brighton & Hove
City Council**

Plans List

PLANNING COMMITTEE

2.00PM, WEDNESDAY, 31 AUGUST 2011

COUNCIL CHAMBER, HOVE TOWN HALL

BRIGHTON & HOVE CITY COUNCIL ENVIRONMENT

PLANS LIST
PLANNING COMMITTEE
Date: 31st August 2011

MAJOR APPLICATIONS

Application Number	Area	Ward	Address	Proposal	Recommendation	Page
A BH2011/01120 Full Planning	West	Westbourne	Lawnscroft, 155 Kingsway	Demolition of existing building and construction of a new four/five storey, 34 bed nursing home, with basement car park, widened access and ancillary staff accommodation.	Minded to Grant	3

MINOR APPLICATIONS

Application Number	Area	Ward	Address	Proposal	Recommendation	Page
B BH2011/01932 Full Planning	West	Wish	Land east of Hove Deep Sea Anglers Club, Western Esplanade	Erection of boat house.	Grant	20
C BH2011/01825 Full Planning	West	Withdean	Land adjacent 29 Surrenden Holt	Erection of a single storey dwelling.	Refuse	26
D BH2011/01793 Householder Planning	West	Westbourne	38 Walsingham Rd	Loft conversion incorporating hip to gable roof extension, rear dormer and 3 no rooflights to front roof slope (part retrospective).	Refuse	36
E BH2011/02034 Householder Planning	East	Rottingdean Coastal	11 Ainsworth Avenue	Erection of two storey side extension incorporating dormers.	Refuse	43

Delegated planning and tree application decisions: **55**

PLEASE NOTE: In line with the decision of the sub-committee taken at its meeting on 27 April 2005, copies of "Determined Applications" items are now available as hard copies at public inspection points or may be downloaded from the Council website. Copies of these papers are emailed to individual Committee Members.

LIST OF MAJOR APPLICATIONS

<u>No:</u>	BH2011/01120	<u>Ward:</u>	WESTBOURNE
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Lawncroft, 155 Kingsway, Hove		
<u>Proposal:</u>	Demolition of existing building and construction of new four/five storey, 34 bed nursing home with basement car park, widened access and ancillary staff accommodation.		
<u>Officer:</u>	Paul Earp, tel: 292193	<u>Valid Date:</u>	27 May 2011
<u>Con Area:</u>	Pembroke and Princes	<u>Expiry Date:</u>	26 August 2011
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	DWA Architects, 39 Blossom Street, York		
<u>Applicant:</u>	Lawncroft Nursing Home, Mrs Holliday-Welch, Princes Crescent, Hove		

1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and the policies and guidance in section 7 and resolves that it is **MINDED TO GRANT** planning permission subject to the applicant entering into a s106 Planning Obligation Agreement and to the following Conditions and Informatives:

S106 Heads of Terms:

- £7,200 Transport contribution.
- £9,000 Public Art contribution.
- £13,650 Local Labour Scheme contribution.
- Local Labour Scheme Agreement.

Regulatory Conditions:

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
- 2) The development hereby permitted shall be carried out in accordance with the approved drawings no. SK(0)013 received on 16 May 2011, drawings AL(0)010, 10136/1 and unnumbered floor plans received 27 May 2011, and drawings SK(0) / 010F, 11H, 12G, 40B, 41E, 42F, 44E received 9 August 2011.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3) The windows in the north facing elevation, with the exception of the angled windows to the rear bedrooms, shall not be glazed otherwise than with obscured glass. Additionally, the windows serving the stairwell shall be fixed shut whilst the windows serving bathrooms at first floor level and

second floor level shall be top hung opening outwards and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

- 4) No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

- 5) The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

- 6) The premises shall only be used for Residential Care Home/Nursing Home within Use Class C2 and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with policy QD27 of the Brighton & Hove Local Plan.

Pre-Commencement Conditions:

- 7) No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

- 8) No development shall take place until details of screening for the balconies and the roof terrace have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

- 9) No development shall commence until a scheme for the fitting of odour control equipment to the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be

implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

- 10) No development shall commence until a scheme for the sound insulation of the odour control equipment referred to in the condition set out above has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

- 11) No development shall commence until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

- 12) Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed road[s] treatments, surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to the Planning Authority and be subject to its approval, in consultation with this Authority

Reason: In the interests of highway safety and for the benefit and convenience of the public at large and to comply with Local Plan policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.

- 13) No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

- 14) Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until:

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 70% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development have been submitted to the Local Planning Authority;

and

- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 70% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

- 15) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

- 16) No development shall take place until details of the wall to be reinstated along Princes Crescent to the northern boundary with 3 Princes Crescent have been submitted to and approved in writing by the Local Planning Authority. The wall shall be constructed in strict accordance with the agreed details and thereafter permanently retained as such.

Reason: To ensure a satisfactory appearance to the development and in the interests of protecting the character and appearance of the conservation area and residential amenities of the occupiers of the adjacent property, and to comply with policies QD2, QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

- 17) No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan.

Pre-Occupation Conditions:

- 18) The development shall not be occupied until cycle parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development and to comply with policies TR14 and TR19 of the Brighton & Hove Local Plan.

- 19) The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.
Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.
- 20) The development shall not be occupied until parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles
Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with SPG4 and policies TR1 and TR19 of the Brighton & Hove Local Plan.
- 21) Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 70% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.
Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.
- 22) All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.
Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

Informatives:

1. The applicants are reminded that a formal application for connection to the public sewerage system is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39a Southgate Street, Winchester, SO23 9EH (tel: 01962 858688), or www.southernwater.co.uk

2. The applicant is advised that new legislation on Site Waste Management Plans (SWMP) was introduced on 6 April 2008 in the form of Site Waste Management Plans Regulations 2008. As a result, it is now a legal requirement for all construction projects in England over £300,000 (3+ housing units (new build), 11+ housing units (conversion) or over 200sq m non-residential floorspace (new build)) to have a SWMP, with a more detailed plan required for projects over £500,000. Further details can be found on the following websites: www.netregs.gov.uk/netregs/businesses/construction/62359.aspx and www.wrap.org.uk/construction/tools_and_guidance/site_waste_2.html
3. The applicant is advised that details of the BREEAM assessment tools and a list of approved assessors can be obtained from the BREEAM websites (www.breeam.org). Details about BREEAM can also be found in Supplementary Planning Document SPD08 Sustainable Building Design, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk).
4. The applicant is advised that advice regarding permeable and porous hardsurfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website (www.communities.gov.uk).
5. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the Brighton & Hove Local Plan set out below, including Supplementary Planning Guidance and Supplementary Planning Documents:
(Please see section 7 of the report for the full list); and
 - (ii) for the following reasons:-

The proposal makes efficient use of the site by providing a new nursing home with an increased number of bed spaces. The scale and appearance of the building remains very similar to the extant approval, relates well to the adjacent buildings and would enhance this part of the conservation area. The development would achieve a high level of sustainability.

2 THE SITE

The application relates to the Lawncroft Nursing Home, a former residential care home, which is located on the north side of Kingsway at the junction with Princes Crescent. The site is located within the Pembroke and Princes Conservation Area.

The building, now in a derelict state, is a two storey detached property, which is rendered with a large feature veranda at first floor level on the front elevation. The roof is a steep red tiled pitched roof.

The area is predominantly residential in character, although the adjacent building to the east, a five storey flat roofed red bricked building, forms the Princes Marine Hotel and the building to the west, no. 157 Kingsway is a Grade II Listed Building is a nursing home. The neighbouring building to the north, no. 3 Princes Crescent, is a large two storey single dwelling house.

3 RELEVANT HISTORY

BH2011/01121: An application for Conservation Area Consent to demolish the building was withdrawn on 10 June 2011.

BH2007/04125: Construction of four/five storey, 30 bed nursing home with basement car park and ancillary staff accommodation. Approved 26 April 2010.

BH2007/04126: Demolition of existing building. Approved 21 May 2010.

BH2007/01639: An application for Conservation Area Consent to demolish the existing building was withdrawn on 23 July 2007.

BH2007/01160: An application for the construction of a new 4/5 storey 31 bed nursing home with basement car park, access widened and ancillary staff accommodation was withdrawn on 19 July 2007.

4 THE APPLICATION

Planning permission is sought for the construction of a residential care home with 34 bedrooms in a four/five storey building with a basement car park. The proposal consists of:

- Demolition of existing two storey building.
- Erection of building 15.1m high (maximum above ground level) five storey plus basement, 19.5m wide fronting Princes Crescent, 22m wide fronting Kingsway.
- Layout: basement: kitchen, plant room, store, services, cycle parking, 5 car parking spaces including 2 disabled. Ground floor: entrance lobby, lounge/dining room, office, 3 bedrooms. First floor: 8 bedrooms lounge/dining room, assisted bathroom, nurse station. Second floor: 10 bedrooms, assisted bathroom, nurse station. Third floor: 9 bedrooms, assisted bathroom, nurse station. Fourth floor: 4 bedrooms, assisted bathroom, nurse station, roof area to form terrace.
- Amenity space: 11 rooms with private balconies approximately 3.5m² each. Terrace above third floor roof 89m². Ground floor front garden 279m².
- Refuse / recycling; facilities located in northwest corner of site, adjacent to boundary with 3 Princes Crescent.
- Design / Materials: stepped form building, flat roofs, balconies to corner sections with glass screen, cream rendered wall with brick vertical sections, aluminium windows. Crossover widened.

The application has been amended to set back the ground floor fronting Kingsway to match the building line of the upper floors. This reduction of the footprint (by a maximum of 4.0m close to the eastern boundary) has resulted in relocating the kitchen from the ground floor to the basement and reducing the number of parking bays, which are situated in the basement, from 6 to 5.

The amenity space which was proposed above the flat roof of the ground floor protrusion which would have served the lounge/dining room is now to form garden.

5 CONSULTATIONS

External

Neighbours: Letters of representation have been received from **313 Kingsway; 17 Princes Court, Princes Avenue** objecting to the application for the following reasons:

- The building is too high, and overdevelopment of the residential area.
- The building is hideous in design and far too bulky in the design of the balconies and the roof. Kingsway has suffered with 60's blocks of flats and is earmarked for contemporary design to regenerate this pristine position. This building will be to its detriment. The building is neither contemporary or in keeping with the Pembroke area
- Loss of light and amenity to surrounding houses.
- Building should be limited to the height of the current 2 storey building on the site to be consistent with the other houses in Princess Crescent.

8 Fairlawns, 159 Kingsway: No objection in principle but concerned that demolition will cause considerable disturbance and request restricting the time frame during which work should be completed.

Conservation Advisory Group: This is an improvement to the previously approved scheme and recommend approval. The scheme would be further improved if the north flank wall to the roof terrace were reduced in height and topped with a glazed balustrade.

UK Power Networks: No objection.

Southern Water: No objection. Request an informative form part of any approval stating the need to make a formal application for connection to the public sewerage system.

Brighton & Hove Archaeological Society: The proposed demolition and development is unlikely to affect any archaeological deposits, and any vestiges of archaeology were probably removed during the construction of the existing building. This area has produced a number of findings in the past and recommend that the County Archaeologist be consulted.

Hove Civic Society: The building would not seem out of place. It might enhance the appearance of the seafront in this area and be suitable for the area in architectural terms.

East Sussex Fire and Rescue Service: No comment.

County Archaeologist: The proposed development is situated within an Archaeological Notification Area defining the medieval and post-medieval

village of Hove. Although there is an existing building on site which will have destroyed / damaged archaeological remains, the area of the existing garden still has a potential. The current building, although not listed, is of historical value due to its construction in the 1930's. There is a requirement to carry out targeted archaeological monitoring in the garden during groundwork and the requirement for the current building to be recorded prior to demolition.

In light of the potential archaeological significance of the site, the area affected should be subject to a programme of archaeological works.

Southern Gas: Gas mains are in proximity of the site and works must be carried out in accordance with safe digging practices.

Internal:

Sustainable Transport: No objection to the level of car and cycle parking provision. In accordance with policy TR1 a sustainable transport contribution of £7,200 should be sought to help finance off-site highway improvement schemes such as upgrading pedestrian linkages and crossing within the vicinity of the site to improve mobility impaired pedestrians to the seafront.

Arts Officer: To comply with policy QD6, a contribution of £9,000 should be sought to provide an art element within the development.

Design & Conservation: The proposed development is a variation to that approved in 2010, increasing the number of bedrooms from 30 to 34. Following concerns that the proposed ground floor projected 5.5m from the main building line, compared to 2.5m as approved, the scheme has been amended to reduce the footprint by the complete removal of this projection. This is a welcomed improvement over the previously approved scheme. The building line now relates well to the adjacent buildings and would form an appropriate western end to this block of buildings. The revision to the eaves which have been extended to form a greater overhang is an improvement which gives the elevations and roofline greater articulation. Changes to the windows are considered to be minor in terms of their impact on the appearance of the conservation area. The height of the building has not changed significantly from the previously approved scheme and the proposals are considered to be acceptable.

Ecology: PPS 9, QD17 and SPD 11 require new nature conservation features as part of development schemes. Greening measures should be incorporated to account for at least 700 'nature points' under SPD 11. Appropriate features include a 100m² green roof, green walls, and nest boxes incorporated into the walls of the building.

Environmental Health: A PPG24 noise survey is a requirement for this site which is situated in close proximity to the A259, a very busy arterial route serving the city.

Brighton & Hove Primary Care Trust: Support the application to provide nursing home accommodation as a significant number of older people and older people with mental health needs are still placed outside of the city.

Planning Policy: No objection. There are no fundamental policy issues as a change of use is not involved.

Sustainability: The site is previously developed land and the development should meet a BREEAM 'excellent' standard with 60% in water and energy sections.

City Clean: The proposed refuse provision is acceptable. Recycling needs to allow for the main materials in the waste stream including paper, cans, glass etc.

Economic Regeneration: Comments awaited.

6 MATERIAL CONSIDERATIONS

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The development plan is the Regional Spatial Strategy, The South East Plan (6 May 2009); East Sussex and Brighton & Hove Minerals Local Plan (1999); East Sussex and Brighton & Hove Waste Local Plan (February 2006); Brighton & Hove Local Plan (21 July 2005).

7 RELEVANT POLICIES & GUIDANCE

Planning Policy Statements (PPS):

- PPS 1: Delivering Sustainable Development
- PPS 5: Planning for the Historic Environment
- PPS 10: Planning for Sustainable Waste Management
- PPS 22: Renewable Energy
- PPS 23: Planning and Pollution Control
- PPS 25: Development and Flood Risk

Planning Policy Guidance Notes (PPGs):

- PPG 13: Transport
- PPG 24: Planning and Noise

Brighton & Hove Local Plan:

- TR1 Development and the demand for travel
- TR2 Public transport accessibility and parking
- TR4 Travel plans
- TR7 Safe development
- TR14 Cycle access and parking

TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU10	Noise Nuisance
SU11	Polluted and noise control
SU13	Minimisation and re-use of construction industry waste
SU15	Infrastructure
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD4	Design – strategic impact
QD5	Design – street frontages
QD6	Public art
QD7	Crime prevention through environmental design
QD15	Landscape design
QD16	Trees and hedgerows
QD27	Protection of amenity
QD28	Planning obligations
HO11	Residential care and nursing homes
HO13	Accessible housing and lifetime homes
HE3	Development affecting the setting of a listed building
HE6	Development within or affecting the setting of conservation areas
HE8	Demolition in conservation areas
HE12	Schedule ancient monuments and other important archaeological sites

Supplementary Planning Guidance:

SPGBH4 Parking Standards

SPGBH9 A guide for Residential Developers on the provision of recreational space

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste

SPD06 Trees & Development Sites

SPD08 Sustainable Building Design

SPD11 Nature Conservation & Development

Developer Contributions: Interim Technical Guidance

8 **CONSIDERATIONS**

The main considerations in the determination of this application relate to the principle of development, the impact of the building on the character and appearance of the Pembroke and Princes Conservation Area, impact on residential amenity, traffic implications and sustainability issues.

Planning Policy:

Principle of development:

The existing building on the site is in a derelict state and formed a 10 bedroomed nursing home. Application BH2007/04125 granted Conservation

Area Consent for the demolition of the building on 21 May 2010, and application BH2007/04125 granted planning permission for the construction of four/five storey, 30 bed nursing home with basement car park and ancillary staff accommodation on 26 April 2010. This application is an amendment to the approval to provide a nursing home with 34 bedrooms. The applicants state that the additional 4 bedrooms are required to make the scheme viable. Financial information has been submitted which shows that the additional bedrooms make the scheme profitable. There is no objection to the principle of development.

Policy HO11 relates to a residential care and nursing homes and states planning permission will be granted for new residential care and nursing homes and extensions to existing residential care and nursing homes where it can be demonstrated that the proposal would not adversely effect the locality or neighbouring properties by way of noise or disturbance; or by way of size, bulk or overlooking, provides adequate amenity space, is accessible to people with disabilities and provides operational parking in accordance with the council's standards.

The increase in the number of bedspaces by 4 more than on the extant scheme has been achieved by locating the kitchen in the basement and adjustments to office and service floorspace, and treatment rooms. In principle, the redevelopment to create a modern nursing home is welcomed and the application is supported by Brighton & Hove Primary Care Trust who recognise the need for such accommodation as a significant number of older people and older people with mental health needs are still placed outside of the city.

Elevation changes are primarily to the front elevation facing Kingsway, with the removal of the ground floor projection beyond the general building line, and the area forming garden rather than terrace. The amount of amenity space per resident is approximately the same as on the extant approval and is considered acceptable.

Design / impact on the character and appearance of the Sackville Gardens Conservation Area:

This site lies within the Pembroke and Princes Gardens Conservation Area and occupies a prominent position on the seafront. Policy QD1 and QD state that new development should emphasise and enhance the positive qualities of the local neighbourhood. Policy HE6 requires proposals within or affecting the setting of a conservation area to preserve or enhance the character or appearance of the area.

The significance of the conservation area lies in its special interest as a largely late Victorian and Edwardian residential inner suburb and in the contrast of hard red brick and extensive use of white painted exterior timber and the overwhelming predominance of plain red tile. Princes Square and Princes Crescent contain spacious houses, mainly inter-war, with steep, tiled,

hipped roofs, brick and rendered elevations, some half-timbering and tile-hanging on the elevations. The Kingsway frontage is much more varied in terms of scale, building form and architectural style, mainly due to 1970s redevelopment, but includes the set piece 1930s listed building at 157 Kingsway. The existing building on this site is an inter-war house but much altered and extended and no of little merit. The immediate setting of the site is formed by the five storey Princes Marine Hotel to the east, fronting Kingsway, and a two storey detached dwelling house to the north fronting Princes Crescent. This is a corner site, and the site to the west is a large nursing home set within its own grounds surrounded by a high boundary wall.

The proposed building is a four/five storey contemporary building with a tiered flat roofline, angled corner section, balconies, and finished in render with vertical brick section to provide visual relief. The building is almost identical to the extant approval in terms of design and bulk, and footprint. The main differences being that it is approximately 0.2m higher, the footprint reduced and as a result of the revised layout, and angled windows introduced on the north elevation to bedrooms.

There is a strong consistent building line to this seafront block, from Viceroy Lodge on the corner of Kingsway with Hove Street to the Princes Marine Hotel which provides some coherence to a townscape of buildings of very different scales and styles with only projecting bays and balconies coming forward of that to slightly varying degrees. The Princes Marine Hotel has a porte corchere at the front which projects by 5m but this is an open structure. To safeguard this important element the footprint of the proposed ground floor has been amended to align with the general building line. The original proposal was for the ground floor to project 5.5m from the main building line, compared to 2.5m as approved. The removal of this projection in its entirety is considered to be an improvement over the extant scheme as the building line now relates well to the adjacent building and would form an appropriate western end to this block of buildings.

The proposed building is very similar in appearance to the extant scheme in terms of appearance, materials, and impact on the conservation area. As with the approved scheme it is considered that the proposal is an acceptable replacement for the existing building which would enhance the character and appearance of the conservation area, particularly with the removal of ground floor car parking which will form garden.

Conservation consent was granted for the demolition of the existing building (application BH2007/04126) and is valid until 21 May 2013.

Impact on Amenity:

Policy QD27 aims to protect residential amenity.

The design of the proposed building is very similar to the approved scheme. The impact of the development on adjacent properties was considered

acceptable as the adjacent hotel has a flank wall facing the site, and windows within the side elevation of 3 Princes Crescent are secondary. The proposed third floor terrace is as previously approved and primarily faces west, towards the detached nursing home opposite which is set in large grounds surrounded by high wall and vegetation. The main difference between this and the extant scheme is the inclusion of 3 additional windows to the north elevation to serve bedrooms at first to third floor levels. The windows are angled so as not to directly overlook the adjacent property, 3 Princes Crescent.

For these reasons it is not considered that the scheme will adversely impact on residential amenity.

Sustainable Transport:

Policies TR1 and TR7 aim to ensure that proposals cater for the demand in traffic they create, and do not increase the danger to users of adjacent pavements, cycle routes and roads.

The application is accompanied with a Travel Plan which indicates that 15 staff will be employed in three shifts. The Plan aims to minimise minimum car use for staff and visitors to this site which is well served by public transport. The proposal provides 5 car parking bays, including 2 disabled, and 6 cycle stands, within the basement. The level of car parking has been reduced from 6 to 5 spaces to provided improved layout and access to the cycle stands. Based on TRICS database which is a national transport impact data for various land uses it is calculated that 12 spaces should be provided. Whilst the level of provision is less, given that the site is within a Controlled Parking Zone and residents of the home will not be entitled to parking permits and visitor parking can be accommodated on the street, it is considered that the level of parking which includes two disabled bays, is acceptable. The level of cycle parking provision is above minimum standard and acceptable. The Traffic Engineer considers this level of provision is acceptable.

To comply with policy TR1 a contribution of £7,200 is sought to help finance off-site highway improvement schemes such as upgrading pedestrian linkages and crossing within the vicinity of the site to improve mobility impaired pedestrians to the seafront. This is sought as part of the Section 106 Obligation. A sum of £6,300 was sought in connection with the extant approval for the 30 bedroom development.

Sustainability:

PPS1 and PPS3 place weight on the sustainability of new development in terms of energy efficiency, high quality inclusive design and the promotion of social cohesion and the consideration of people's diverse needs. Under Local Plan Policy SU2 and Supplementary Planning document SPD08 Sustainable Building Design this development is expected to meet a BREEAM 'excellent' standard with 60% in water and energy sections.

The application is supported with a Sustainability Checklist and a pre-

assessment which demonstrates that a BREEAM rating of “Excellent” will be achieved including 70% in water and energy sections. The development would be part of the Considerate Constructors Scheme.

The standard approach to secure this rating is to impose a pre-commencement condition and a post occupation condition to ensure that standard is met.

Ecology/Nature Conservation:

Policy QD17 & QD18 and SPD11: Nature Conservation and Development, aim to conserve biodiversity. The site consists of the derelict building with the open area being largely tarmaced. The application is accompanied with a Biodiversity First Impressions Checklist which indicates no loss of natural habitat. The proposal development includes a garden which would enhance ecology and could incorporate nesting boxes etc; these are sought by condition.

Waste Management:

The Site Waste Management Plans Regulation (SWMP) 2008 was introduced on 6 April 2008. As a result it is now a legal requirement for all construction projects in England over £300,000 to have a SWMP, with a more detailed plan required for projects over £500,000. The proposal is a substantial development and is therefore required under the regulations to have a SWMP. An informative forming part of any approval would advise applicant of this.

Archaeology:

Policy HE12 requires development proposals to preserve and enhance sites of known and potential archaeological interests and their settings. The site is situated within an Archaeological Notification Area defining the medieval and post-medieval village of Hove. The County Archaeologist comments that although there is an existing building on site which will have destroyed or damaged archaeological remains, the area of the existing garden still has a potential. For this reason it is required by condition to carryout targeted archaeological monitoring in the garden during groundworks and the requirement for the current building to be recorded prior to demolition.

Arts component:

Policy QD6 seeks the inclusion of an arts component within major development. In accordance with policy a contribution of £9,000 is sought for the provision which is to be secured as part of the Section 106 Obligation.

Local Labour Scheme:

Since the previous approval of a scheme on this site an Interim Technical Guidance Note on Developer Contributions has been adopted. This contains guidance on the implementation of QD28 Planning Obligations and sets out the rationale for contributions towards the Local Labour Scheme. Participation in the Local Labour Scheme together with a contribution is

recommended as part of the s106 Planning Obligation Agreement.

9 CONCLUSION

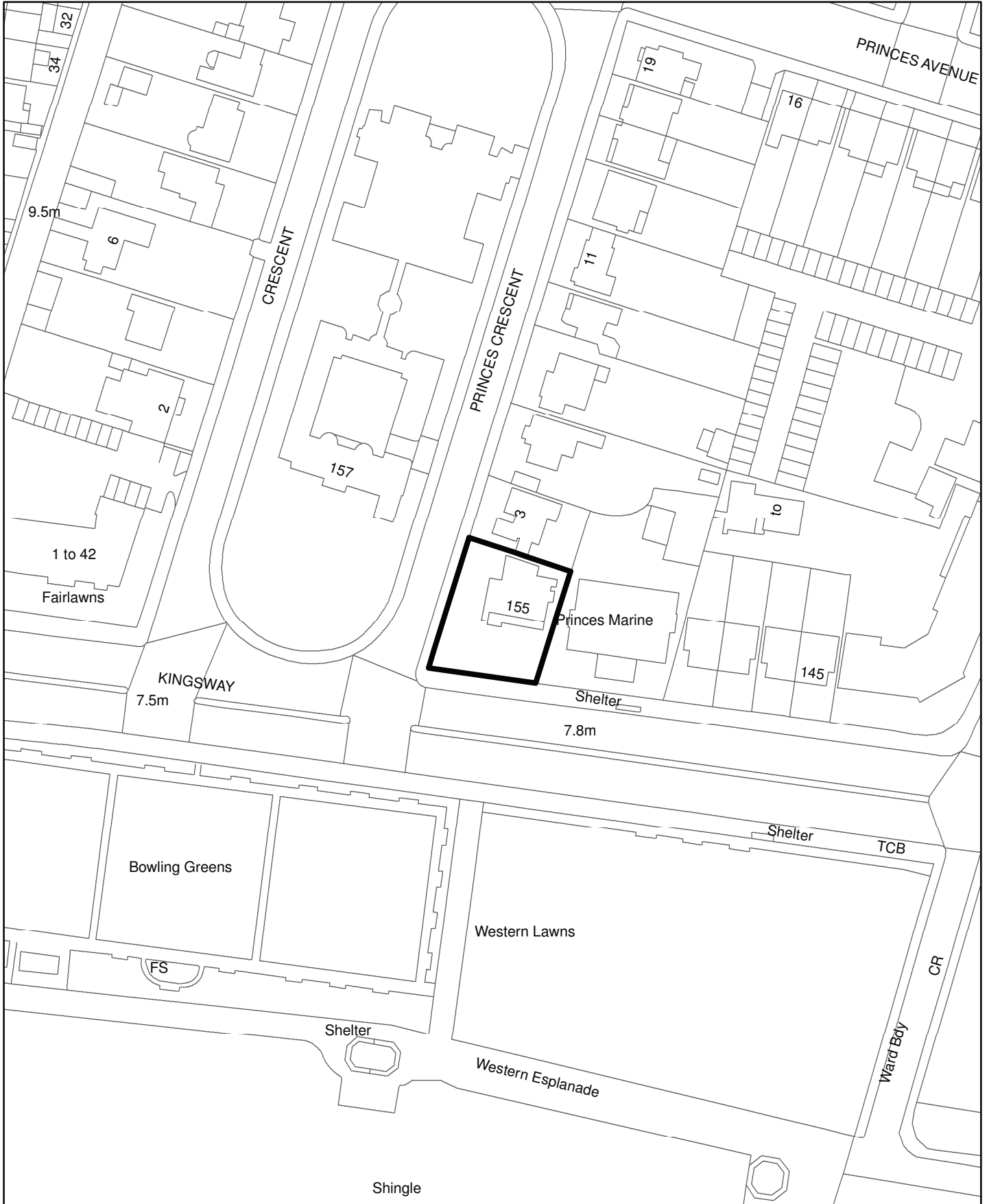
This application follows an extant approval to replace the existing 10 bedroomed nursing home with a new building with 30 bedrooms. This application is to increase the number of bedrooms by 4 to 34 in order to make the scheme financially viable. The proposal makes efficient use of the site by providing a new nursing home with an increased number of bed spaces.

The scale and appearance of the building remains very similar to the extant approval, relates well to the adjacent buildings and would enhance this part of the conservation area. The reduction of the footprint by the removal of the ground floor which projected beyond the general building line is an improvement over the previously approved scheme. Changes to fenestration have little material impact on neighbouring amenity. The development would achieve a high level of sustainability. For these reasons the application is recommended for approval.

10 EQUALITIES IMPLICATIONS

Policy HO11 requires the internal layout to be accessible to people with disabilities.

BH2011/01120 Lawnscroft, 155, Kingsway



**Brighton & Hove
City Council**



Scale: 1:1,250

LIST OF MINOR APPLICATIONS

<u>No:</u>	BH2011/01932	<u>Ward:</u>	WISH
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Land East of Hove Deep Sea Anglers Club, Western Esplanade, Hove		
<u>Proposal:</u>	Erection of boat house.		
<u>Officer:</u>	Adrian Smith, tel: 290478	<u>Valid Date:</u>	11/07/2011
<u>Con Area:</u>	No constraints	<u>Expiry Date:</u>	05/09/2011
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	David Pennington, 36 Middleton Avenue, Hove		
<u>Applicant:</u>	Lagoon Watersports, Hove lagoon, Kingsway, Hove		

1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and the policies and guidance in section 7 of this report and resolves to **GRANT** planning permission subject to the following Conditions and Informatives.

Regulatory Conditions:

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
- 2) The development hereby permitted shall be carried out in accordance with the site plan and approved drawing no. ONE received on the 11th July 2011.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3) The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building adjacent.
Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD4 of the Brighton & Hove Local Plan.

Informatives:

1. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the Brighton & Hove Local Plan set out below, including Supplementary Planning Guidance and Supplementary Planning Documents:

(Please see section 7 of the report for the full list); and

(ii) for the following reasons:-

The proposed boathouse would afford no significant harm to the appearance of the locality or to strategic views along the seafront, and would not impact on the amenities of the nearby beach huts. The proposal is considered to be in accordance with development plan policies.

2 THE SITE

The application relates to the shingle beach to the east of the Hove Deep Sea Anglers Clubhouse located on the south side of Western Esplanade, Hove.

3 RELEVANT HISTORY

BH2011/01149: Erection of beach locker to replace existing and winch housing. Approved 15/06/2011.

4 THE APPLICATION

Planning permission is sought for the erection of a 4.9m deep, 2.9m wide & 1.8m high boathouse for a safety boat used by the Hove Lagoon Watersports Club. The boathouse would be located on the shingle beach east of the Hove Deep Sea Anglers Club building directly adjacent to an existing storage structure and winch.

5 CONSULTATIONS

External

Neighbours: Letters of representation have been received from **303 Kingsway (2); 69 Tamworth Road; 36 Tongdean Avenue; 19 Cudworth Park, Dorking; 10 Bridges Close, Horley; unknown address, Ramsey; 58 Freeks Lane, Burgess Hill (2); and the Hove Lagoon Model Yacht Club, objecting to the application for the following reasons:**

- This public open space is the only shingle area along the western end of Hove promenade with its shingle vegetation. This should not be destroyed for the sake of a boathouse, especially as many tourists and holidaymakers take photos of this area with its colourful boats and sea in the background.
- It would be intrusive for all sunbathers who wish to relax on the beach west to the groyne which has become a very popular beach for its relaxed atmosphere which cannot be said for the beach designated to windsurfers where the safety boat is required.
- Windsurfers who have a storage base in the newly refurbished pavilion on the south side of the Lagoon are disturbing sunbathers who are using the beach to the east of the groyne.
- The Lagoon has in recent years become increasingly commercialised by more noisy and aggressive sports, putting the likes of the Hove Lagoon Model Yacht Club under a great deal of pressure. The boathouse is an additional facility to benefit a commercial enterprise and will negatively effect the appearance of the promenade.

- It would further intensify the commercial use of the Lagoon area.
- They already have a suitable space for a boathouse at their premises by the Lagoon.
- The location is an archaeological site.
- The proposal is nothing more than a shed and does not preserve and enhance the appearance of the promenade, but is an eyesore and out of place to the pleasing ambience of the area.
- The boathouse would obstruct seaviews from the nearby beachhuts.

Brighton & Hove Archaeological Society: No objection.

County Archaeologist: No objection.

Internal:

Seafront Operations Manager: No objection.

Sustainable Transport: No objection.

6 MATERIAL CONSIDERATIONS

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

The development plan is the Regional Spatial Strategy, The South East Plan (6 May 2009); East Sussex and Brighton & Hove Minerals Local Plan (1999); East Sussex and Brighton & Hove Waste Local Plan (February 2006); Brighton & Hove Local Plan (21 July 2005).

7 RELEVANT POLICIES & GUIDANCE

Planning Policy Statements (PPS):

PPS 1: Delivering Sustainable Development

PPS 25: Development and Flood Risk

Brighton & Hove Local Plan:

SU7 Development within the coastal zone

QD1 Design – quality of development and design statements

QD2 Design – key principles for neighbourhoods

QD4 Design – strategic impact

QD27 Protection of amenity

8 CONSIDERATIONS

Matters relating to the current operations at the Hove Lagoon Watersports Club are not material planning considerations. The main considerations in the determination of this application relate to the impact of the proposed development on the appearance of the building and promenade, the amenities of the adjacent beachhuts, and the impact on the archaeological

site.

Planning Policy:

Policy SU7 relates to development within the coastal zone, stating that planning permission will only be granted where it takes into account the layout, design, landscape and materials within the area; incorporates adequate flood protection measures; respects or enhances the appearance and character of the seafront environment; does not adversely affect existing sea views; and does not reduce public access to the coast. This policy is to be read in conjunction with other policies within the development plan, including policies QD1 and QD4 which seek good design and the protection of strategic views within the city, and policy QD27 which seeks the protection of the amenities of adjacent occupiers.

Design and Appearance:

The site as existing forms a 21m wide access way onto the shingle beach directly east of the Hove Deep Sea Anglers Club (HDSA). The HDSA clubhouse is located on the south side of the Western Esplanade, directly fronting the public beach, and has a small storage shed and winch amongst a small area of shingle vegetation within the access way. This access way is required for bulldozers to access the beach to undertake regular maintenance, including beach re-profiling and coastal defence works.

The Hove Lagoon Watersports Clubhouse sits to the north of the promenade, on lower ground level adjacent to the Lagoon. The Club operate a wide range of water-based sports both in the Lagoon and out at sea, requiring the deployment of their safety boat when out at sea. As existing, their safety boat is located adjacent to their clubhouse by the Lagoon and has to be transported to the sea west alongside the Lagoon and then up and back along the promenade to the access way east of the HDSA building. This proposal seeks a permanent home for the safety boat closer to the sea where it can be deployed with greater ease. The location has been chosen in consultation with the HDSA, where an agreement already exists to use the HDSA winch to pull the safety boat out of the sea and up to the promenade.

The proposed boathouse would be a brick structure 4.9m deep, 2.9m wide & 1.8m high, with timber doors facing the promenade. It would sit directly adjacent to the HDSA winch and lockers, maintaining a 6m gap to the adjacent groyne. This separation is suitable for the bulldozers to retain access the beach, and is to the satisfaction of the Council's seafront development officers. It is noted that the HDSA lockers adjacent have planning consent under BH2011/01149 to be re-built to a height of 1.8m, including the addition of a new winch building to the south. The applicants have stated that they have had discussions with the HDSA club over integrating the two buildings however their separate needs are such that this was not possible.

Representations have been received from local users of the beach and Lagoon raising concern over the visual impact of the building and the

intensification of use the boathouse bring to the seafront. The boathouse is required to house an existing safety boat currently used to assist the Club's existing use of the beach and sea. This use is under license from the Council's seafront development team and would need to be amended to allow any intensification of use of the beach.

With regard its visual impact, it is not considered that the proposed boathouse would be significantly harmful to the appearance of this section of the promenade, or to more strategic views along the seafront. The boathouse is of a necessarily functional design and would be completed to match the appearance of the HDSA building adjacent, whilst also replicating the materials used on the approved locker building. Whilst these storage buildings are of no special architectural merit, within the context of the site and surrounds (including a car park to the west side of the HDSA building) they would not be excessively scaled and would not disrupt the appearance of this largely open section of the promenade to a significant degree. The proposal would therefore respect the character of this area of the seafront, whilst not adversely affect existing sea views or reducing public access to the coast. The granting of consent would not set a precedent for further such buildings in this location as the need to maintain the access way to the beach would be prohibitive.

Other matters:

With regard other comments received, the county archaeologist and archaeological society have both raised no objection to this proposal, despite its location in a designated archaeologically sensitive area. The proposed building would be located close to a run of new beach huts, but is sufficiently offset such that it would not significantly disrupt direct sea views from these huts, or the use of the wider seafront by sunbathers and tourists. With regard the loss of shingle vegetation, this area of vegetation is restricted to a small area around the existing HDSA lockers, and is not designated as being a nature conservation site within the Brighton & Hove Local Plan. Its value as shingle vegetation is not considered significant within the context of this section of seafront therefore its loss is deemed acceptable.

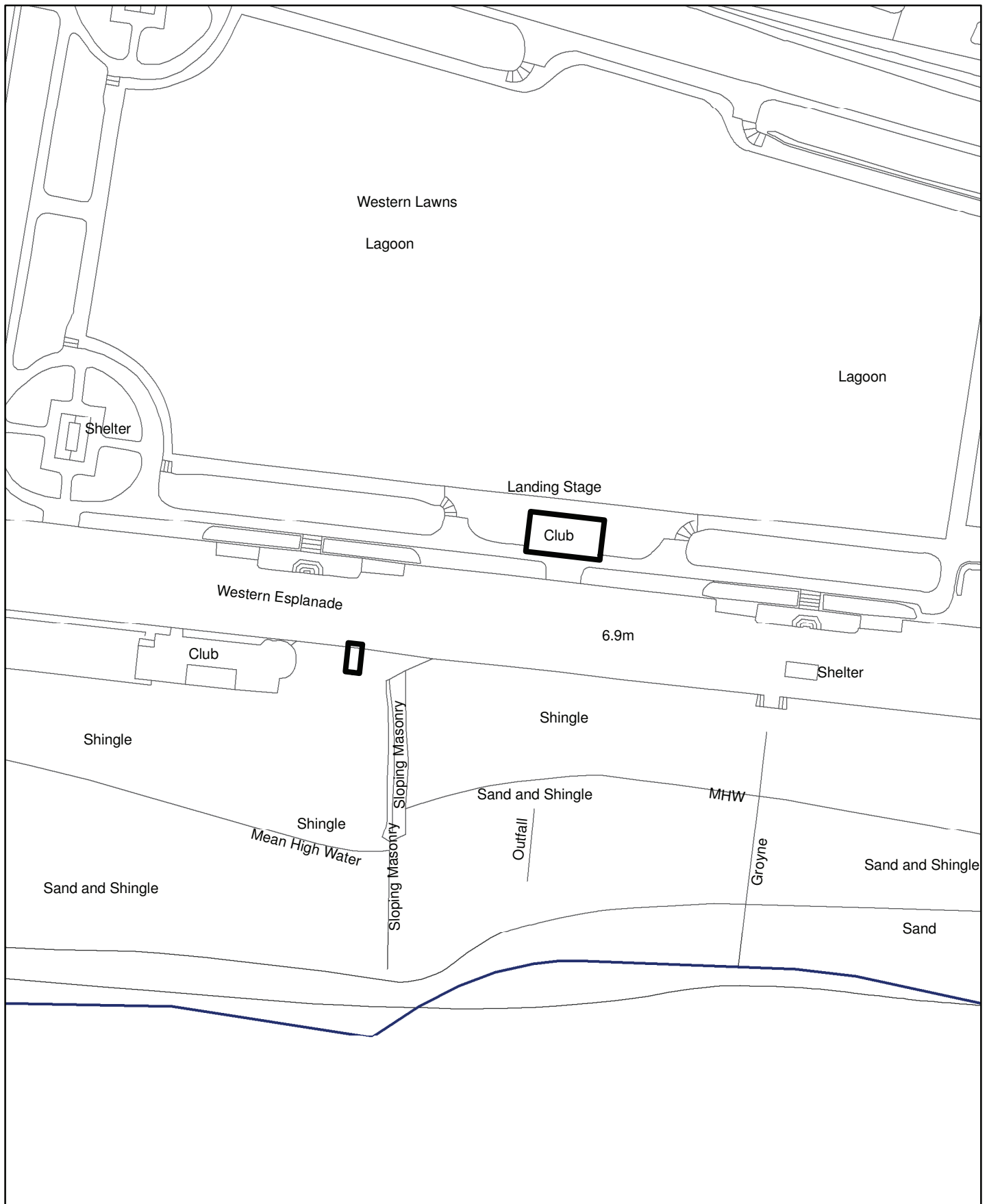
9 CONCLUSION

The proposed boathouse would afford no significant harm to the appearance of the locality or to strategic views along the seafront, and would not impact on the amenities of the nearby beach huts. The proposal is considered to be in accordance with policies SU7, QD1, QD4 & QD27 of the Brighton & Hove Local Plan.

10 EQUALITIES IMPLICATIONS

None identified.

BH2011/01932 Land east of Hove Deep Sea Anglers Club, Western Esplanade



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2011/01825	<u>Ward:</u>	WITHDEAN
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Land adjacent 29 Surrenden Holt, Brighton		
<u>Proposal:</u>	Erection of a single storey dwelling		
<u>Officer:</u>	Guy Everest, tel: 293334	<u>Valid Date:</u>	28/06/2011
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	23 August 2011
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	DH Design, 11 Dartmouth Crescent, Lower Bevendean, Brighton		
<u>Applicant:</u>	Mrs Christine Ponsonby, 29 Surrenden Holt, Brighton		

1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in this report and resolves to **REFUSE** planning permission for the following reason(s):

1. The development would result in a harmful loss of openness in this section of Surrenden Road, to the detriment of the prevailing character and appearance of the area. Furthermore the development, by reason of its siting and form, would appear discordant and contrived in relation to the prevailing pattern and layout of surrounding development and constitutes a cramped form of development. The proposal would therefore fail to respect or enhance the local context and the positive qualities of the local neighbourhood, contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.
2. Policy SU2 of the Brighton & Hove Local Plan, including SPD08 on Sustainable Building Design, requires new residential development on land not previously developed to achieve Level 5 of the Code for Sustainable Homes. The applicant has failed to demonstrate that Level 5 of the Code for Sustainable Homes can reasonably be achieved without significant alterations to the design and appearance of the dwelling. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan, and Supplementary Planning Document 08, Sustainable Building Design.

Informative:

1. This decision is based on drawing nos. 004 L-02, 004 L-03, 004 L-04, 004 L-05, 004 L-06 received on 22nd June 2011; and drawings no. 004 L-01 Rev A and 004 L-07 received on 28th June 2011.

2 THE SITE

The application site relates to the garden curtilage of a building on the eastern side of Surrenden Holt, a residential cul-de-sac comprising flatted buildings designed to appear as semi-detached dwellings. The site currently provides amenity space in connection with an adjoining ground floor flat, and is

appreciably higher than street level to Surrenden Holt and Surrenden Road. There is an electricity sub-station located on the site.

3 RELEVANT HISTORY

BH2010/00258: Construction of one and two storey residential dwelling. Refused for the following reasons:-

- 1. The proposal by reason of its siting, bulk, design and detailing constitutes a cramped form of development that would appear incongruous in relation to surrounding development and result in a harmful loss of openness in this section of Surrenden Road. The proposal would therefore fail to respect or enhance the local context and the positive qualities of the local neighbourhood, contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.*
- 2. The proposal would result in harmful overlooking to a bedroom window of 1 Whittingehame Gardens, to the detriment of amenity for occupants of this property. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.*

4 THE APPLICATION

Planning permission is sought for the construction of a partially underground two-bedroom dwelling on garden land currently connected to 29 Surrenden Holt, a ground floor flat. To accommodate the development the existing ground levels would be excavated to street level on Surrenden Road. The dwelling would incorporate a sedum roof with solar panels and rooflights; the elevations, where visible, would comprise full height glazing and brickwork. A new pedestrian entrance would be formed from Surrenden Road.

5 CONSULTATIONS

External:

Neighbours: 35 letters of representation have been received from 8 Balsdean Road; 74 Barnett Road; 85 Bernard Road; 30 Carden Avenue; 10 Chester Terrace; 6A Cripps Avenue; 43 Dale Crescent; 2 Deans Close; 43 Deeside; 14 Desmond Way; 18 Dover Road; 12B Gladstone Terrace; 1 Hartfield Avenue; 69 Hertford Road; 31 Hollingbury Park Avenue; 57 Horton Road; 52 Mackie Avenue; 132 Osborne Road; 49 Overhill Drive; 28 Petworth Road; 23 Sandhurst Avenue; 19 Surrenden Crescent; 29 Surrenden Road; 51 Stamner Villas; 9 Steine Street; 4 Stoneham Road; 89 Upper Lewes Road; 78 Vale Avenue; 32 Warmdene Road; 19 Whittingehame Gardens; 47 Withdean Crescent; 83 Woodland Drive (x2) and 2 letters of no address supporting the application for the following reasons:

- The proposal would allow a disabled person to live in their home, keep health costs down and benefit other families in years to come;
- There is a lack of housing for severely disabled people;
- The building would be eco-friendly;
- The building respects neighbouring considerations;

- The piece of land is too big to remain attached to the existing house;
- The whole area needs updating with something new to complement the existing flats.

23 letters of representation have been received from **1, 4, 5, 6, 7, 9, 10, 11, 12, 16, 17, 20, 21, 22, 25, 26, 27 & 28 Surrenden Holt; 80 Surrenden Road; 7 Walnut Close, Varndean Park and 1 & 4 Whittingehame Gardens** objecting to the application for the following reasons:

- The proposal would change the character of Surrenden Holt which at present consist of blocks of four flats with pitched roofs set back from the road;
- Properties in Surrenden Road have been built behind the building line;
- The siting would be contrary to a condition imposed on the original consent which required 10ft separation from boundaries;
- The loss of openness, and of a garden, would be harmful to the neighbourhood;
- The single storey dwelling, with a flat grass roof, on a small garden would stand out and look ugly;
- The proposal would unbalance the entrance to Surrenden Holt;
- The development may lead to future pressure for additional height to the building;
- The existing timber fence, which does not have planning permission, already detracts from the openness of Surrenden Road;
- Question the need for a separate dwelling and possible future property speculation;
- The proposal would reduce the overall level of security in Surrenden Holt through the creation of a new entrance onto Surrenden Road and would alter an important element of the community;
- Increased noise and disturbance due to the close proximity of the dwelling to adjoining properties;
- There is already an on-street parking problem in Surrenden Holt with access for ambulances problematic;
- The existing bus stop would need to be permanently relocated which would severely impact residents;
- An adjoining bus stop would inhibit access during construction works;
- The external stair would not comply with Building Regulations;
- The relocation of an electricity sub-station would cause disruption to adjoining properties and it is not clear how access would be achieved for maintenance;
- The proposal would create a precedent for other sites in the area;
- Loss of property value.

30 Surrenden Road; 81 Ladies Mile Road, 148 Ladysmith Road, 6 Midway Road & 32 Warndene Road have no objection to the proposal.

Cllr A & K Norman object – letter attached.

Preston & Old Patcham Society: Concerned about the potential adverse

effect on the street scene. The old wall and wide verges contribute to the area's character. If the existing fencing were to be removed or lowered to the height of the old wall the building would become very overtly too close to the public highway.

The existing building line looks right in the context of the area; it offers a fairly open feel which is in keeping with the character of the area. To build so close to Surrenden Road would be detrimental. The plot might be better suited for a decent sized conservatory and garden which may suit the applicant's and future occupant's needs.

Internal:

Environmental Health: The proposed development is not listed as being potentially contaminated land but is immediately adjacent to an electrical sub station, which has been located at the site since 1955. The land on which the substation is located is potentially contaminated land due to the use of PCBs in such substations. This substation site could therefore act as a potential source of contamination to the proposed development, especially as the proposal building involves 'digging' down under the existing surface level of the ground. Recommend a full contaminated land discovery condition is applied to this development.

Sustainable Transport: No objection, recommend conditions to protect the interests of the public using the roads and footways.

6 MATERIAL CONSIDERATIONS

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The development plan is the Regional Spatial Strategy, The South East Plan (6 May 2009); East Sussex and Brighton & Hove Minerals Local Plan (1999); East Sussex and Brighton & Hove Waste Local Plan (February 2006); Brighton & Hove Local Plan (21 July 2005).

7 RELEVANT POLICIES & GUIDANCE

Planning Policy Statements (PPS):

PPS 3 Housing

Brighton & Hove Local Plan:

TR1 Development and the demand for travel

TR7 Safe Development

TR14 Cycle access and parking

TR19 Parking standards

SU2 Efficiency of development in the use of energy, water and materials

SU13 Minimisation and re-use of construction industry waste

QD1	Design - quality of development and design statements
QD2	Design - key principles for neighbourhoods
QD3	Design - efficient and effective use of sites
QD15	Landscape design
QD16	Trees and hedgerows
QD27	Protection of amenity
HO3	Dwelling type and size
HO4	Dwelling densities
HO5	Provision of private amenity space in residential development
HO13	Accessible housing and lifetime homes

Supplementary Planning Document:

SPD03	Construction and Demolition Waste
SPD08	Sustainable Building Design

8 CONSIDERATIONS

The key issues of consideration in the determination of this application relate to the visual impact of a dwelling in this location, its impact on neighbouring amenity and transport; and sustainability issues.

Character and appearance

The thrust of policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan is to require a high standard of design that emphasises and enhances the positive qualities of the neighbourhood and avoid town cramming. Planning Policy Statement 3 (housing) confirms that garden land is excluded from the definition of previously developed land and the application therefore relates to a greenfield site.

The eastern side of Surrenden Road is partly characterised by buildings set well back from the main road. This creates a substantial broad green corridor having the appearance of a pleasant mature landscape with significant trees. The Urban Characterisation Study recognises this tree-lined appearance as an important townscape feature of the Surrenden neighbourhood.

The proposal would replace the raised area of outdoor space with a low flat structure with two excavated patio areas. Although the structure would occupy ground level from Surrenden Holt and Surrenden Road it would essentially be sited at lower ground level in relation to immediately adjoining buildings, which are set at a higher level.

The development would bear no relation to the recognised characteristics of the area. The proposed siting is a somewhat contrived arrangement which would not compensate for the loss of open space which makes an important contribution to the prevailing character and appearance of the area. The proposed dwelling by reason of this siting would appear discordant in relation to the prevailing pattern and layout of surrounding development, and in conjunction with the introduction of a compact building form into a garden setting would result in the significant reduction of visually important open

space at the entrance to Surrenden Holt and fronting Surrenden Road.

For the reasons outlined it is considered that the proposed development would fail to make a positive contribution to the visual quality of the environment or retain existing open space in an effective way. The proposed development would therefore be harmful to the character and appearance of the area and represents a form of town cramming, in conflict with local plan policies QD1, QD2 and QD3.

The personal circumstances of the applicant, and their desire for a disabled accessible dwelling on the site, are appreciated. These circumstances are not though considered to outweigh the material harm identified and would not justify an inappropriate form of development.

Standard of accommodation

The dwelling would be based around external patio areas from which natural light and outlook would be derived. The patio areas are of a sufficient size to allow for adequate light and outlook to main habitable rooms and this would be supplemented by rooflights providing an additional natural light source. There is no objection to the size of the proposed rooms.

The external patio areas and raised decking (to the south-east corner of the site) would provide usable private amenity space appropriate to the scale and character of the development.

The development would incorporate lifetime home standards throughout.

The Environmental Health Team has advised that the site is potentially contaminated. If the application was approved it would be necessary to require further information on previous uses and potential contamination through condition.

Impact on amenity

The development, by reason of its siting below the level of adjoining development, would not result in loss of light or outlook for occupiers of adjoining properties.

The adjoining property, 29 Surrenden Road (and the ground floor flat), would retain private amenity space comparable with that enjoyed by adjoining properties and appropriate to the scale and character of the dwelling.

The sound insulation of the development would be secured through Building Regulations; and there are no reasons to believe that the outdoor amenity areas, which adjoin similar outdoor areas to adjoining properties, would lead to undue levels of noise or disturbance for occupiers of adjoining properties.

Transport

The development does not provide off-street parking and the dwelling is likely

to generate an additional parking demand for 1-2 vehicles. There have been a large number of representations from adjoining residents concerned that this additional demand would create problems for access into and along Surrenden Holt.

The existing properties on Surrenden Holt have garage accommodation at the eastern end of the cul-de-sac and at the time of a site visit on-street parking was available along the southern side of Surrenden Holt; with sufficient space for vehicle movement along the remaining roadway. The absence of off-street parking would not therefore create a safety hazard or a harmful demand for on-street parking.

The development would not necessitate relocation of a bus stop on Surrenden Road and there is no objection to the new pedestrian access, which would be sited between two piers within the existing brick boundary wall.

Sustainability

Policy SU2 requires proposals demonstrate a high standard of efficiency in the use of energy, water and materials. Further guidance within supplementary planning document 08, sustainable building design, recommends that a development of this scale incorporates a sustainability checklist and meets Level 5 of the Code for Sustainable Homes (CSH).

The application is accompanied by a sustainability checklist which indicates an aim to achieve at least Level 4 of the CSH. This is below the level required by policy. It is not considered appropriate to require the attainment of Level 5 through condition as there is no evidence to suggest that this could be achieved within the constraints of the proposed design. The sustainability measures to achieve Code Level 5 should instead have been taken into account in the initial design stage, with information submitted to demonstrate how the building would meet the required standards at this planning application stage. For this reason the refusal of permission is recommended.

A Waste Minimisation Statement (WMS) has been submitted demonstrating that there are no reasons why waste cannot be minimised during construction works. If necessary further details could be required by condition.

9 CONCLUSION

The development would result in a harmful loss of openness in this section of Surrenden Road, to the detriment of the prevailing character and appearance of the area. Furthermore the development, by reason of its siting and form, would appear discordant in relation to the prevailing pattern and layout of surrounding development and constitutes a cramped form of development. The proposal would therefore fail to respect or enhance the local context and the positive qualities of the local neighbourhood, contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

In addition the applicant has failed to demonstrate that Level 5 of the Code for Sustainable Homes can reasonably be achieved without significant alterations to the design and appearance of the dwelling. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan, and Supplementary Planning Document 08, Sustainable Building Design.

10 EQUALITIES IMPLICATIONS

The development would be built to Lifetime Home standards.

Guy Everest
Environmental Services.
Brighton and Hove City Council.
Norton Road,
Hove BN3 3BQ
cc Jane Clarke

Date: 8th August 2011

Dear Mr. Everest,

Application Number: BH2011/01825
Address: Land Adjacent to 29, Surrenden Holt, Brighton & Hove Council
Description: Erection of a single dwelling
Application type: Full Planning

We are writing as a Withdean Ward Councillors to oppose the application BH2011/01825 on behalf of residents.

This application is to construct a single storey sunken disabled dwelling on land adjacent to 29 Surrenden Holt. As the application describes, the single dwelling would be built to a large extent underground. The drawings submitted with the application show that very little natural light is anticipated for this dwelling with the few windows and doors included also being constructed underneath the existing boundary wall of this site. The only other natural lighting to this proposed dwelling would be via roof lights.

Our primary concern is centred on the fact that this development is described as a ‘disabled dwelling’ but the design, physical location (underground) and problematic access via steps and a narrow gate/door make it totally unsuitable for disabled living.

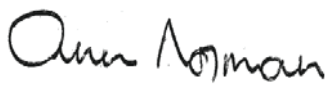
We believe that this application does not conform to policies as stated in the Brighton and Hove Local Plan 2005.

QD1 - Design – quality of development and design statements
QD3 - Design – efficient and effective use of sites
HO13 - Accessible housing and lifetime homes

Should the officer decision be to agree this application under delegated powers, we wish to request that the application be referred to the Planning Committee for decision.

We would also request that this letter of objection be included in full in the relevant committee agenda should this application go to committee for decision.

Yours sincerely,



Councillor Ann Norman



Councillor Ken Norman

<u>No:</u>	BH2011/01793	<u>Ward:</u>	WESTBOURNE
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	38 Walsingham Road, Hove		
<u>Proposal:</u>	Loft conversion incorporating hip to gable roof extension, rear dormer and 3 no rooflights to front roof slope (Part retrospective)		
<u>Officer:</u>	Wayne Nee, tel: 292132	<u>Valid Date:</u>	22/06/2011
<u>Con Area:</u>	Sackville Gardens	<u>Expiry Date:</u>	17 August 2011
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	DW Planning, 59 Sadlers Way, Ringmer, Lewes		
<u>Applicant:</u>	Dr James Read, 38 Walsingham Road, Hove		

1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in this report and resolves to **REFUSE** planning permission for the following reasons:

1. Policy HE6 of the Brighton & Hove Local Plan states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBHI). The proposal to replace the hipped roof with a gable end imbalances the symmetry of the semi-detached pair and creates a visually heavy roof to one half, to the detriment of the appearance of the properties on the street and to the wider Sackville Gardens Conservation Area. The proposal is therefore contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Roof Alterations and Extensions (SPGBH1).
2. The advice contained within Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBHI) seeks to ensure proposed dormers are kept as small as possible, should be no wider than the windows below and should have a roof form and detail appropriate to the character of the building. Furthermore the advice states that there should be no large areas of cladding either side of the window or below it. The proposed rear dormer, by reason of its size, bulk and design, is considered to form an unacceptable alteration to the rear roof slope of the property. As such, the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPGBH1.
3. Supplementary Planning Guidance SPGBH1 states that roof lights should be kept as few and as small as possible and should not dominate the

roof. The proposed roof lights, by reason of their excessive number, would dominate the front roof slope and would form an unacceptable addition to the property and the surrounding Sackville Gardens Conservation Area. As such, the proposal is contrary to policies QD14 and HE6, and to Supplementary Planning Guidance Note SPGBH1.

Informatives:

1. This decision is based on the unnumbered drawing and supporting documents received on 21 June 2011, and drawing no. RE/02 received on 22 June 2011.

2 THE SITE

The application relates to a 2 storey semi detached property situated on the western side of Walsingham Road. The site lies within the Sackville Gardens Conservation Area and is a good example of late Victorian architecture. This part of the street is characterised by 2 storey semi detached houses consisting of yellow gault brick and hipped roofs which is the prevailing roof form. The 2 storey street line and consistent building features create a coherent streetscape which is important to retain for the integrity of the conservation area.

Originally these properties would have had slate tiled roofs. Many of them now, including no. 38 Walsingham Road, have since been altered to consist of concrete tiles.

At the time of the site visit, the works had commenced, with the gable roof completed apart from the finishes. The applicants have stated that they were not aware that they were in a conservation area and so did not know that the works required planning permission. In the planning support statement, it is confirmed that building works were halted once this was known to await the outcome of a planning application.

3 RELEVANT HISTORY

None.

4 THE APPLICATION

Planning permission is sought for a loft conversion incorporating a hip to gable roof extension, rear dormer and 3 no rooflights to front roof slope. The gable roof extension is on the side (south) roof slope, and would have a white render finish. The flat roof dormer is on the rear roof slope, and would have tile hanging and timber windows. The 3 no. rooflights to the front roof slope would be of conservation style. This is a part retrospective application.

During the process of the application, the applicants submitted 5 duplicate letters from neighbours in support of the application.

5 CONSULTATIONS

External:

Neighbours: Two (2) letters of representation have been received from **6 and 36(Flat 2) Walsingham Road** supporting the application for the following reasons:

- this is a tastefully executed loft conversion;
- causes no problem visually;
- in keeping with the character and appearance of the conservation area;
- there are precedents for similar schemes in conservation area.

Three (3) letters of representation have been received from **Flats 1, 2 and 3 of 51 Carlisle Road** objecting to the application for the following reasons:

- roof extension is large and unsightly;
- not in keeping with other buildings;
- results in loss of privacy to gardens and bedrooms in Carlisle Road;
- affects saleability of these properties.

Five (5) letters of representation have been received from **34, 37, 39, 40, 42 Walsingham Road** stating no objection to the application.

One (1) letter of representation has been received from **28 Walsingham Road** commenting on the application:

- just completed loft conversion after consulting council;
- was advised by the council that the roofline needed to remain intact;
- would have carried out the same work as no. 38 Walsingham Road if advised otherwise.

Internal:

None.

6 MATERIAL CONSIDERATIONS

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

The development plan is the Regional Spatial Strategy, The South East Plan (6 May 2009); East Sussex and Brighton & Hove Minerals Local Plan (1999); East Sussex and Brighton & Hove Waste Local Plan (February 2006); Brighton & Hove Local Plan (21 July 2005).

7 RELEVANT POLICIES & GUIDANCE

Brighton & Hove Local Plan:

- | | |
|------|---|
| QD14 | Extensions and alterations |
| QD27 | Protection of Amenity |
| HE6 | Development within or affecting the setting of conservation areas |

Supplementary Planning Guidance:

SPGBH1 Roof Alterations & Extensions

The Sackville Gardens Conservation Area Character Statement

8 CONSIDERATIONS

The main issues for consideration in the determination of the application are the impacts of the proposed development upon the character and appearance of the pair of semi detached properties, the wider area, and the Sackville Gardens Conservation Area, together with the impact on amenity of neighbouring properties.

There is no objection to the principle of alteration or extension to the property provided the scheme demonstrates that it would have no adverse impact on amenity, that it preserves or enhances the character and appearance of the conservation area, and that it is well designed in terms of impact on the property itself and adjoining /surrounding properties. Policies HE6, QD14 and QD27 are the relevant policies. Further guidance on the application of these policies is contained in SPGBH1: Roof Alterations & Extensions, and the Sackville Gardens Conservation Area Character Statement.

Design

The properties on the western side of Walsingham Road (between nos. 18 - 48) have a uniformed appearance, and are characterised by two storey semi detached properties with similar features on their frontages as well as hipped tiled roofs. The character statement notes the value of the pairs of semi detached properties particularly in this location. This row of semi detached properties serve as a set-piece within the Sackville Gardens Conservation Area.

SPGBH1 states that roof extensions that alter the basic shape of the roof, for example, from a hip to a gable end on a semi-detached house will be unacceptable. The proposal to replace the existing hipped roof with a gable end imbalances the symmetry of the semi-detached pair to the detriment of the appearance of the existing property and the neighbouring property of no. 40 Walsingham Road, which currently has a hipped roof. The proposed gable roof creates a visually heavy roof to one half of the semi detached pair. This development upsets the uniformed appearance of the properties in this part of the street and consequently has a detrimental impact on the Sackville Gardens Conservation Area.

SPGBH1 states that a proposed dormer ‘...should be kept as small as possible. Generally its overall width should be no wider than the windows below. There should be no large areas of cladding either side of the window or below it. Its window cill should sit just below the roof slope. The thickness of the dormer cheeks should normally appear to be little wider than and almost entirely concealed by the face of the window frame.’ The supplementary planning guidance also states that modern loft roof extensions are often oversized and relate poorly to the design of the existing building.

The proposed rear dormer would be a large feature spanning the width of the rear roof slope (6.2m), and would give the appearance of a bulky second floor addition. The dormer would represent an overly dominant addition to the rear roof slope and would create a top-heavy appearance to the property. It is considered the creation of headroom within the converted loft has taken precedence over the design principles upon which the SPG is based and resulted in a roof extension which would detract from the existing appearance and proportions of the existing property. The SPG states that 'schemes that rely on extensions...to gain the major part of their usable space are generally unacceptable and will be resisted'.

Supplementary Planning Guidance SPGBH1 states that roof lights should be kept as few and as small as possible and should not dominate the roof. Although the roof lights are an acceptable size in isolation, the proposal is considered to have an excessive number of roof lights in relation to the size of the roof slope. The proposed rear roof lights would dominate the roof slope and would therefore form an unacceptable and visually prominent addition to the property, the street scene, and the wider conservation area.

Policies HE6 and QD14 of the Brighton & Hove Local Plan as well as the design guidance detailed in SPGBH1 seek to ensure that poorly designed extensions which would harm the appearance of a property and the surrounding street scene do not receive planning permission. This proposal is an example of a poor design response to the need for additional accommodation.

Impact on Amenity

The proposed roof extensions would not result in loss of light, overshadowing or the increased sense of enclosure of any adjacent residential properties. The key issue would be any increase in overlooking.

It is considered that the views from the proposed dormers would be no more significant than views from other windows in the immediate vicinity which create mutual overlooking of rear gardens. Although the proposed dormer windows would have the potential to create new views towards the rear gardens of properties in Carlisle Road, the dormer would be of a sufficient distance away (over 20m) for the views to not cause significant overlooking.

The proposed roof lights are likely to give views of the other roof slopes on the street and are acceptable in terms of overlooking issues.

Objections have been raised based on the proposal having the potential to lower property values. This is not a material planning consideration and so cannot be considered for the determination of the planning application.

9 CONCLUSION

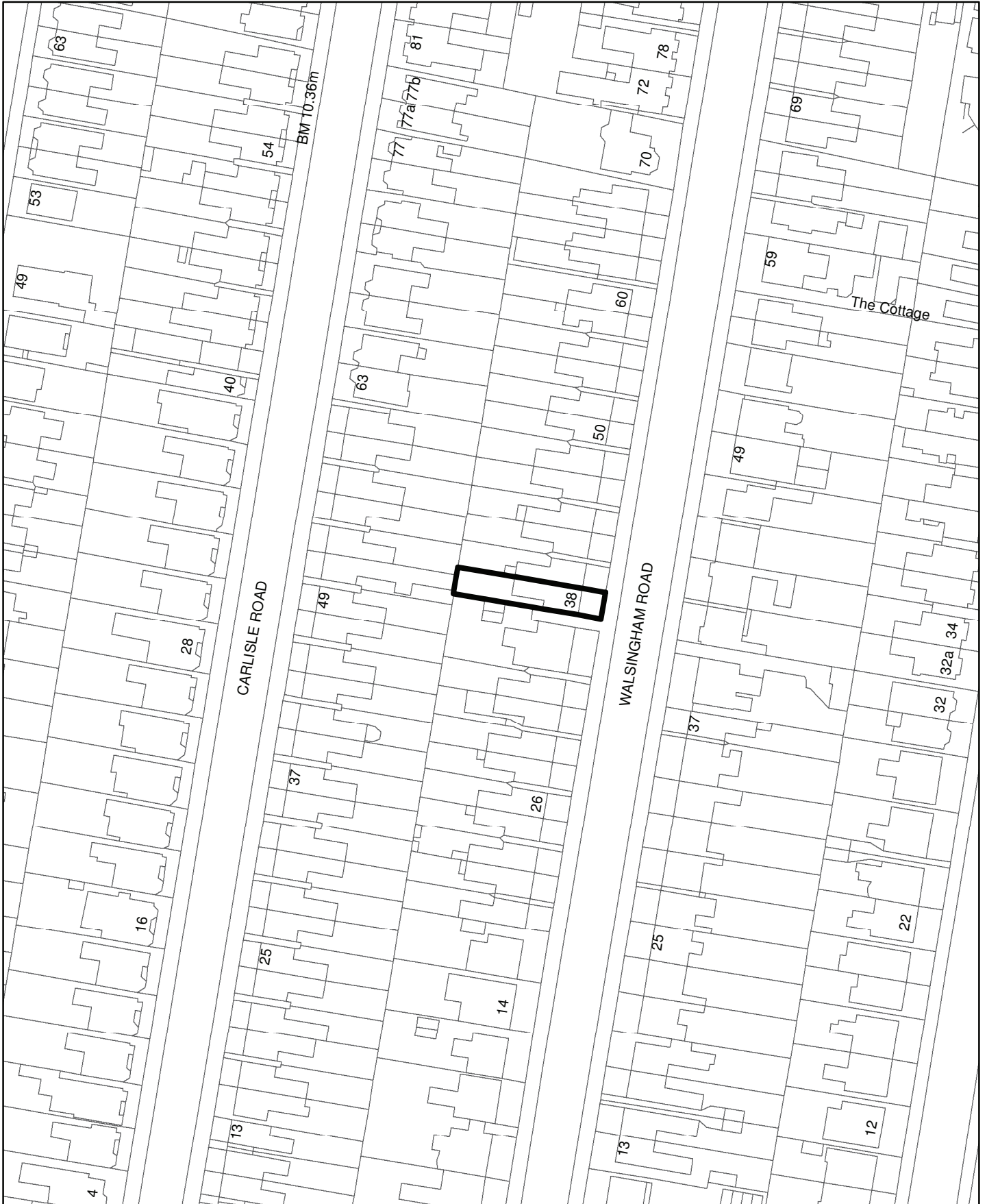
Whilst the development is not considered likely to have a detrimental impact on the living conditions of the occupiers of neighbouring properties, the

proposed roof extensions and alterations by reason of design and bulk is considered to have a detrimental impact on the character of the main property, the surrounding area and the wider Sackville Gardens Conservation Area. The application is therefore recommended for refusal.

10 EQUALITIES IMPLICATIONS

None identified.

BH2011/01793 38, Walsingham Road



Brighton & Hove
City Council



Scale: 1:1,250

<u>No:</u>	BH2011/02034	<u>Ward:</u>	ROTTINGDEAN COASTAL
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	11 Ainsworth Avenue, Brighton		
<u>Proposal:</u>	Erection of two storey side extension incorporating dormers.		
<u>Officer:</u>	Liz Arnold, tel: 291709	<u>Valid Date:</u>	06/07/2011
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	31 August 2011
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	RSP Architects, 1 Westbourne Grove, Westbourne Gardens, Hove		
<u>Applicant:</u>	Mr & Mrs D Plant, 11 Ainsworth Avenue, Brighton		

1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in this report and resolves to **REFUSE** planning permission for the following reason(s):

1. The proposed two storey extension, by virtue of its design, massing, bulk and siting on the shared common boundary with no. 9 Ainsworth Avenue, would significantly reduce the visual gap between the two neighbouring properties, which would be of detriment to the visual amenities of Ainsworth Avenue street scene. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).
2. The proposed two storey extension, in conjunction with the front and rear dormer window, by virtue of its design, including a large flat roof section, and massing would result in a visually intrusive and bulky addition to the side of the property which is unsympathetic to the visual amenities of the existing dwelling and Ainsworth Avenue. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).
3. The formation of a balcony, in association with the proposed front dormer, would result in a contrived and incongruous addition to the existing property, to the detriment of the visual amenities of the existing dwelling and the Ainsworth Avenue street scene. As such the proposal is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the design guidance contained in Supplementary Planning Guidance note SPGBH1: Roof Alterations and Extensions.

Informatives:

1. This decision is based on drawing no. 01RevC received on the 8th August 2011.

2 THE SITE

The application relates to a detached property located on the northern side of Ainsworth Avenue, between the junctions with Greenways and Ainsworth Close. The single dwelling appears to have been extended in the past by way of a rear extension and the construction of an attached side garage.

3 RELEVANT HISTORY

BH2010/02806: Erection of two storey side extension incorporating dormers. Refused 27/10/2010.

BH2000/00376/FP: Amendments to previously refused application (ref: BH1999/01800/FP) for first floor rear extension by omission of side roof dormer. Approved 26/04/2000.

BH1999/01800/FP: First floor extension at rear of property (Amendment to previously approved application ref. 96/0757/FP for a single storey rear extension). **Refused** 29/09/1999. Upheld on Appeal 02/02/2000.

96/0757/FP: Erection of single storey rear extension and modification to approved garage (under extant consent BN/89/0346/F). Approved 17/09/1996.

4 THE APPLICATION

Planning permission is sought for the erection of a two storey side extension which would comprise dormer windows and an associated balcony. This proposed extension would replace the existing single storey side attached garage.

Following a previous refusal, discussions with the Local Planning Authority took place. The amendments discussed do not form part of this application.

5 CONSULTATIONS

External:

Neighbours: 11 Letters of representation have been received from 3 **Ainsworth Avenue** (2 letters each with a different signatory), 13 **Ainsworth Avenue** (2 letters each with a different signatory), 15 **Ainsworth Avenue** (2 letters each with a different signatory) and ‘**Seadowns**’ 19 **Ainsworth Avenue** (3 letter each with a different signatory) and 9 **Grange Farm Cottages Greenways** (2 letters each with a different signatory), stating they support the application but with no reasons given.

7 Ainsworth Avenue, supports the application as it is a quite modest scheme when compared with some of the gross unsightly re-building works granted in the area over the last few years which the Council has allowed. Furthermore it is being built to provide accommodation for a frail elderly relative and not merely to line the pockets of a local property developer.

21 Ainsworth Close, has no objections to the planned extension.

9 Ainsworth Avenue, objects as the previous application was declined on good grounds and believes comments made in relation to the previous

application are still valid especially as this latest application has not made any material changes to the design and is for an even larger extension. Believe

1. this development due to its size, design and proximity to their property is contrary to policies.
2. Design, including dormer windows/doors to the front of the property, are out of keeping to the current style of the property and Ainsworth Avenue street scene.
3. The large flat roof, clearly visible and fronting Ainsworth Avenue, is unsightly and out of keeping with the current street view.
4. The increased mass and proximity to their property would not only be detrimental to the Ainsworth Avenue street scene it would also result in significant loss of privacy and daylight/sunlight to neighbouring properties contrary to policy.

6 MATERIAL CONSIDERATIONS

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

The development plan is the Regional Spatial Strategy, The South East Plan (6 May 2009); East Sussex and Brighton & Hove Minerals Local Plan (1999); East Sussex and Brighton & Hove Waste Local Plan (February 2006); Brighton & Hove Local Plan (21 July 2005).

7 RELEVANT POLICIES & GUIDANCE

Brighton & Hove Local Plan:

- QD14 Extensions and alterations
QD27 Protection of Amenity

Supplementary Planning Guidance:

SPGBH1 Roof Alterations and Extensions

8 CONSIDERATIONS

Under application BH2010/02806 permission was sought for the erection of a two storey side extension, incorporating dormer windows. This application was refused as it was considered that the design, massing and positioning of the proposed extension would be of detriment to the visual amenities of the existing property and the Ainsworth Avenue street scene. This refusal was not appealed.

The main differences between the development refused under the 2010 application and that now proposed are;

- The formation of a balcony to the proposed front dormer,
- The relocation of existing rooflights,
- An increase in length of the proposed extension, and
- The loss of the existing kitchen access door.

The main considerations in the determination of this application relate to the impacts of the proposed development upon the visual amenities of the host property, the Ainsworth Avenue street scene and the wider area. In addition the impacts upon the amenities of the neighbouring properties must also be assessed.

Design:

Policy QD14 of the Brighton & Hove Local Plan states that planning permission for extensions or alterations to existing buildings, including the formation of rooms in the roof, will only be granted if the proposed development:

- a) is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area;
- b) would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
- c) takes account of the existing space around buildings and the character of the area and an appropriate gap is retained between the extension and the joint boundary to prevent a terracing effect where this would be detrimental to the character of the area; and
- d) uses materials sympathetic to the parent building.

At present an attached single storey garage is located on the western side of the property. The applicant seeks planning permission to replace this existing garage with a two storey side extension. A dormer window would be inserted within the rear roofslope of the proposed side extension and a dormer window, with an associated balcony, would be inserted within the front roofslope.

The existing side garage measures approximately 3m in width by approximately 5.9m in length. The south-west facing elevation of the existing garage is located flush with that of the rest of the dwelling. The associated flat roof is located approximately 2.4m above related ground level, whilst the ridge of the false pitch roof, located at the front of the garage, is located approximately 2.9 above ground level.

The proposed side extension would project from the main western facing elevation of the dwelling by approximately 3m. The ground floor section of the proposed extension would measure approximately 12.1m in length (previously 10.4m in the refused application). The south-western facing elevation of the proposed extension would be flush with that of the existing property. As a result of the increased length of the proposed extension the existing door associated with the existing kitchen would be lost.

The proposed extension would comprise two pitched roofs, two almost flat roof sections and a west facing gable style end. The middle of the flat roof sections would be located approximately 5.8m above related ground floor level and approximately 0.8m below the ridge of the main roof of the dwelling,

whilst the ridges of the proposed pitched roof would be located approximately 5.5m above related ground level and approximately 1m below the ridge of the main roof of the dwelling. As a result of the increased in width between the extension refused in the previous application and that now proposed, the expanse of flat roof section has increased, from approximately 4.6m to approximately 6.3m.

The eaves of the proposed extension would be located approximately 2.2m above related ground level, which results in them being at the same height as the eaves related to the main roof of the dwelling, and would overhang the north and south elevations of the extension by approximately 0.2m.

In order to accommodate the proposed development the existing chimney stack, located on the western side of the dwelling, would be removed.

A window would be inserted within the rear elevation of the extension at ground floor level in addition to out-ward opening glazed doors being inserted within the front elevation of the extension. Internally a new ground floor level would be created which would result in the ground floor of the proposed extension being level with that of the existing dwelling. This alteration to the ground level would result in the cill of the proposed front facing French doors being higher than the cill of the existing garage door.

The existing raised patio area, with a depth of approximately 1.9m, located at the front of the dwelling would be extended as part of the application, along the front elevation of the proposed side extension, in order to provide direct access into the proposed side extension from the front of the dwelling. Glass and metal balustrading would be erected along the southern edge of the proposed patio area.

A dormer window would be inserted within the front and rear roofslope of the proposed extension in relation to the creation of two bedrooms and an ensuite within the roof of the proposed extension. One of the proposed bedrooms would replace an existing bedroom which would be converted to a family bathroom as part of the proposal. The cill of these flat roof dormer windows would be positioned approximately 1.4m back from the eaves of the extension and would be set down from the ridge of the related pitched roofs by approximately 0.5m. The dormer windows would measure approximately 1.7m in height, approximately 1.9m in width and would project from the related roofslopes by approximately 1.7m. A pair of in-ward opening glazed doors would be inserted within the front dormer window and as a result part of the roofslope of the proposed roofslope would be cut into in order to accommodate the height of these proposed doors. A window of a style, design and glazing proportions to match those within the rear of the dwelling would be inserted within the proposed rear dormer window.

It is considered that the proposed dormer windows accord with guidance set out in SPGBH1 Roof Alterations and Extensions as they are set down from

the ridge of the related roof, are positioned well within the related pitched roofs, are positioned well in relation to windows in the elevations below and are considered to be of an acceptable size and design.

A balcony would be created at the front of the proposed front dormer with associated glass balustrading. From the side elevational plan and the floor plans provided it would appear that a balcony area would be created with a width of approximately 0.6m however this is not reflected in the roof plan provided and whilst on site it was stated by the applicant that the balcony would only be of a Juliet style rather than externally accessible. The proposed glass balustrading would have a height of approximately 1.1m.

Four rooflights are currently located within the western facing elevation of the main roof of the dwelling. In order to accommodate the proposed two storey side extension, the southern most rooflight would have to be removed. In addition as part of the proposal it is stated on the plans that one of the retained velux windows would be relocated further to the south however from comparison of the positioning of the rooflights shown in the existing and proposed side elevational drawings it would appear that both the retained southern most rooflights would be relocated further to the south. No objections are raised to the loss of one of the existing rooflights and the repositioning of one of two of the retained rooflights.

The pitches of the proposed side extension would be finished with tiles to match those of the existing dwelling whilst the flat roof sections of the proposed extension and the related dormer windows would be covered in lead. The elevations of the proposed extension would be finished in render to match those of the existing dwelling. The new windows and doors would be uPVC.

It is considered that the proposed two storey side extension would add significant bulk and massing to the side of the existing dwelling. The insertion of the proposed associated rear and front dormer windows adds further to the bulk and massing of the proposal. No. 9 Ainsworth Avenue, which is of a bungalow format, has a front roof pitch which is set further back from Ainsworth Avenue than the existing gable end of no. 11. As a result of the existing built form of the western neighbouring property, no. 9, this neighbouring properties existing roof form would not obscure the bulk of the proposed extension when viewed from areas to the west of the site, in Ainsworth Avenue.

Reference on the submitted plans is made to a previous application at no. 9 Ainsworth Avenue, namely planning application BH2006/00124. This application granted consent for a development which included a ground floor extension, a first floor pitched roof extension, in order to create an additional storey, and a hipped pitch roof to the existing rear/side ground floor accommodation. It is apparent on site that the roof extensions approved under application BH2006/00124 have not been constructed. It is

acknowledged that a rear extension was constructed following this approval however the design, shape and size of the extension constructed differs to that shown in the approved application and therefore it is not considered that that it could be said that this development has been commenced on site. As a result of a 3 year expiration condition being attached, this permission expired on the 14th March 2009. This neighbouring property has however been altered by way of a large rear dormer window, rear ground floor single storey extensions, the insertion of front rooflights and the formation of roof gables over the original front bay windows (alterations approved under Planning Permission application BH2006/01902 and Certificate of Lawfulness application BH2010/00375). As a result of the development approved under application BH2006/00124 not being evident on site and the fact that commencement period for this permission has expired, the Local Planning Authority does not give any weight to the neighbouring development approval in the determination of the current application, especially with regards to the impacts that a first floor roof extension at no. 9 would have upon the visibility of the development proposed at no. 11.

It is acknowledged that the north-western section of Ainsworth Avenue does not provide a uniform appearance with regards to style, design and type of dwellings or associated roof forms, although one generic characteristic is the presence of large areas of roof surface and visual gaps between the roof forms. It is noted that the proposed development would increase the amount of roof surface visible from Ainsworth Avenue, however as a result of the two storey form of the proposal and it siting on the common boundary with no. 9 Ainsworth Avenue, the visual gap between these neighbouring properties, especially between their roof forms, would be significantly reduced. The loss of the visual gap between nos. 9 and 11 is considered to be of detriment to the visual amenities of the Ainsworth Avenue street scene.

It is noted that a Juliet Balcony is present on the front elevation of no. 41 Ainsworth Avenue, which is located approximately 185m to the east of no. 11 Ainsworth Avenue. However under application BH2006/02070, the retention of a Juliet Balcony, formed with metal balustrading was refused on grounds that it was considered that the Juliet Balcony was out of keeping with the character of the street scene, creating an inappropriate and unfamiliar feature to the front elevation of the related dwelling. The Juliet Balcony viewed at no. 41 during the Case Officer's site visit was however formed of glass balustrading. Regardless of the balustrading material the presence of a Juliet Balcony at no. 41 Ainsworth Avenue is unauthorised.

It is also acknowledged that under application BH2010/02935, approval was granted for no. 31 Ainsworth Avenue for the replacement of the existing first floor front balcony with part glazed/part opaque panels. However this approval would result in the replacement of an existing external balcony area with an enclosed balcony area and therefore it is considered that this approval is for a development of a different character to that proposed at no. 11 in addition to it being considered that the approved application at no. 31 removes an

uncharacteristic feature within the Ainsworth Avenue and replaces it with a development which appears more integrated with the character and appearance of the related dwellinghouse. Whilst on site it became apparent that the external balcony area has been removed but the enclosed balcony area has yet to be constructed.

Overall it is considered that the formation of a balcony area (external or Juliet style) to the front of the proposed front dormer window would result in a contrived and incongruous addition to the existing property to the detriment of the parent property and the Ainsworth Avenue street scene.

Impact on Amenity:

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use would not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.

In considering whether to grant planning permission for extensions to residential properties, account would be taken of sunlight and daylight factors, together with orientation, slope, overall height relationships, existing boundary treatments and how overbearing the proposal would be.

Due to the proposal relating to the western and southern sections of the property it is not considered that the intended development would have a significant adverse impact upon the amenities of no. 13 Ainsworth Avenue.

The proposed front dormer window, the associated balcony and the proposed new ground floor window, would face onto the front garden area of no. 11 and beyond towards Ainsworth Avenue. There are no properties located on the southern side of Ainsworth Avenue, opposite the site address however there are garden areas related to properties sited on Greenways, approximately 24m away from the front elevation of no. 11 Ainsworth Avenue. Given the presence of existing ground and first floor windows within the front elevation of no. 11, it is not considered that the proposal would have an adverse impact upon the amenities of the properties located to the south of the site on Greenways.

The western elevation of the proposed side extension would be located along the same building line as the existing side garage. As a result the proposed extension would form part of the shared common boundary between nos. 9 and 11 Ainsworth Avenue. A distance of approximately 1.4m would be retained between the western elevation of the proposed extension and the eastern facing elevation of no. 9.

The proposed extension would project beyond the original north facing elevation of no. 9 Ainsworth Avenue by approximately 4.7m (previously approximately 3m). This western neighbouring property has however been

extended in the past by way of rear extensions (approved under application BH2006/01902). The proposed extension would not project as far to the north as the existing conservatory style extension located at the rear of no. 9 (which is not shown on the submitted block plan). This neighbouring development does not exceed the height of the fence located along the shared common boundary between the two neighbouring properties. As a result of the projection of these existing neighbouring property extensions it is not considered that the proposed extension would not have a significant over bearing impact upon the occupiers of no. 9.

Windows are located within the original eastern elevation of the western neighbouring property. These windows currently face onto the side elevation of the existing garage at no. 11. Due to the siting of no. 9 Ainsworth Avenue to the west of no. 11 and the orientation of the sun it is not considered that the proposed two storey extension would have a significant adverse impact upon the amenities of the western neighbouring property with regards to loss of light or sunlight.

The letter of objection from the western neighbouring property is noted however it is not considered that the proposed rear dormer window would have a significant adverse impact upon the amenities of no. 9 Ainsworth Avenue with regards to over looking or loss of privacy as views from the proposed dormer to the west would be oblique.

Given the positioning and nature of the relocated rooflights, it is not considered that their re-positioning will have a significant adverse impact upon the amenities of no. 9 Ainsworth Avenue towards which they will face.

Other Issues

It is stated on the submitted drawings that the front section of the proposed side extension would provide a disabled bedroom and that the existing downstairs bathroom would provide an adjacent disabled bathroom. However it is not considered that the proposed disabled facilities, due to their limited size, could be sufficiently utilized by a non-ambulant person in addition to it not being demonstrated how a non-ambulant person could get onto the raised patio area for level access to be obtained into the proposed side extension. However it is not considered that refusal on this basis could be sustained given that the occupiers of the dwelling could utilize the proposed extension for any ancillary living accommodation they require without planning consent being required.

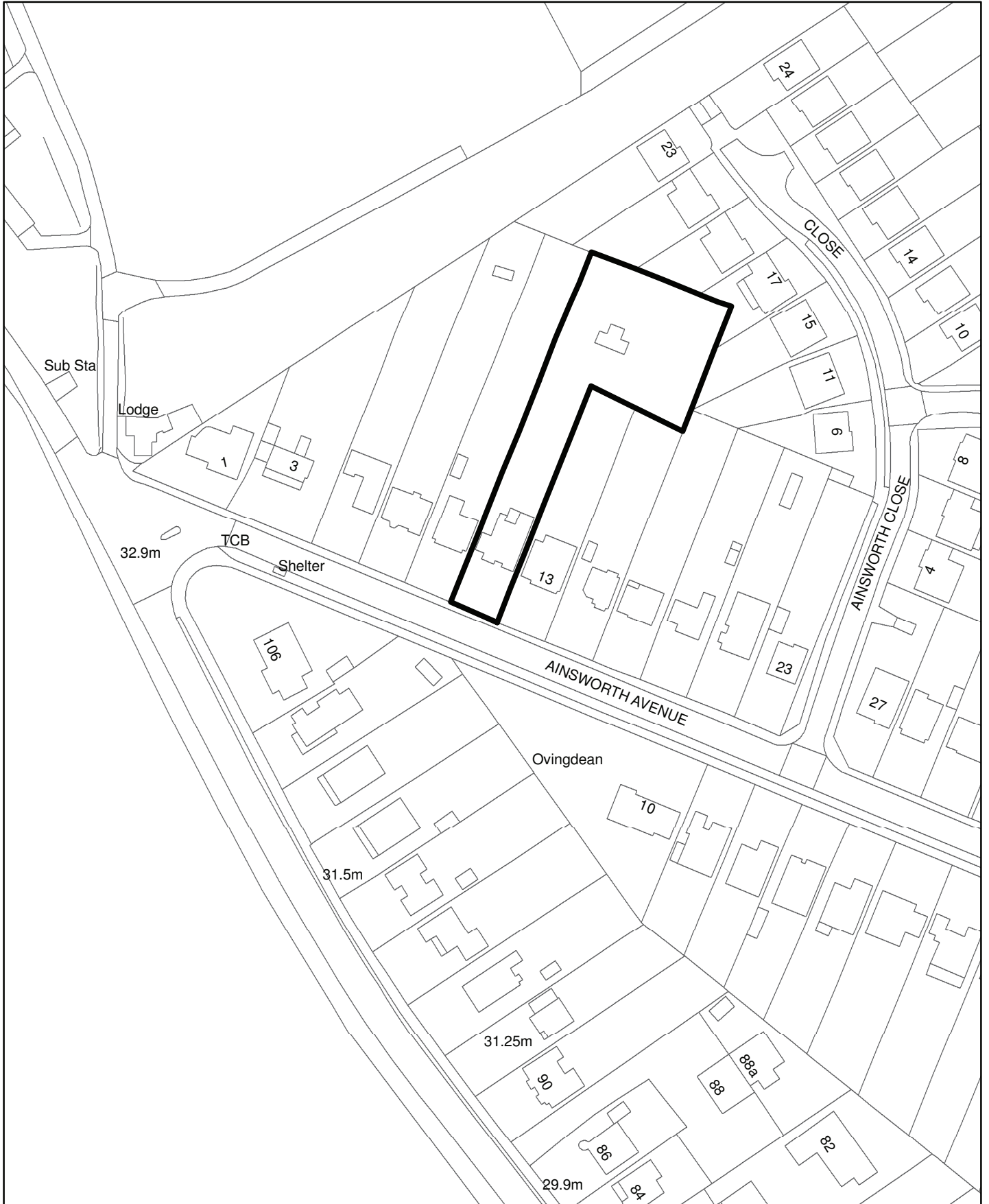
9 CONCLUSION

For the reasons set out above it is considered that the proposal fails to accord with policies of the Brighton & Hove Local Plan and SPGBH1 Roof Alterations and Extensions, refusal is therefore recommended. It is not considered that there are any material considerations that warrant a departure from policies and guidance set out in SPGBH1 and the Brighton & Hove Local Plan.

10 EQUALITIES IMPLICATIONS

Please refer to the 'other issues' section above.

BH2011/02034 11, Ainsworth Avenue



**Brighton & Hove
City Council**



Scale: 1:1,250

PLANS LIST 31 August 2011

BRIGHTON AND HOVE CITY COUNCIL

**LIST OF APPLICATIONS DETERMINED BY THE HEAD OF CITY INFRASTRUCTURE
UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS
COMMITTEE DECISION**

PATCHAM

Application No: BH2011/01754
Bramble Cottage, 18 Carden Avenue, Patcham

1 Beech - lift by 1-2m on east side to bring in line with other side of the Beech.

Applicant: Mrs K Lewis
Approved on 04 Aug 2011

Application No: BH2011/01956
12 Overhill Gardens, Patcham

1 x Lime - reduce crown by 30%, thin crown by 15% and lift crown to 4m. 1 x Ash -
reduce crown by 30% and remove ivy.

Applicant: Mr Iain Palmer
Approved on 03 Aug 2011

REGENCY

Application No: BH2011/02167
3 & 4 Clifton Hill, Brighton

Cherry in front garden of 3 Clifton Hill - cut back overhanging branches & if necessary re-
shape; Philadelphus in 4 Clifton Hill - reduce overhang by 6' & possible crown reduction,
Prunus in 4 Clifton Hill - reduce crown.

Applicant: Mrs C Moorhouse
Approved on 05 Aug 2011

WITHDEAN

Application No: BH2011/01944
Oakwood Lodge, 259 Preston Road

1 Holly - Trim, remove some of the top branches and make it more stable.

Applicant: Liz Pichon
Approved on 28 Jul 2011

Application No: BH2011/01958
1 Highdown Court, Varndean Drive, Varndean Park Estate

3 x Elm - reduce canopies in height by approx 20% as per previous trees in the row.

Applicant: Mr James Cox
Approved on 05 Aug 2011

Application No: BH2011/02023
9 Varndean Drive, Varndean Park Estate

1 x Holly (rear garden) - reduce height of the tree by 1-2ft and cut in laterals hard to create a more typical cylindrical shape.

Applicant: Mr Nyall Thompson
Approved on 05 Aug 2011

Application No: BH2011/02029
25 Harrington Road

Fell 1 Fir - no amenity value. Fell 1 Sycamore - no amenity value.

Applicant: J Hatch
Approved on 04 Aug 2011

Application No: BH2011/02031
25 Harrington Road

1 x Cherry - formative prune. 1 x Copper Beech - reduce entire canopy, light thin.

Applicant: J Hatch
Approved on 04 Aug 2011

Application No: BH2011/02105
2 Whittingehame Gardens

1 x Cotoneaster - contain and remove selective epicormic growth

Applicant: Mr Charles Irving
Approved on 03 Aug 2011

Application No: BH2011/02145
6 The Mews, Towergate, London Road, Brighton

Sycamore - reduce canopy by 30%

Applicant: Mr S Duance
Approved on 03 Aug 2011

HANOVER & ELM GROVE

Application No: **BH2011/01751**
18 Hanover Crescent

1x Elm - reduce side growth by 4m and thin. 1x Elm - reduce off car park by 3m. 1x Elm - reduce height by 5m. 1x Elm - reduce by 3m and thin. 1x Elm - lift over car park. 1x Holm Oak - reduce lateral growth by 3m. 2x Holm Oak - reduce off car park by 4m. 2x Sycamore, 3x Elm, 1x Lime - crown thin. 1x London Plane and 1x Elm - lift over shrubs and thin. 1x London Plane and 1x Elm - lift over road, shrubs and thin. 1 x group of Cherry - formative prune. 1x Sycamore - reduce right side by 3m, lift over road and car park.

Applicant: J Hatch
Approved on 04 Aug 2011

Application No: **BH2011/01752**
18 Hanover Crescent

Fell 1 Elm - dead. Fell 1 Lime - in decline.

Applicant: J Hatch
Approved on 04 Aug 2011

HOLLINGDEAN & STANMER

Application No: **BH2011/02252**
Stanmer House, Stanmer Park

Fell - 2 x Goat Willows (Intertwined, damaged juvenile trees)

Applicant: Steve Rather
Approved on 29 Jul 2011

QUEEN'S PARK

Application No: **BH2011/02235**
1 Parochial Mews, Princes Street, Brighton

Sycamore (T17 on TPO plan) - prune back to previous growth points on east side and 20% crown reduction to balance; Sycamore (T13 on TPO plan) - 20% crown reduction and 20% crown thin

Applicant: Mr M Eckstein
Approved on 03 Aug 2011

Application No: BH2011/02236
1 Parochial Mews, Princes Street, Brighton

2no Sycamores (A & C on plan) - prune back to previous growth points on east side and 20% crown reduction to balance.

Applicant: Mr M Eckstein
Approved on 03 Aug 2011

HANGLETON & KNOLL

Application No: BH2011/01942
Hangleton Manor, Hangleton Valley Drive

2 x Holm Oak - 30% crown reduction and crown thin. 2 x Lime Tree - 30% crown reduction and crown thin and lift crown away from footpath by 4m.

Applicant: Mr Nick Goodman
Approved on 04 Aug 2011

NORTH PORTSLADE

Application No: BH2011/02100
4 Crest Way

1 Sycamore - 25% crown thin and remove the ivy.

Applicant: Mr Henry Mason
Approved on 03 Aug 2011

SOUTH PORTSLADE

Application No: BH2011/02102
Parish Centre, South Street, Portslade

1 Sycamore - removal of lower limbs which overhang adjacent garden (owned by applicant).

Applicant: Mr Paul Price
Approved on 04 Aug 2011

HOVE PARK

Application No: BH2011/01170
39 Dyke Road Avenue, Hove

Sycamore (T1 on plan) - reduce entire crown by 3m; Sycamore (T2 on plan) - reduce lower laterals towards building by 3m.

Applicant: Mr J Hatch

Approved on 04 Aug 2011

Application No: BH2011/01812

5 Greysfriars Close, Hove

Holm Oak - reduce by 30%, thin by 10-15%, Elm reduce by 30%

Applicant: Mr C Irving

Approved on 03 Aug 2011

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED BY THE HEAD OF
PLANNING & PUBLIC PROTECTION UNDER DELEGATED POWERS
OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION

PATCHAM

BH2011/00323

6 Petworth Road Brighton

Erection of first floor side extension with pitched roof.

Applicant: Mr Terence Linnington

Officer: Sonia Gillam 292359

Refused on 25/07/11 DELEGATED

1) UNI

The proposed extension, by virtue of its siting, design, materials and width would form an incongruous and unsympathetic feature which would be detrimental to the character and appearance of the existing building and the visual amenities enjoyed by neighbouring properties. Additionally there is the potential for a terracing effect which would be out of keeping with the character of the area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2011/01189

9 Ridgeside Avenue Brighton

Erection of pitched roof detached residential dwelling to replace existing garage.

Applicant: Mr R Counsell

Officer: Kate Brocklebank 292175

Refused on 26/07/11 PLANNING COMMITTEE

1) UNI

The development fails to enhance the positive qualities of the neighbourhood. The small plot is an awkward shape and is out of character with the surrounding area and the development appears cramped within the plot and the layout fails to reflect the spacious character of the area. The application is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The proposal does not make adequate provision for private usable amenity space in this suburban locality, where predominantly neighbouring properties benefit from generous rear gardens, contrary to policy HO5 of the Brighton & Hove Local Plan.

3) UNI3

The applicant has failed to demonstrate that the development will achieve an acceptable level of sustainability to accord with the requirements of policy SU2 of the Brighton & Hove Local Plan and the standards set out in SPD08.

BH2011/01276

Hollingbury Library Carden Hill Brighton

Display of 8no individual letter signs to side elevation of Hollingbury Library.

Applicant: Brighton & Hove City Libraries

Officer: Chris Swain 292178

Approved on 28/07/11 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to

display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

BH2011/01329

41 Ladies Mile Road Brighton

Application for Approval of Details Reserved by Conditions 5 and 6 of application BH2010/01132.

Applicant: Domino's Pizza Group Ltd

Officer: Jonathan Puplett 292525

Split Decision on 03/08/11 DELEGATED

1) UNI

Approve the details pursuant to condition 5 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 6 are not approved for the following reason:

1. No specification or manufacturer's details of the litter bin to be installed has been submitted.

BH2011/01456

3 Overhill Drive Brighton

Extension of pitched roof over existing ground floor flat roof to front incorporating dormer.

Applicant: Mr W Ransom

Officer: Helen Hobbs 293335

Approved on 09/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no04 and 08 received on 19th May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01480

115 Carden Hill Brighton

Alterations to front garden to form street level off road parking and formation of crossover (Part-retrospective).

Applicant: Mr G Gutierrez

Officer: Sonia Gillam 292359

Refused on 25/07/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. It is considered that the visually dominant hardstanding and loss of the majority of the garden area would be of detriment to the appearance of the property and the street scene. The granting of such a structure would set an unwelcome precedent for the approval of similar developments to neighbouring properties. The development is therefore contrary to the above policy.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to protect the amenity of neighbouring residents. The raised hardstanding and railings would be positioned in close proximity and at a very elevated level to the front windows of the neighbouring property, no. 113 Carden Hill. It would have a prominent appearance when viewed from this neighbouring property and the outlook from the windows would be affected to a harmful degree. The development is therefore contrary to the above policies.

BH2011/01579

14 Vale Avenue Brighton

Erection of single storey rear extension.

Applicant: Mr Steve Wright

Officer: Chris Swain 292178

Approved on 04/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The windows to the south facing side elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with drawing nos.AP/01-04 (inclusive) received on 31 May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

5) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed within the north facing side elevation of the hereby approved extension without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/01615

11 Old Farm Road Brighton

Demolition of existing conservatory and erection of single storey extension.

Applicant: Mr Robert Reeve

Officer: Helen Hobbs 293335

Refused on 28/07/11 DELEGATED

1) UNI

The length, siting, height and design of the proposal would, by reason of loss of light and outlook, overshadowing and its overbearing impact, adversely impact on the residential amenity currently enjoyed by the adjoining property No.12 Old Farm Road, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/01618

1a Singleton Road Brighton

Installation of 3 photovoltaic panels to south facing roof slope (retrospective).

Applicant: Eastland Building Contractors

Officer: Jonathan Puplett 292525

Approved on 04/08/11 DELEGATED

BH2011/01664

189 Carden Avenue Brighton

Application for Approval of Details Reserved by Condition 7 of application BH2010/01757.

Applicant: Reef Estates Ltd

Officer: Aidan Thatcher 292265

Approved on 04/08/11 DELEGATED

BH2011/01684

18 Braybon Avenue Brighton

Erection of two storey front extension with pitched roof including solar panels and mono-pitched roof to existing garage.

Applicant: Ms Elizabeth Storey

Officer: Jonathan Puplett 292525

Approved on 08/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The south facing ground floor side windows hereby approved shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the rendered walls hereby approved shall be painted white and the window frames shall be RAL 7038 grey.

Reason: To ensure a satisfactory appearance to the development, in compliance with an email from the agent for the application dated 28/07/11 and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window or door other than those expressly authorised by this permission shall be constructed to the north facing side elevation of the extension hereby approved without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved location plan, block plan and drawing no. 001 received on the 9th of June 2011 and drawing nos. 002A, 101A and 102A received on the 6th of July 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

6) UNI

The roof tiles of the extension and new garage roof hereby approved shall match those of the existing roof.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2011/01716

48 Hartfield Avenue Brighton

Certificate of Lawfulness for proposed single storey rear extension, installation of window to replace door to front and French doors to replace rear window.

Applicant: Janet Bishop

Officer: Helen Hobbs 293335

Approved on 05/08/11 DELEGATED

BH2011/01782

10 The Deneway Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2010/03248.

Applicant: New Priory Veterinary Practice

Officer: Liz Arnold 291709

Approved on 04/08/11 DELEGATED

BH2011/02211

15 Haywards Road Brighton

Non Material Amendment to BH2011/01362 for the reduction of first floor en-suite extension by 300mm.

Applicant: Mr Mike Broad

Officer: Liz Arnold 291709

Approved on 03/08/11 DELEGATED

PRESTON PARK

BH2011/01463

Windlesham School 190 Dyke Road Brighton

Application to extend time limit for implementation of previous approval BH2008/00232 for the demolition of existing gymnasium and prefabricated classrooms. Proposed new gymnasium with changing facilities and class rooms and internal alterations to existing building.

Applicant: Jane Waller

Officer: Kate Brocklebank 292175

Approved on 29/07/11 PLANNING COMMITTEE

1) UNI

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 2402-01, 2402-02, 2402-10 revision A and 2402-11 revision A received on 23 January 2008, 2402-12 received on 11 February 2008.

Reason: For the avoidance of doubt and in the interests of proper planning.

3) UNI

The first storey window on the south east elevation of the building servicing classroom 4 as shown on drawing number 2402-10 revision A received on 23 January 2008 shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the

external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) UNI

Details of the external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The approved installation shall be maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

7) UNI

No development shall commence until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

8) UNI

No works shall commence until an Arboricultural Method Statement for the protection of trees adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include method of protection for adjacent trees during demolition and construction in accordance with BS 5837 (2005) Trees in relation to construction. The approved protection measures shall be erected in accordance with the approved scheme and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

9) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until:

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good'

for all non-residential development have been submitted to the Local Planning Authority; and

- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

BH2011/01467

Flat 3 176 Dyke Road Brighton

Replacement UPVC windows to front elevation at first floor level.

Applicant: Raine Fairbairn M. L.

Officer: Anthony Foster 294495

Approved on 28/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved site plan, sections and photographs received on 20 May 2011 and drawings "window 1", "window 2" and "window 3" received on 20 July 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01568

47 Rugby Road Brighton

Loft conversion incorporating rooflights to front and rear and raising of ridge height.

Applicant: Mr & Mrs Lyon

Officer: Chris Swain 292178

Refused on 26/07/11 DELEGATED

1) UNI

The proposed development, by reason of its height, design and scale would relate poorly to the existing property, resulting in a roofslope that would appear disproportionate to the main front façade, disrupting the uniformity of the terrace, detracting from the appearance and character of the property and harming the visual amenity of the street scene and the Preston Park conservation area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The proposed rooflights to the front and rear, by reason of design, scale and positioning would relate poorly to the existing building and detract from the appearance and character of the property, the street scene and the wider conservation area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2011/01686

5 Beaconsfield Villas Brighton

Certificate of lawfulness for a proposed loft conversion incorporating rooflights to rear roofslope.

Applicant: Ms Eleanor Dolton

Officer: Helen Hobbs 293335

Approved on 08/08/11 DELEGATED

BH2011/01700

Preston Lawn Tennis Club Preston Drove Brighton

Application for Approval of Details Reserved by Condition 3, 4 and 6 of application BH2011/00486.

Applicant: Preston Lawn Tennis Club

Officer: Kate Brocklebank 292175

Approved on 03/08/11 DELEGATED

BH2011/01768

Land Rear Of 183 Ditchling Road Brighton

Application for Approval of Details Reserved by Condition 2 of Conservation Area Consent application BH2011/00096.

Applicant: Lumsden Coe Developments Ltd

Officer: Kate Brocklebank 292175

Approved on 03/08/11 DELEGATED

REGENCY

BH2010/03379

Royal Alexandra Hospital 57 Dyke Road Brighton

Conversion of main hospital building to provide 20 residential units, demolition of all other buildings and new development consisting of 101 residential units (including 15 affordable units) with associated access, amenity space and parking.

Applicant: Taylor Wimpey UK Ltd

Officer: Guy Everest 293334

Approved on 22/07/11 PLANNING COMMITTEE

1) 25.08A

No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and in accordance with policies SU3 of the Brighton & Hove Local Plan.

2) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

3) BH02.07

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

4) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling[*s*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

5) BH06.01

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

Reason: To ensure that adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan.

6) BH07.07

No development shall commence until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

7) BH07.11

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD25 and QD27 of the Brighton & Hove Local Plan.

8) BH08.01

The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

(a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of

implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress; and
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

9) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

10) UNI

No demolition works shall take place until a scheme has been submitted for the protection of trees to be retained has been submitted to and approved in writing by the Local Planning Authority. The approved tree protection measures shall be erected prior to demolition works commencing and shall be retained until the completion of demolition works. No vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

11) UNI

No construction works shall take place until fences for the protection of trees to be retained have been erected in accordance with Ian Keen Ltd drawing no. 6436/02 Rev D. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

12) UNI

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The CEMP shall include details of measures to mitigate disturbance during demolition and construction works from noise and dust, plant and equipment, in addition to details of any temporary external lighting to be installed at the site and measures to prevent light spillage. The development shall be carried out in compliance with the approved CEMP unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that appropriate environmental protection is in place to safeguard neighbouring amenity in compliance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

13) UNI

No development shall commence until details of a scheme to insulate the proposed development against noise from adjoining roads has been submitted to and approved in writing by the Local Planning Authority. The scheme shall allow for alternative means of ventilation should windows need to be kept shut. The occupation of the hereby approved units shall not commence until the agreed works have been carried out.

Reason: To safeguard the amenity of future occupiers of the development and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

14) UNI

No development shall commence until details of foul and surface water sewerage disposal for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall take into account the capacity of the existing surface water drainage system and its ability to accommodate increased foul and water sewerage flows. The development shall not be occupied until these works have been fully implemented in accordance with the approved details.

Reason: As insufficient information has been submitted and to comply with policies SU4 and SU5 of the Brighton & Hove Local Plan.

15) UNI

No development shall commence until a method of piling foundations for the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters, to comply with policy SU3 of the Brighton & Hove Local Plan.

16) UNI

No development shall commence until details of the construction of new crossovers and for the reinstatement of redundant crossovers has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details.

Reason: In order to ensure adequate visibility at the junction of the proposed basement access and Dyke Road and to comply with policy TR7 of the Brighton & Hove Local Plan.

17) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the new-build residential units hereby approved (blocks A, B, C, E & F) shall be occupied until a Final / Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

18) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units within the retained southernmost building (block D) shall be occupied until an Ecohomes Design Stage Certificate (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment rating has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

19) UNI

Unless otherwise agreed in writing by the Local Planning Authority the development hereby approved shall not be occupied until 8 x bird boxes, 5 x sparrow terraces or boxes, 4 x bat boxes and 4 x bat bricks or bat friendly vents have been erected in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the enhancement and protection of ecological interest on site and to comply with policy QD17 of the Brighton & Hove Local Plan.

20) UNI

The hereby approved development shall not be occupied until details of a casual / informal play space (LAP) has been submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented in full prior to occupation of any of the residential units and shall be maintained as such thereafter.

Reason: To ensure the adequate provision of outdoor recreation space and to comply with policy HO6 of the Brighton & Hove Local Plan.

21) UNI

The development shall not be occupied until a verification report has been submitted to and approved in writing by the Local Planning Authority. The report shall confirm that remediation measures have been undertaken in accordance with the approved method statement and set out measures for maintenance, future monitoring and reporting

Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters, to comply with policy SU3 of the Brighton & Hove Local Plan.

22) UNI

Notwithstanding the submitted plans the development hereby permitted shall not be occupied until further details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details shall include a layout plan and specification for the two-tier cycle parking provision. The cycle parking facilities shall be fully implemented and made available for use prior to the occupation of the development and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

23) UNI

A Travel Plan shall be submitted to the Local Planning Authority within three months of the first occupation of the development. The Travel Plan shall be agreed in writing by the Local Planning Authority and include a package of measures, proportionate to the scale of the approved development, aimed at promoting sustainable travel choices and reducing reliance on the car. It shall also set out arrangements for the monitoring and review of disabled parking provision within the site. The measures shall be implemented within a time frame as agreed with the Local Planning Authority and should be subject to annual review.

Reason: In order to promote sustainable choices and to reduce reliance on the private car to comply with policies SU2, TR1, TR4 and TR18 of the Brighton & Hove Local Plan.

24) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 17-100, 17-001, 17-002, PL 17-013 A & 17-100 received 18th October 2010; drawing nos. PL 113 B & PL 17-024 A received 22nd November 2010; drawing nos. 17-003 C, 17-004 B, 17-005 C, 17-006 B, 17-007 B, 17-008 B, 18-009 B, 17-010 B, 17-011 B, 17-012 C, 17-025 A, 17-028 B, 17-029 A & 17-034 A received 7th February 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

25) UNI

Unless otherwise agreed in writing by the Local Planning Authority no cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and HE6 of the Brighton & Hove Local Plan.

26) UNI

The lower-section of first and second floor bedroom windows to the north-western elevation of flats E-8, E-13, F-6 & F-9, as indicated on hereby approved drawing nos. PL 17-004 B, PL 17-005 C & PL 17-011 B, shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policy QD27 of the Brighton & Hove Local Plan.

27) UNI

The bathroom windows to the north-western elevation of flats E-8, E-13, F-6 & F-9, as indicated on hereby approved drawing nos. PL 17-004 B, PL 17-005 C & PL 17-011 B, shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policy QD27 of the Brighton & Hove Local Plan.

28) UNI

The communal stair windows at first and second floor level to the north-western elevation of block F, as indicated on hereby approved drawing nos. PL 17-004 B, PL 17-005 C & PL 17-011 B, shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policy QD27 of the Brighton & Hove Local Plan.

29) UNI

The bathroom window to the south-western elevation of flat A-7, as indicated on hereby approved drawing nos. PL 17-004 B & PL 17-012 C, shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policy QD27 of the Brighton & Hove Local Plan.

30) UNI

If during development any visibly contaminated or odorous material not previously identified is found to be present at the site it shall be investigated. The Local Planning Authority shall be informed immediately of the nature and degree of contamination present. The developer shall submit a Method Statement which must detail how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters, to comply with policy SU3 of the Brighton & Hove Local Plan.

31) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential new-build development (blocks A, B, C, E & F) shall commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

32) UNI

No development shall commence until details of the treatment along shared boundaries with properties on Clifton Hill have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the boundary treatment has been completed in accordance with the approved details. The boundary treatment shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development, to safeguard the privacy of the occupiers of the adjoining property, and to comply with policies QD1, QD27 & HE6 of the Brighton & Hove Local Plan.

33) UNI

No development shall commence on site until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme.

Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD15, QD16 and HE6 of the Brighton & Hove Local Plan.

34) UNI

Prior to their installation further details of the solar panels, as indicated on hereby approved drawing no. PL17-029 A shall be submitted to and approved in writing by the Local Planning Authority. The solar panels shall be installed in accordance with the agreed details and be maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

35) UNI

No development shall commence until details of balustrading to the external terrace of units B-18, as indicated on hereby approved drawings nos. PL 17-006 B, PL 17-010 B & PL 17-012 C, have been submitted to and approved in writing by the Local Planning Authority. The details shall make provision for obscured screening to prevent overlooking of adjoining properties on Clifton Hill. The balustrading shall be installed in accordance with the agreed details and shall be retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policy QD27 of the Brighton & Hove Local Plan.

36) UNI

No development shall commence until constructional details of the proposed works of restoration to the cupulas, gabled roof dormers, and projecting veranda have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and be completed prior to the occupation of the development.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

37) UNI

Unless otherwise agreed in writing no development shall take place until a schedule of restoration works for the retained southern building has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall allow for replacement timber windows to the retained hospital building to the original pattern and detail; the removal of existing plastic rainwater goods and waste pipes; replacement cast iron rainwater goods; and facades, exposed following the removal of later extensions, to be restored to match adjacent detail and finishes. The works shall be carried out in strict accordance with the approved details and be completed prior to the occupation of the development.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

38) UNI

No development shall commence until sample elevations and sections at a 1:20 scale of the stair towers, balconies, parapets, window reveals, projecting bays, porches, balustrading and perimeter gates, walls (including the retained flint wall to Clifton Hill) and piers have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and be maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

39) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development within the retained southernmost building (block D) shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment rating for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes Refurbishment rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

40) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the extended southern building and the new development to the rear have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

41) UNI

No development shall take place until details of how materials arising from demolition works will be reused for on-site construction and conversion works have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the details

shall include measures to ensure the use of reclaimed bricks in the restoration of the retained southernmost building. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to preserve the character and appearance of the Montpelier & Clifton Hill Conservation Area and to comply with policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2010/03380

Royal Alexandra Hospital 57 Dyke Road Brighton

Retention and conversion of main hospital building and demolition of all other buildings.

Applicant: Taylor Wimpey UK Ltd

Officer: Guy Everest 293334

Approved on 22/07/11 PLANNING COMMITTEE

1) BH01.04

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) BH12.08

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work on the site the subject of this consent is commenced within a period of 6 months following commencement of demolition in accordance with a scheme for which planning permission has been granted.

Reason: To prevent premature demolition in the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the Brighton & Hove Local Plan.

3) UNI

The works of demolition hereby permitted shall not be begun until a scheme that allows for the salvaging and on-site reuse of commemorative stones to the Elizabeth building and former laundry blocks has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details and be maintained as such thereafter.

Reason: For the purposes of preserving the historic interest and character of the site and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2011/00279

30A Norfolk Square Brighton

Damp proofing of flat, and replacement external timber door on rear elevation.

Applicant: Miss Ann Davies

Officer: Wayne Nee 292132

Approved on 29/07/11 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

The void behind the cavity damp proof membrane on the walls annotated "DPM" on the approved drawing no. N60PC/LB/04C shall be ventilated along their tops and bottoms and under the window cills for their entire lengths. The walls shall be only painted with vapour permeable emulsions.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2011/00634

32-38 North Street & 40-44 Ship Street Brighton

Alterations and refurbishment works incorporating erection of rear infill extension to upper floors, new shopfront entrances, refurbishment of windows, and erection of new plant enclosure to roof.

Applicant: CIP Property (AIPT) Limited

Officer: Guy Everest 293334

Approved on 28/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

No development shall take place until samples of materials (including colour of paintwork) to be used in the construction of the shopfronts have been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD10 and HE6 of the Brighton & Hove Local Plan and the provisions of Supplementary Planning Document 02, shop front design.

3) UNI

No development shall take place until samples of materials to be used in the construction of the roof level plant enclosure have been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan

4) UNI

No development shall take place until a section at 1:10 scale through the recessed entrance on Ship Street has been submitted to, and approved in writing by the Local Planning Authority. The section shall outline the timber panelling detail to the side walls. The development shall be carried out in accordance with the agreed details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD10 and HE6 of the Brighton & Hove Local Plan and the provisions of Supplementary Planning Document 02, shop front design.

5) UNI

Notwithstanding the approved plans no development shall commence until amended details of the door opening to the eastern end of the North Street elevation have been submitted to, and approved in writing by the Local Planning Authority. The details shall allow for a solid bottom panel in line with the adjoining stallriser to the west. The development shall be carried out in accordance with the agreed details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD10 and HE6 of the Brighton & Hove Local Plan and the provisions of Supplementary Planning Document 02, shop front design.

6) UNI

Notwithstanding the approved plans no development shall commence until amended details of the stallrisers to the Ship Street elevation have been submitted to, and approved in writing by the Local Planning Authority. The details

shall omit the panelling and skirtings. The development shall be carried out in accordance with the agreed details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD10 and HE6 of the Brighton & Hove Local Plan and the provisions of Supplementary Planning Document 02, shop front design.

7) UNI

Notwithstanding the approved plans no development shall commence until details at a 1:10 scale of cornices, cills, shopfront frames and pilasters to the Ship Street elevation have been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD10 and HE6 of the Brighton & Hove Local Plan and the provisions of Supplementary Planning Document 02, shop front design.

8) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1-99, 1-00, 1-01, 1-02, 1-04 & 6-07 received 4th March 2011; 0-01 A received 18th March 2011; and drawing nos. 1-03-A A, 1-03 B, 1-05 A, 1-06 A, 3-99, 3-00 A, 3-01 A, 3-02 A, 3-03 A, 3-04, 3-04 A, 3-05 A, 3-06 A, 3-06 B A, 3-07, 3-08 A, 6-01 A, 6-02 A, 6-03 B6-04 B, 6-05 A, 6-06 A & 608 A received 27th June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

9) UNI

No development shall commence until details at a 1:1 scale of joinery and stucco mouldings have been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD10 and HE6 of the Brighton & Hove Local Plan and the provisions of Supplementary Planning Document 02, shop front design.

BH2011/00757

54 - 56 West Street Brighton

Display of internally illuminated ATM signs.

Applicant: Mainet

Officer: Wayne Nee 292132

Approved on 21/07/11 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.

BH2011/00935

12 Clifton Terrace Brighton

Internal alterations to layout at ground & basement levels and replacement of existing non-original windows and 1 No. door to basement.

Applicant: Mr Peter Lappo

Officer: Jason Hawkes 292153

Approved on 25/07/11 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

All new and replacement door and window architraves shall match the original architraves in each respective part of the building in which the new work is located.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

All new joinery shall be of painted softwood and the new windows shall not have visible trickle vents.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2011/01093

3 Bartholomews Brighton

Certificate of Lawfulness for existing use of first, second and third floors as self contained residential unit.

Applicant: Baron Homes Corporation

Officer: Jason Hawkes 292153

Approved on 29/07/11 DELEGATED

BH2011/01103

Cavendish House 138 Kings Road Brighton

Replacement of existing timber entrance doors with powered sliding aluminium entrance doors, new threshold step and reinstatement of building name on canopy over entrance.

Applicant: Cavendish House Investment Company Ltd

Officer: Wayne Nee 292132

Approved on 05/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received on 13 April 2011, 27 April 2011 and 14 June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01248

42 Montpelier Road Brighton

Demolition of existing rear conservatory.

Applicant: Mr Timothy & Mrs Jane Andrews

Officer: Mark Thomas 292336

Approved on 25/07/11 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

The walls of the original house shall be reinstated and painted to match exactly the original finish including any lining out of the renderwork.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Details of the external surface beneath the existing conservatory, including details of material, colour and texture shall be submitted to, and agreed in writing by, the Local Planning Authority within three months of the demolition of the conservatory hereby permitted. Any works required to the external surface shall be carried out in strict accordance with the approved details; retained as such and; shall be carried out within six months of the said formal approval of details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2011/01259

Flat 3 Evelyn Court 27 Bedford Place Brighton

Replacement of existing windows with UPVC doubled glazed windows.

Applicant: Stephen Hiscock

Officer: Christopher Wright 292097

Refused on 28/07/11 DELEGATED

1) UNI

The proposal is unacceptable by reason of the opening configuration, design and consequent bulk and massing of the replacement bay windows, which would be discordant and incongruous with the otherwise uniform appearance of fenestration on the recipient building, to the detriment of visual amenity and the character of the building and the wider Regency Square Conservation Area, and contrary to the requirements of policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2011/01403

3 & 4 Pool Valley Brighton

Change of use of 3 Pool Valley from retail (A1) to restaurant (A3) and combining with 4 Pool Valley to form one restaurant (A3) unit.

Applicant: The Mock Turtle

Officer: Adrian Smith 290478

Approved on 03/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The A3 (café/restaurant) use hereby permitted at No.3 Pool Valley shall be occupied only by the occupants of No.4 Pool Valley and by no other person, and upon the cessation of occupation by No.4 Pool Valley the use hereby permitted shall cease and return to A1 (retail) use.

Reason: In order to protect the future retail frontage of the Regional Shopping Centre and to enable the expansion of the premises at No.4 Pool Valley in exception to policy SR4 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no.002 received on the 13th May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01432

80 East Street Brighton

Display of 3no internally illuminated fascia signs.

Applicant: Barracuda Group

Officer: Charlotte Hughes 292321

Approved on 05/08/11 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.

BH2011/01434

80 East Street Brighton

Installation of 4no lanterns, display of 3no internally illuminated fascia signs, 6no non-illuminated lettering signs and re-painting of exterior at ground floor level (Part Retrospective).

Applicant: Barracuda Homes

Officer: Charlotte Hughes 292321

Approved on 01/08/11 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

Unless otherwise agreed in writing, no surface mounted cabling shall be installed anywhere on the ground floor elevations or the fascia.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the details submitted with the application, within one month of the date of this consent, a painting schedule for the external re-decoration shall be submitted to and approved in writing by the Local Planning authority. This shall include a plan detailing what colour each section of the ground floor is to be painted and samples of the paint colours. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted to ensure the satisfactory preservation of this listed building and to comply with policy HE1.

BH2011/01439

28 Montpelier Street Brighton

Conversion of house and flat into single residential dwelling incorporating insertion of bi-folding doors to rear ground and lower ground floors to replace existing door and window.

Applicant: Esther Davis & Paul Mckay

Officer: Adrian Smith 290478

Approved on 09/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The external finishes of the development hereby permitted, including all new timber bi-folding doors, shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the site plan, block plan and approved drawing no. MS28/2011/01 received on the 18th May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01632

Flat 3 30 Montpelier Street Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2010/04037.

Applicant: Ms Cheryl Pierce

Officer: Christopher Wright 292097

Approved on 25/07/11 DELEGATED

BH2011/01692

8 Montpelier Terrace Brighton

Application to extend time limit for implementation of previous approval BH2008/01093 for a loft conversion including installation of rooflights and the creation of a sunken terrace area.

Applicant: Mr Philip Clegg

Officer: Jason Hawkes 292153

Approved on 29/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH13.11

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation fronting a highway.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and painted to match the colour of the background walls.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

4) UNI

The rooflights and extract vents on the flat roof shall not be visible above the roof ridges as seen from ground level in surrounding streets.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:-

- i) 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including all types of new windows, laylights and doors including their internal panelling, shutters and architraves, staircases and their balustrading and handrails, skirting boards, dado rails and picture rails;
- ii) the method of fire protection of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings, and smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes that may be required to meet fire regulations;
- iii) the method of any new sound and thermal insulation of the floors and walls, including 1:5 sections through walls and ceilings; iv) details including plans and sections at 1:50 scale of the structural steelwork and new timber joist and rafters and a method statement for how the works are to be carried out;
- v) details of the new ridge cappings around the edges of the pitched roofs;
- vi) details of the new rooflights, including 1:20 scale drawings;
- vii) detail and samples of materials;
- viii) details of the extract vents;
- ix) Record survey drawings including plans and sections of the existing original roof timbers at scale 1:50.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

6) UNI

The original first floor ceiling timbers and plasterwork and the existing eaves plates, rafters, purlins and ridge boards of the outer roofslopes of the roof shall be retained in situ and not removed and the top of the new flat roof structure shall be flush with the top of the original ridgeboard.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.ADC228/sk01B, 02C, 03, 04 & 05 received on the 6 March and 23 July 2008.

Reason: For the avoidance of doubt and in the interests of proper planning.

8) UNI

The existing slates shall be salvaged and reused and any defective slates replaced in new slate to match exactly the original slates.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2011/01698

13 Windlesham Gardens Brighton

Certificate of Lawfulness for proposed conversion of 2 existing flats into a maisonette.

Applicant: Mrs Suzanna Carroll

Officer: Steven Lewis 290480

Approved on 29/07/11 DELEGATED

BH2011/01699

8 Montpelier Terrace Brighton

Application to extend time limit for implementation of previous approval BH2008/00880 for a loft conversion including installation of rooflights and the creation of a sunken terrace area. Internal alterations including the formation of staircase.

Applicant: Mr Philip Clegg

Officer: Jason Hawkes 292153

Approved on 29/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH13.11

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation fronting a highway.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and painted to match the colour of the background walls.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:-

- i) 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including all types of new windows, laylights and doors including their internal panelling, shutters and architraves, staircases and their balustrading and handrails, skirting boards, dado rails and picture rails;
- ii) the method of fire protection of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings, and smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes that may be required to meet fire regulations;

- iii) the method of any new sound and thermal insulation of the floors and walls, including 1:5 sections through walls and ceilings;
- iv) details including plans and sections at 1:50 scale of the structural steelwork and new timber joist and rafters and a method statement for how the works are to be carried out;
- v) details of the new ridge cappings around the edges of the pitched roofs;
- vi) details of the new rooflights, including 1:20 scale drawings;
- vii) detail and samples of materials;
- viii) details of the extract vents;
- ix) Record survey drawings including plans and sections of the existing original roof timbers at scale 1:50.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

5) UNI

The existing slates shall be salvaged and reused and any defective slates replaced in new slate to match exactly the original slates.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

6) UNI

The original first floor ceiling timbers and plasterwork and the existing eaves plates, rafters, purlins and ridge boards of the outer roofslopes of the roof shall be retained in situ and not removed and the top of the new flat roof structure shall be flush with the top of the original ridgeboard.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

7) UNI

The rooflights and extract vents on the flat roof shall not be visible above the roof ridges as seen from ground level in surrounding streets.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2011/01737

54 - 55 Ship Street Brighton

Removal of existing timber transoms and mullions from ground floor shop windows.

Applicant: Mr Bezard Ajoodanpour

Officer: Adrian Smith 290478

Approved on 03/08/11 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

Following the removal of the transom and mullion bars, the window frames shall be made good to match the existing material, finish and colour of the existing frames.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2011/01740

16-19 Brighton Place 54-55 Market Street & 6-10 North Street Brighton

Change of Use of first floor and mezzanine area from A1(retail) to offices (B1) incorporating refurbishment of existing windows, alterations to existing doors to North and East elevations, installation of rooflights to flat roof and additional window below lightwell.

Applicant: West Resister (Property Investments) Ltd

Officer: Adrian Smith 290478

Approved on 03/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the submitted Sustainability Statement received on the 15th June 2011 have been fully implemented, and such measures shall thereafter be retained as such.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

4) UNI

No development shall take place until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be implemented in full as approved prior to first occupation of the development and thereafter be retained at all times.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

6) UNI

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 of the Brighton & Hove Local Plan.

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos.011A, 012, 013 received on the 15th June 2011; drawing no.015 received on the 21st June 2011; and drawing no. 007B received on the 20th July 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

8) UNI

All new windows and doors shall be painted softwood with concealed trickle vents and shall be retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2011/01843

65 - 66 Regency Square Brighton

Partial reconstruction of part of portico structure above existing columns on front elevation.

Applicant: Landseer House Company Ltd

Officer: Charlotte Hughes 292321

Approved on 04/08/11 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

The new concrete structure shall be rendered over and the new mouldings and works of repair and making good shall be carried out using a hydraulic lime and sand mortar. All steel reinforcing and fixings used shall be of high marine grade stainless steel.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Unless otherwise agreed in writing any associated repairs required to the timber balcony structure shall match exactly the original work unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

The visible lead work over the top of the portico shall be painted to match the colour of the existing renderwork.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

Any new and replacement rainwater goods shall be of cast iron and shall be painted to match the colour of the background walls.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

The works shall be carried out fully in accordance with the submitted method statement, drawings and design and access statement unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

7) UNI

All new works shall match exactly the original and any damage done to the

façade, columns and their capitals shall be repaired and made good to exactly match the original and shall be repainted to match.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2011/01917

Mitre House 149 Western Road Brighton

Non Material Amendment to BH2010/01966 to block up various windows and rationalisation of dormer window positions. Fire escape stair added to Eastern elevation and other minor amendments.

Applicant: Tareem Ltd

Officer: Guy Everest 293334

Refused on 27/07/11 DELEGATED

ST. PETER'S & NORTH LAINE

BH2010/03609

155 - 158 North Street Brighton

Display of 3no externally illuminated fascia signs, 2no non-illuminated hanging signs, 3 non-illuminated wall plaques and 1no internally illuminated menu box.

Applicant: J D Weatherspoon PLC

Officer: Chris Swain 292178

Split Decision on 28/07/11 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.

8) UNI

All cabling should be concealed and not surface mounted and all redundant cabling removed and the stonework repaired and made good to match.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE9 of the Brighton & Hove Local Plan.

1) UNI

The fascia signage, by reason of its colour, design, scale and material are inappropriate, bulky and intrusive features that detract from the architectural and historical appearance and character of the listed building, and as such is contrary to Local Plan policy HE9 and the Supplementary Planning Document on Advertisements (SPD09).

2) UNI2

The installed trough lights and floodlights, by reason of their design, positioning, scale, material and colour are inappropriate, bulky and intrusive elements that disrupt the decorative features on which they sit, are prominently visible and result in inappropriate and excessive visual clutter to the listed building, and as such are contrary to Local Plan policy HE9 and the Supplementary Planning Document on Advertisements (SPD09).

3) UNI3

The brackets to the proposed hanging signs are utilitarian in design, forming inappropriate features to the frontage of the building and would detract from the architectural and historical appearance and character of the listed building. As such they are contrary to with Local Plan policy HE9 and the Supplementary Document on Advertisements (SPD09).

4) UNI4

Insufficient information has been submitted by the applicant in regards to the proposed LED strip lighting or the proposed floodlighting. As such the impact of the proposal on the architectural and historic character and appearance of the listed building, cannot be properly assessed in line with policy HE9 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Advertisements (SPD09).

BH2011/01031

54A Upper Lewes Road Brighton

Erection of extension at second floor level to form additional 2no bed flat.

Applicant: Mr Phil Collins

Officer: Liz Arnold 291709

Refused on 25/07/11 DELEGATED

1) UNI

The proposed development, as a result of its design, form, bulk and massing, would result in a visually intrusive and bulky addition to the property, which is unsympathetic to the design of the existing dwelling. As such the proposed development would be of detriment to the visual amenities of the existing property and the wider area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The applicant has failed to demonstrate that the proposed development would not exceed the height of the main roof of no. 54 Upper Lewes Road and therefore would not have an adverse impact upon the visual amenities of the Upper Lewes Road street scene, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

3) UNI3

The proposed balcony would result in overlooking and loss of privacy to the rear garden area used solely by the occupiers of the existing first floor flat in addition to providing elevated views towards the rear areas of properties located on Round Hill Crescent. The proposal is therefore contrary to policies QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development as a result of its design, form, bulk and massing would have an adverse impact upon the amenities of the occupiers of nos. 53, 54 and 55 Upper Lewes Road with regards overshadowing, loss of outlook, sunlight and daylight in addition to resulting in a sense of enclosure to these neighbouring properties. The proposal is therefore contrary to policies QD27 of the Brighton & Hove Local Plan.

BH2011/01171

Stable Cottage 1 Warleigh Road Brighton

Erection of two storey side and rear extension and single storey rear extension.

Applicant: Mr Peter Bullock

Officer: Liz Arnold 291709

Approved on 22/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed within the eastern elevation of the development hereby approved without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The window in the south elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 11/04-02 and 11/04-03 received on the 9th May 2011, 11/04-04, 11/04-05 and 11/04-06 received on the 18th May 2011 and drawing no. 11/04-01 received on the 19th April 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01408

31 York Place Brighton

Change of Use from two flats to 1no. one bedroom self contained flat (C305) at first floor and the creation of HMO (SG08) on second and third floors. (Retrospective).

Applicant: Punch Partnerships

Officer: Kate Brocklebank 292175

Approved on 22/07/11 DELEGATED

1) UNI

Unless otherwise agreed in writing by the Local Planning Authority, within 2 months of the date of this permission, details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use within 4 months of the date of this permission.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

2) UNI

The development hereby permitted relates to the approved drawings no. 7340/P/1 received on 16 May 2011, 7340/P/2 and 7340/P/3 received on 26 May 2011 and 7340/P/04 received 18 July 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

3) UNI

The 1 bedroom flat on the first floor shown on drawing number 7340/P/3 received on 26th May 2011 hereby approved shall only be occupied as ancillary accommodation to the use of the public house at 31 York Place.

Reason: To ensure the accommodation remains ancillary and is not occupied as a separate residential unit and to comply with QD27 of the Brighton & Hove Local Plan.

BH2011/01500

100 Ditchling Road Brighton

Installation of 4no rooflights.

Applicant: Mr Sean Parsons

Officer: Sonia Gillam 292359

Approved on 25/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH12.05A

The rooflight[*s*] hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

The rooflights in the northern elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. A.01, A.02, A.03, A.04, D.01, D.02, D.03 received on the 6th June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01526

29 Park Crescent Brighton

Construction of balcony with associated canopy at ground floor, installation of new timber framed doors and windows and alterations to patio.

Applicant: Mr Sakse Orstavik

Officer: Chris Swain 292178

Approved on 03/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until full details of the proposed windows and doors including 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy QD14 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with drawing nos.1120/A.01, 1120/A.02, 1120/A.03, 1120/D.02, a design and access statement, a heritage statement and a waste minimisation statement received on 26 May 2011, drawing no.1120/D.01A received on 11 July 2011 and drawing nos. 1120/A.10, 1122/A.11, 1120/D.03, 1120/D.03, 1120/D.04, 1120/D.05, 1120/D.12, 1120/D.13 received on 18 July 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01527

29 Park Crescent Brighton

Internal alterations to layout of maisonette and external works to include construction of balcony with associated canopy at ground floor, installation of new timber framed doors and windows and alterations to patio.

Applicant: Mr Sakse Orstavik

Officer: Chris Swain 292178

Approved on 21/07/11 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

No works shall take place until full details of the proposed internal staircase including a 1:20 scale sample section and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until full details of the proposed mechanical ventilation to the ground floor WC have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

No works shall take place until full details of the proposed windows and doors including 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2011/01561

39 Upper Gardner Street Brighton

Display of externally-illuminated individual lettering sign and hanging sign and non-illuminated painted sign on existing external shutter.

Applicant: Thorne's Foods Ltd

Officer: Aidan Thatcher 292265

Approved on 02/08/11 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.

8) UNI

The illuminated advertisements hereby approved shall not be illuminated later than 23:00 or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before 08:00 on any day.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.

BH2011/01657

12 York Place Brighton

Application for Approval of Details Reserved by Conditions 10, 11 and 12 of application BH2009/01986.

Applicant: Denizen Estates Ltd

Officer: Aidan Thatcher 292265

Approved on 02/08/11 DELEGATED

BH2011/01672

First Floor Flat 69 Upper Lewes Road Brighton

Loft conversion incorporating rooflights to front and rear elevations.

Applicant: Ms Johanna Pinney

Officer: Helen Hobbs 293335

Approved on 03/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 008/2011p Revision A received on 29th July 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01897

Sovereign House Church Street Brighton

Non Material Amendments to BH2010/03635 to change entrance glazed double doors to single glazed door, with adjacent glazing pane to match the remaining proposed window fronts. Grille above existing double doors to be relocated within double door recess.

Applicant: Aberdeen Asset Management

Officer: Jonathan Puplett 292525

Approved on 21/07/11 DELEGATED

WITHDEAN

BH2011/00370

The Excelsior London Road Brighton

Application to extend time limit for implementation of previous approval BH2007/03309 for the formation of additional storey comprising 2no flats and the creation of 2no additional car parking spaces.

Applicant: Mr James Booth

Officer: Jason Hawkes 292153

Approved on 09/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.06

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

3) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) BH04.01

The new dwelling[s] shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

5) BH05.01

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) BH05.02

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

7) BH06.02

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

8) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.1308/PL/100, 101, 102, 105A & 106 received on 30th August 2007 and 23rd January 2008.

Reason: For the avoidance of doubt and in the interests of proper planning.

9) UNI

Prior to the commencement of works, an arboricultural method statement shall be submitted to and agreed with the Local Planning Authority outlining how the existing trees on site will be protected during construction works. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure the existing trees on site are retained on site and not harmed during construction works in accordance with policy QD16 of the Brighton & Hove Local Plan.

10) UNI

Notwithstanding the Waste Management Plan submitted with the application, no development shall take place until a full Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03: Construction and Demolition Waste.

11) UNI

Prior to the occupation of the flats, the two car parking spaces shall be constructed in accordance with the approved plans and thereafter retained.

Reason: To ensure adequate parking provision is provided for the flats and to comply with policies TR1 and TR19 of the Brighton & Hove local Plan.

BH2011/00973

Withdean Stadium Tongdean Lane Brighton

Permanent retention of West stand, North West and North East turnstiles and a reduced size North West car park. Temporary retention of players lounge and changing rooms for a period of 3 years.

Applicant: Brighton & Hove City Council

Officer: Mick Anson 292354

Approved on 08/08/11 PLANNING COMMITTEE

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 1101/01; 04; 05; 06; 07; received on 29th March 2011 and 02 Rev A; 03 Rev A; 08 Rev A; 09 received on 14th June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

2) UNI

Within 3 months of the date of this permission details of the provision of 18 Sheffield stands, being the additional secure cycle parking required for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use within 6 months of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

3) UNI

Within 3 months of the date of this permission, details of the provision of 10 exclusive disabled parking bays, being the additional bays required for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use within 6 months of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory parking facilities for disabled staff and visitors are provided and to comply with policies TR18 and TR19 of the Brighton & Hove Local Plan.

4) UNI

Within 6 months of the date of this permission a Travel Plan including a parking management strategy to cover the whole site shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include additional measures for management of events likely to attract a crowd exceeding 1400 spectators and shall be fully implemented within a month of its approval.

Reason: To ensure that sustainable and well managed travel arrangements are in place for staff and visitors to the stadium complex, to minimise traffic congestion, protect the amenity of residents and to comply with policies TR1, TR4 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The approved Travel Plan shall be reviewed annually and submitted to the Local Planning Authority for approval.

Reason: To ensure that sustainable and well managed travel arrangements are in place for staff and visitors to the stadium complex, to minimise traffic congestion, protect the amenity of residents and to comply with policies TR1, TR4 and QD27 of the Brighton & Hove Local Plan.

6) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

7) UNI

The North West car parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to employees of and visitors to Withdean Sports Centre.

Reason: To ensure that adequate parking provision is retained for the sports centre and to comply with policy TR19 of the Brighton & Hove Local Plan.

8) UNI

The temporary changing room building hereby permitted shall be removed before 1st August 2014 and the land restored to its condition immediately prior to the development authorised by this permission on or in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: The building hereby approved is not considered suitable as a permanent form of development to safeguard the amenity of the site and surroundings and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

9) UNI

Notwithstanding the plans hereby approved, within 3 months of the date of consent, a landscaping plan for the North West car park shall be submitted to and approved in writing by the Local Planning Authority which shall include hard surfacing, the re-configuration of parking spaces, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The scheme shall include additional hedgerow planting on the north boundary and adjacent to adjoining residential dwellings.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

10) UNI

Notwithstanding the plans hereby approved, within 3 months of the date of consent, details of the hard surfacing, access, layout, numbers and configuration

of parking spaces to be provided in the re-instated East car park shall be submitted to and approved in writing by the Local Planning Authority. The approved East car park shall not then be used otherwise than for the parking of private motor vehicles belonging to employees of and visitors to Withdean Sports Centre.

Reason: To ensure that adequate parking provision is retained for the sports centre and to comply with policy TR19 of the Brighton & Hove Local Plan.

11) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

12) UNI

Spectators of football matches held at the stadium shall only be permitted to spectate from the North Stand and shall only enter the stadium via the North Eastern turnstiles except for special events with the prior written approval of the Local Planning Authority.

Reason: To minimise noise and disturbance and in the interests of the amenity of residents and to comply with policies QD27.

BH2011/00992

Upper Dene Court 4 Westdene Drive Brighton

Erection of 2no one bedroom flats to rear of existing block of flats.

Applicant: Krusto Developments Ltd

Officer: Jason Hawkes 292153

Approved on 26/07/11 PLANNING COMMITTEE

1) UNI

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos A311/01, 02, 03, 04, 05, 07, 09, 10, 11, 13 received on 31 March 2011, 14 received on 12 April 2011 and 06, 08 and 12 received on 18 May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

3) UNI

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

The screening for the approved terrace, as indicated on drawing nos. A311/06, 08 & 12 received on the 18th May 2011, shall be obscure glazed and installed before the terrace is used. The screen shall be retained as such thereafter.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

6) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

7) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

8) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

9) UNI

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

10) UNI

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 of the Brighton & Hove Local Plan.

BH2011/01281

19 Stamford Lodge Cumberland Road Brighton

Replacement of existing metal windows with UPVC windows (Retrospective).

Applicant: Mr Steven Mucklestone

Officer: Wayne Nee 292132

Approved on 05/08/11 DELEGATED

BH2011/01313

Park Manor London Road Preston Brighton

Erection of two storey extension to side annexe to form 1no three bedroom maisonette and erection of cycle store.

Applicant: Anstone Properties Ltd

Officer: Paul Earp 292193

Approved on 29/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH01.06

The development hereby permitted shall be carried out in accordance with the approved drawings no. A711/1-16 submitted on 9th May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

3) BH02.06

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

4) BH02.09

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

6) BH05.01B

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

7) BH05.02

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of [*Code level 3 / Code level 4 / Code level 5*] has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

8) BH06.03

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

BH2011/01380

6 Glen Rise Brighton

Construction of part single storey, part two storey rear extension. Single storey extension to front. Enlargement of garage incorporating new pitched roof over. Roof remodelling involving raising of ridge height, front and rear dormers, side rooflights and associated external alterations.

Applicant: Mr Marcus Stephanov

Officer: Mark Thomas 292336

Refused on 04/08/11 DELEGATED

1) UNI

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed extension, by virtue of its orientation, bulk, height, positioning, projection and proximity to the neighbouring boundary, represents an overbearing development for the occupiers of 8 Glen Rise, which would result in significant overshadowing, increased sense of enclosure and loss of outlook. As such the proposed development is considered to be contrary to the aforementioned planning policy.

BH2011/01411

61 Valley Drive Brighton

Demolition of existing garage and erection of single storey side extension.

Applicant: Terry Offord

Officer: Wayne Nee 292132

Approved on 22/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

No development shall commence until an arboricultural method statement, which shall be in accordance with BS 5837 (2005) Trees on Development Sites for the protection of the Cupressus spp. outside the property on the verge, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details.

Reason: In order to secure the satisfactory preservation of trees within the site and to comply with policy QD16 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. P/61/08 received on 16 May 2011, and drawing nos. P61/04 and 05 received on 27 May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01469

Flat A & B 2 Upper Dene Court Westdene Drive Brighton

Non Material Amendment to BH2007/01441 for change of position of patio doors from flats A & B onto proposed new balcony.

Applicant: Ms Sarah Wickham

Officer: Jason Hawkes 292153

Approved on 03/08/11 DELEGATED

BH2011/01474

38A Dyke Road Avenue Brighton

Formation of underground structure beneath front garden with access from main house to form cinema and wine cellar. (Part retrospective)

Applicant: Mr Akif Rafiq

Officer: Clare Simpson 292454

Approved on 03/08/11 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.02a received on the 7th June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

2) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the

sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

3) UNI

Within 6 months of the date of this permission, a landscaping plan for the front garden which shall include hard surfacing, means of enclosure, planting of the development, shall be submitted to and approved by the Local Planning Authority in writing.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

BH2011/01534

The Excelsior London Road Patcham Brighton

Replacement of wooden louvre windows with UPVC double glazed fixed pane windows.

Applicant: The Excelsior (Brighton) Ltd

Officer: Mark Thomas 292336

Approved on 25/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The replacement windows shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing entitled 'As Proposed', photos and window specification document received on 26th May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01552

54 Bramble Rise Brighton

Certificate of Lawfulness for a Proposed loft conversion incorporating hip to gable and rear dormer. Erection of a single storey rear extension, front porch and workshop in rear garden.

Applicant: Mr Phil McDonald

Officer: Mark Thomas 292336

Split Decision on 21/07/11 DELEGATED

1) UNI

The proposed single storey rear extension, workshop/outbuilding, front porch and removal of existing chimney are permitted under Schedule 2, Part 1, Classes A, D, E & G of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

Informatives:

1. This decision is based on drawing nos. CH417/004 A, 005 A, 006A received on 27th May 2011.

1) UNI

The proposed hip to gable roof extension and rear dormer are not permitted under schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995, as amended, in that the volume of the roof extensions would exceed 50m³ contrary to criterion B.1 (c) (ii).

Informatives:

1. This decision is based on drawing nos. CH417/004 A, 005 A, 006A received on 27th May 2011.

BH2011/01553

Varndean College Surrenden Road Brighton

Replacement of timber framed windows with uPVC double glazed windows.

Applicant: Varndean College

Officer: Paul Earp 292193

Approved on 27/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The window frames hereby approved shall match the thickness of the existing adjacent windows and be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the building and to comply with policy QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 056/11/3-7 & 056/11/9-16 received on 27 May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01555

Varndean College Surrenden Road Brighton

Replacement of timber framed windows with UPVC double glazed windows to Hutchins and Hutchins Art building.

Applicant: Varndean College

Officer: Paul Earp 292193

Approved on 27/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The window frames hereby approved shall match the thickness of the existing adjacent windows and be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the building and to comply with policy QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 056/11/8-11 & 17 received on 27 May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01577

5 Varndean Holt Brighton

Erection of two storey side extension.

Applicant: Mr Grobbelaar

Officer: Jason Hawkes 292153

Approved on 25/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no side windows shall be constructed on the south facing elevation of the extension.

Reason: To protect the amenity of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.

4) UNI

All trees that need pruning to facilitate the development should be pruned to BS 3998 (2010) Tree Pruning Operations prior to any development commencing.

Reason: To protect the trees which are to be retained on the site and in the interests of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The survey shall indicate that all trees to be retained on site shall be protected to BS 5837 (1991) and (2005). The statement should indicate that the bole of the Sycamore tree should be protected during the course of the development by means of a wooden framework covered by MDF or similar. The root plates of the remainder of the trees should be protected as far as is practicable. The Arboricultural Statement shall be implemented strictly in accordance with the agreed details.

Reason: To protect the trees which are to be retained on the site and in the interests of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.ADC429/BP, LP, 01, 02, 03A, 04A, 05 & 06 received on 1st, 2nd & 7th June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01603

2 Croft Road Brighton

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2007/03950.

Applicant: Total Vegetation Management

Officer: Jason Hawkes 292153

Approved on 29/07/11 DELEGATED

BH2011/01623

32 Redhill Drive Brighton

Application for removal of condition 18 of application BH2009/01400 (Demolition of existing house and construction of a pair of semi-detached houses) which states that no development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority.

Applicant: Scamans Mercer Partnership

Officer: Clare Simpson 292454

Approved on 01/08/11 DELEGATED

1) BH02.03

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) BH02.04

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH02.07

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

4) BH03.01

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

5) BH05.01

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) BH05.02

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of [*Code level 3 / Code level 4 / Code level 5*] has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

7) BH06.03

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

8) UNI

No development shall take place until a Tree Protection Strategy has been submitted to and agreed in writing by the Local Planning Authority. The trees shall be protected to BS5837 (2005) Trees on Development Sites during Construction. The development shall be constructed in strict accordance with the agreed details.

Reason: In order to protect neighbouring residential amenity and to protect preserved trees and to comply with policies QD1, QD2, QD16 and QD27 of the Brighton & Hove Local Plan.

9) UNI

The development shall not be occupied until the parking areas have been provided in accordance with the approved plans and shall thereafter be retained for use at all times.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with policy TR7 of the Brighton & Hove Local Plan.

10) UNI

The mitigation and compensation measures identified in the Survey of Badger Activity dated 20 December 2006 and supplemented in letter by Julian Brown

Consultancy dated 10th June 2009 accompanying application BH2009/01400, shall be fully implemented concurrently with those parts of the development to which the respective measures relate and thereafter maintained in accordance with the agreed details at all times.

Reason: To secure adequate protection for the existing Badger setts and to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

11) UNI

The planting and the fencing described in paragraphs 5.1.2 and 5.1.3 of the Survey of Badger Activity dated 20 December 2006 accompanying the application BH2009/01400 shall be carried out prior to the badgers needing to use it.

Reason: To secure adequate protection for the existing Badger setts and to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

12) UNI

The timing of the construction of the new sett is planned to allow at least 3 months of 'adaptation time' during spring and summer, prior to closure of the existing sett.

Reason: To secure adequate protection for the existing Badger setts and to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

13) UNI

Demolition of the existing house is undertaken by hand if work takes place while the existing sett is still occupied.

Reason: To secure adequate protection for the existing Badger setts and to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

14) UNI

The development hereby permitted shall expire on 13th September 2012.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

15) UNI

No development shall take place until a scheme demonstrating how rainwater recycling facilities will be incorporated into the scheme has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the dwellings and shall be retained for use as such thereafter.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.

16) UNI

The windows on the east and west side elevations shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

17) UNI

Notwithstanding the approved floor plans, no development shall take place until revised floor plans which demonstrate how the proposal complies with lifetime home standards have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details and thereafter retained.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

18) UNI

Notwithstanding the submitted site minimisation statement accompanying the development, no development shall take place until a written statement, consisting of a Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

19) UNI

No development shall take place until full details of the boundary treatments, including sections and samples, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

20) UNI

No works shall commence until full details of a landscaping scheme, which includes hard surfacing, means of enclosure along the sites boundaries in the form of landscaping and planting, have been submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD1, QD2 and QD16 of the Brighton & Hove Local Plan.

BH2011/01688

2 Croft Road Brighton

Application for variation of condition 3 of application BH2010/03456 (Demolition of existing garage and erection of a three storey 3no bedroom dwelling house with associated parking and photovoltaic panels) to allow the use of UPVC 22 windows.

Applicant: Total Vegetation Management

Officer: Jason Hawkes 292153

Approved on 05/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.07

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be

retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

3) BH04.01

The new dwelling[s] shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

4) BH05.02

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

5) BH05.10

The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

6) BH06.03

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

7) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

8) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be constructed on the side elevations.

Reason: To protect the amenity of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.

9) UNI

The scheme shall be implemented strictly in accordance with the archaeological watching brief submitted and agreed by the East Sussex County Council Archaeologist.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

10) UNI

All trees / shrubs to be retained on the boundaries (as shown on the landscaping plan and drawing TA484/28D) provide screening from neighbouring properties and shall be protected during works to BS 5837 (2005) Tress on Development Sites.

Reason: To protect the trees which are to be retained on the site and in the interests of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

11) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.TA484/01B, 10D, 20C, 21D, 22D, 23D, 24C, 26D, 27D, 28D and the Landscaping Scheme Plan received on the 4th & 23rd November 2nd December 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

12) UNI

The scheme shall be implemented in accordance with the 'Profile 22' UPVC windows submitted with the application. The scheme shall also be implemented in accordance with the white rendered masonry sample, the grey roof slate tile sample, the Priora 'Charcoal' Permeable Paving sample for the driveway and the Textured Concrete 'Saxon Red' Paving sample for the front and rear patios approved under ref: BH2010/03456.

Reason: To preserve the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.

BH2011/01695

8 Stamford Lodge Cumberland Road Brighton

Replacement of existing timber and crittall windows with doubled glazed UPVC windows.

Applicant: Ms Clare Laity

Officer: Wayne Nee 292132

Approved on 05/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received on 09 June 2011 and 22 June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01696

1 Stamford lodge Cumberland Road Brighton

Replacement of existing timber and crittall windows with doubled glazed UPVC windows.

Applicant: Ms Alex Martin

Officer: Wayne Nee 292132

Approved on 05/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received on 09 June 2011 and 22 June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01809

39 Tongdean Lane Brighton

Erection of part one part two storey front extension with pitched roof and rooflights. Erection of single storey side extension with associated external alterations.

Applicant: Mr Neil Fulkes

Officer: Jason Hawkes 292153

Approved on 05/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) BH11.03

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.CH428/001, 002, 003, 004, 005, 011, 012, 013 and 014 received on the 22nd June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01845

39 Tongdean Lane Withdean Brighton

Certificate of lawfulness for a proposed rear dormer.

Applicant: Mr Neil Fulkes

Officer: Jason Hawkes 292153

Approved on 08/08/11 DELEGATED

BH2011/01907

59 Gordon Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating rear dormer and rooflights to front elevation.

Applicant: Ms Michelle Bessasa-Grant

Officer: Steven Lewis 290480

Approved on 03/08/11 DELEGATED

BH2011/01926

1 Knoyle Road Brighton

Non Material Amendment to BH2009/01681 for a change in size of front elevation window from 1000mm x 1500mm to 1500mm x 1500mm.

Applicant: Mr Ian Stephenson

Officer: Wayne Nee 292132

Approved on 27/07/11 DELEGATED

BH2011/01949

100 Valley Drive Brighton

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, front rooflights and rear dormers.

Applicant: Mr David Packham

Officer: Mark Thomas 292336

Approved on 04/08/11 DELEGATED

BH2011/01955

16 Cedars Gardens Brighton

Erection of single rear extension incorporating enlargement of existing loft conversion and single storey side extension. Hip to gable roof extensions, increased ridge height, front and rear dormers, rooflights, additional windows and associated works.

Applicant: Mr Kevin Shorten

Officer: Steven Lewis 290480

Approved on 08/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The rooflights in the approved development shall not protrude more than 150mm beyond the plane of the roof slope of the roof slope when measured from the perpendicular with the external surface of the roof, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 & QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 (Roof Extensions and Alterations).

4) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that

Order with or without modification), no window, dormer window, rooflight or door, other than those expressly authorised by this permission, shall be constructed in the walls or roof of the extension hereby permitted without first obtaining planning permission from the local planning authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The first floor side facing gable windows (east and west facing) and the east facing dormer of the development hereby permitted shall be obscure glazed. Those windows shall be non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved Claire Haigh Associates Ltd drawings no. CH419/001, CH419/002, CH419/003, CH419/004, CH419/005, CH419/006, CH419/007 & CH419/008 received on 30/06/2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

EAST BRIGHTON

BH2008/02495

Flat 4 122 Marine Parade Brighton

Listed building consent for internal alterations (Retrospective).

Applicant: Mr Paul Whitehouse

Officer: Sonia Gillam 292359

Approved on 25/07/11 DELEGATED

1) BH13.11

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation fronting a highway.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

2) BH13.14

The smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes shall be located in unobtrusive positions in the corners of rooms and their electrical cabling systems shall not be surface mounted but concealed within the floors, ceilings and walls, except where otherwise approved, and the walls, floors and ceilings made good to the satisfaction of the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the skirting board details in submitted drawing JW50-A all new works, including doors, architraves, skirting boards, picture rails, cornices etc. shall match exactly the originals in materials, sizes, proportions and designs.

Reason: To ensure the satisfactory preservation of the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2011/00847

161 Marine Parade Brighton

Installation of external lights, additional air vents to basement and roof including flue, extract vent to kitchen on rear elevation and conversion of coal bunker into cycle store.

Applicant: Jesus Fellowship Trust

Officer: Sue Dubberley 293817

Approved on 25/07/11 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) BH13.12

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Prior to occupation the existing redundant boiler flues at the rear and any other disused vents, grilles, flues or pipework shall be removed.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

No works shall take place until full details of the kitchen and air vents have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

Unless the original roof tiles are reused to vent the roof, then no works shall take place until samples of the ventilated ridge tiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2011/01492

14 St Marys Square Brighton

Replacement of existing timber framed windows and rear door with UPVC units.

Applicant: Dr David Tennant

Officer: Chris Swain 292178

Approved on 08/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with an annotated photograph received on 24 May 2011, 5 unnumbered drawings, 2

sheets of annotated photographs, a design and access statement and a technical brochure received on 3 June 2011 and a site plan received on 14 June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

HANOVER & ELM GROVE

BH2011/00836

53 Shanklin Road Brighton

Loft conversion incorporating 2 no. dormers and 1 no. rooflight to rear and 3 no. rooflights to front roofslope.

Applicant: Mr David Clifford

Officer: Sonia Gillam 292359

Approved on 22/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 3056-01revA received on the 28th March 2011, and 3056-02revF received on the 13th July 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01508

8 Luther Street Brighton

Erection of single storey rear extension.

Applicant: Ms Dixon

Officer: Chris Swain 292178

Approved on 21/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with an unnumbered drawing, a site plan, a block plan and a waste minimisation statement received on 25 May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01550

33 Montreal Road Brighton

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer with Juliet balcony and rooflights to front elevation. Erection of single storey rear extension and associated external alterations.

Applicant: Mrs Katie Wickes

Officer: Chris Swain 292178

Approved on 28/07/11 DELEGATED

BH2011/01584

75 Elm Grove Brighton

Certificate of Lawfulness for proposed installation of rear dormer.

Applicant: Ms Lisa Heasman

Officer: Sonia Gillam 292359

Approved on 25/07/11 DELEGATED

HOLLINGDEAN & STANMER

BH2005/01934/FP

Woollards Field Lewes Road Brighton

Variation of plans condition 1 attached to planning permission BH2004/00400/FP to extend period for commencement of reserved matters consent for 5000 sq m class B1 Business Development.

Applicant: East Sussex County Council

Officer: Maria Seale 292322

Finally Disposed of on 10/08/11 DELEGATED

BH2011/01291

Stanmer House Stanmer Park Road Brighton

Application for Approval of Details Reserved by Condition 2, 3, 4 and 6 of application BH2006/00063.

Applicant: Cherrywood Investments Ltd

Officer: Jonathan Puplett 292525

Approved on 04/08/11 DELEGATED

BH2011/01355

Stanmer House Stanmer Park Lewes Road Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2011/00286.

Applicant: Cherrywood Investments Ltd

Officer: Jonathan Puplett 292525

Approved on 29/07/11 DELEGATED

BH2011/01477

Bramber House Refectory Road University of Sussex Brighton

Installation of 3 fan air cooled condenser unit to South elevation.

Applicant: The Southern Co-Operative

Officer: Louise Kent 292198

Approved on 05/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The external paint colour of the timber screen shall match the paint colour of the south elevation of Bramber House.

Reason: To ensure a satisfactory appearance to the development in interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The height of the timber screen shall match the height of the air conditioning units behind the bicycle shelter on the south elevation of Bramber House.

Reason: To ensure a satisfactory appearance to the development in interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. CP11-07-Ex Rev. A received on 23 May 2011 & Co-op-Sussex Uni-Elevs 02 Rev. A & CP11-07 Rev. F received on 20 July 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01625

Engineering 1 North South Road University Of Sussex Brighton

Installation of replacement double glazed steel powder coated windows to 4no bays on North elevation.

Applicant: University of Sussex

Officer: Liz Arnold 291709

Approved on 08/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

Notwithstanding the information submitted, the replacement windows hereby permitted shall be colour finished white or painted white within one month of their installation and shall be retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no.100 received on 6th June 2011, drawing no. 001 received on the 13th June 2011 and drawing nos. 101RevB and 102RevA received on the 22nd July 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01626

Engineering 1 North South Road University Of Sussex Brighton

Installation of replacement double glazed steel powder coated windows to 4no bays on North elevation.

Applicant: University of Sussex

Officer: Liz Arnold 291709

Approved on 05/08/11 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

Notwithstanding the information submitted, the replacement windows hereby permitted shall be colour finished white or painted white within one month of their installation and shall be retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2011/01678

10A Hollingbury Road Brighton

Formation of basement rooms under existing lower ground floor flat, revised fenestration to rear incorporating formation of access at basement level and associated works. (Retrospective)

Applicant: Mr John Anderson

Officer: Jonathan Puplett 292525

Approved on 22/07/11 DELEGATED

1) UNI

Within 3 months of the date of the consent hereby granted the following works shall be carried out and retained as such thereafter:

- (a) All render work surrounding the new windows and doors shall be made good to match the walls alongside.
- (b) All external walls to the rear of the building at lower ground floor and basement level shall be painted white to match the walls above.
- (c) The exterior surfaces of the timber frames of the two sets of glazed doors and five windows hereby approved to the rear of the building at lower ground floor and basement level shall be painted white.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD14 of the Brighton & Hove Local Plan.

BH2011/01730

112 Hawkhurst Road Brighton

Proposed garage to replace existing.

Applicant: Kim Hunt

Officer: Sonia Gillam 292359

Approved on 05/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. P/11/015/01 and P/11/015/02 received on the 13th June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01855

Land Adjacent to 1 Rushlake Close Brighton

Application for Approval of Details Reserved by Condition 7 of application BH2009/01786.

Applicant: Mr John Panteli

Officer: Liz Arnold 291709

Approved on 04/08/11 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2004/03066/O

Falmer Business Park Woollards Field Lewes Road Falmer

Outline application for Class B1 business development of up to 10,000 square metres of floor space and up to 312 parking spaces together with detailed access arrangements.

Applicant: East Sussex County Council

Officer: Maria Seale 292322

Finally Disposed of on 10/08/11 DELEGATED

BH2005/01879/FP

Woollards Field Lewes Road Brighton

Variation of time related planning condition No.2 attached to outline consent no 1291/CC (as amended by consent no.BH2004/00399/FP) to extend the period for submission of reserved matters and commencement of 5000sq m B1 business development.

Applicant: East Sussex County Council

Officer: Maria Seale 292322

Finally Disposed of on 10/08/11 DELEGATED

BH2011/01466

Land to rear of 44 & 46 Baden Road Brighton

Erection of 2no three storey semi-detached dwellings.

Applicant: Kitmarr Limited

Officer: Sue Dubberley 293817

Approved on 02/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.01

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH02.07

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be

retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

4) BH03.01

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

5) BH04.01

The new dwelling[s] shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

6) BH05.01B

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

7) BH05.02B

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of [*Code level 3 / Code level 4 / Code level 5*] has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

8) BH06.01

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

Reason: To ensure that adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan.

9) BH06.03

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use

by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

10) UNI

Prior to commencement of development a Discovery Strategy shall be submitted and approved in writing by the Local Planning Authority detailing what action will be taken if unsuspected contamination findings are discovered whilst developing the site. Development shall be undertaken in strict accordance with the approved strategy.

Reason: Previous activities within close proximity of this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution and in accordance with policy SU11 of the Brighton & Hove Local Plan.

11) UNI

Prior to commencement of development full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting and finished ridge heights of all buildings including the adjoining approved houses at the rear of Nos.20-32 Baden Road and structures have been submitted to and approved in writing by the Local Planning Authority. All levels shall be in metric units and related to Ordnance Survey Datum. The development shall thereafter be built in accordance with the agreed details.

Reason: to safeguard the amenities of nearby residential properties and to safeguard the character and appearance of the area, and to comply with policies QD2 and QD27 of the Brighton & Hove Local Plan.

12) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.2275/01 received on 7 June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01556

Heath Hill Lodge Nursing Home Heath Hill Avenue Brighton

Erection of ground and first floor extensions and conversion/extension of roofspace incorporating rooflights to increase the number of bedrooms from 32 to 50.

Applicant: Hazelgrove Nursing Home

Officer: Aidan Thatcher 292265

Approved on 04/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) BH05.09A

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with

Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

4) BH06.01

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

Reason: To ensure that adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan.

5) UNI

The development shall not be occupied until cycle parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

6) UNI

The development shall not be occupied until details of disabled parking have been submitted to and approved in writing by the Local Planning Authority and the areas shall thereafter be retained for that use only.

Reason: In order that the development site is accessible by people with a mobility related disability and to comply with Local Plan Policies TR1, TR18 and TR19 of the Brighton & Hove Local Plan.

7) UNI

No development shall commence until fences for the protection of the shrub border along the western boundary of the site and the two Hornbeam trees to the front of the property have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

8) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, to include the garden area to the south, to include the creation of a chalk wild flower meadow, provision of no less than 5 bird nest boxes and 5 bat roost boxes, green walls and a wildlife pond. The works shall be implemented in strict accordance with the approved scheme.

Reason: To improve the biodiversity of the site and to comply with policies NC3 and QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document 11: Nature Conservation and Development.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 946.02, .05a, .06a, .07b, .08b,.09, .11b, received on 27.05.11 and 12d, 13c, 14d, 15d, 16c & 17a received on 29th July 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

10) UNI

No works shall commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority. The works shall be implemented in strict accordance with the approved scheme.

Reason: To prevent pollution of controlled waters and to comply with policy SU3 of the Brighton & Hove Local Plan.

11) UNI

No works shall commence until a scheme detailing the measures to be undertaken to protect the public water supply main have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved scheme.

Reason: To prevent pollution of controlled waters and to comply with policy SU3 of the Brighton & Hove Local Plan.

12) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a method statement to identify, risk assess and address the unidentified contaminants.

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

BH2011/01559

38 Southall Avenue Brighton

Erection of single storey rear extension.

Applicant: Dr Joel Peck

Officer: Helen Hobbs 293335

Approved on 22/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 100, 101, 102, 103 and 104 received on 31st May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/02079

Land to Rear of 87-115 Heath Hill Avenue Brighton

Non Material Amendment to BH2011/00562 for alterations to the design of the fencing.

Applicant: Bevendean Community Garden

Officer: Sue Dubberley 293817

Approved on 04/08/11 DELEGATED

QUEEN'S PARK

BH2010/01884

7 St Georges Road Brighton

Display of 1No. Externally Illuminated Fascia Sign (retrospective).

Applicant: Arun Estate Agencies Limited

Officer: Louise Kent 292198

Refused on 04/08/11 DELEGATED

1) UNI

The full length trough light would partially obscure and detract from the ornate bracketed cornice, by reason of its bulk, projection, method of illumination and inappropriate material for the character of the building. It would detract from the character and appearance of the East Cliff conservation area, contrary to policy HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 on Advertisements (SPD07).

2) UNI2

The fascia lettering board would detract from the character and appearance of the building, and have a detrimental impact on the character and appearance of the East Cliff conservation area, contrary to policies HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 on Advertisements (SPD07).

BH2011/01001

Land adjacent to Amex House fronting John Street Carlton Hill Mighell Street and land adjacent to 31 White Street Brighton

Application for Approval of Details Reserved by Conditions 17a, 17b, 18a and 18b of application BH2009/01477.

Applicant: Sir Robert McAlpine

Officer: Mick Anson 292354

Approved on 29/07/11 DELEGATED

BH2011/01173

42 Marine Parade Brighton

Internal alterations to layout of all floors, installation of fire sprinkler system and external renovation. (Part retrospective).

Applicant: Mr Hari Singh Virk

Officer: Liz Arnold 291709

Refused on 27/07/11 DELEGATED

1) UNI

The submitted plans are inaccurate with regards to the re-positioning of the partition walls at first, second and third floor levels seen during the case officer's site visit. In addition the submitted Fire Sprinkler System Plans show a rear extension to the property which does not form part of the application in addition to a different layout to the property. Regardless of these discrepancies it is considered that the application is in principle contrary to development plan policy HE1, as detailed below.

2) UNI2

The sub-division of the front room at ground floor level, given the room proportions created and the resulting confusing layout, has a negative impact on the internal layout of the Grade II Listed Building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance Notes SPGBH11: Listed Building Interiors and SPGBH13: Listed Buildings - General Advice.

3) UNI3

The re-positioning of the basement spine wall and the positioning of the shower

room partition wall, by virtue of the room proportions created, has a negative impact on the internal layout of the Grade II Listed Building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance Notes SPGBH11: Listed Building Interiors and SPGBH13: Listed Buildings - General Advice.

4) UNI4

The applicant has failed to provide information in relation to the new staircase between basement and ground floor levels. As such the Local Planning Authority is unable to assess the impacts that any necessary works would have on the architectural and historic character or appearance of the Grade II Listed Building. The proposal is contrary to policy HE1 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance Notes SPGBH11: Listed Building Interiors and SPGBH13: Listed Buildings - General Advice.

5) UNI5

The new fire doors, as a result of their style, have an adverse impact upon the architectural or historic character and appearance of the Listed Building, contrary to policy HE1 of the Brighton & Hove Local Plan.

6) UNI6

The applicant has failed to provide details of the new staircase, with regards to materials, balustrading and nosing profiles, the sprinkler system and the re-positioning of the first, second and third floor front room partitions with regards to the positioning of any existing windows reveals and architraves. As such the Local Planning Authority is unable to assess the impacts that the works have had on the architectural, historic character and appearance of the Grade II Listed Building. The proposal is contrary to policy HE1 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance Notes SPGBH11: Listed Building Interiors and SPGBH13: Listed Buildings - General Advice.

BH2011/01214

Tarnerland Nursery School St Johns Place Brighton

Demolition of existing playhouse and erection of single storey building with decking area to the rear of the main building.

Applicant: Tarnerland Nursery School

Officer: Jonathan Puplett 292525

Approved on 25/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

Trees to be retained on site shall be protected in accordance with the measures detailed in the approved Arboricultural Implication Assessment and BS5837:2005. Where the land is flat protective fencing which accords with BS5837:2005 shall be utilised, where land undulates, alternative fencing using road pins may be used. The protective measures shall be retained for the duration of the construction works and all works shall be carried out in accordance with BS5837:2005 wherever possible.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

3) UNI

The three bird boxes shown on approved drawing no. 3292.PL.108A and detailed in an email from the agent for the application dated 29/06/2011 shall be installed prior to the building hereby approved being brought into use and shall be retained

as such thereafter.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until a scheme for the monitoring of tree protection measures during construction works by a suitably qualified professional Arboriculturalist has been submitted to and approved in writing by the Local Planning Authority. The agreed monitoring scheme shall be carried out in accordance with the approved details for the duration of the construction works.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

5) UNI

No construction works shall take place until the protective fencing detailed in the approved Arboricultural Implication Assessment has been installed.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

6) UNI

The supporting structure for the green / living walls shall be installed in accordance with approved drawing nos. 3292.PL.108A and 3292.PL.109 prior to the building hereby approved being brought into use. All planting and/or seeding associated with the green / living walls shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan.

7) UNI

The development hereby permitted shall be carried out in accordance with the approved Arboricultural Implication Assessment, Extended Phase 1 Habitat Survey, Waste Minimisation Statement and drawing no. 3292.EXG.100 received on the 26th of April, drawing no. 3292.PL.105 submitted on the 17th of May 2011, drawing nos. SK-PL01, 3292.PL.106 and 3292.PL.107 received on the 28th of June 2011, and drawing nos. 3292.PL.101D, 3292.PL.108A and 3292.PL.109 received on the 12th of July 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no works shall take place during the bird nesting season (1 March-31 July inclusive).

Reason: To ensure that nesting birds are not disturbed and to comply with policy QD18 of the Brighton & Hove Local Plan.

BH2011/01323

Land adjacent to Amex House Fronting John Street Carlton Hill Mighell Street and land adjacent to 31 White Street Brighton

Application for Approval of Details Reserved by Condition 3B of application BH2009/01477.

Applicant: Sir Robert McAlpine

Officer: Mick Anson 292354

Approved on 29/07/11 DELEGATED

BH2011/01325

Land adjacent to Amex House fronting John Street Carlton Hill Mighell Street and land adjacent to 31 White Street Brighton

Application for Approval of Details Reserved by Conditions 23A and 23B of application BH2009/01477.

Applicant: Sir Robert McAlpine

Officer: Mick Anson 292354

Approved on 29/07/11 DELEGATED

BH2011/01343

Land adjacent to Amex House fronting John Street Carlton Hill Mighell Street and land adjacent to 31 White Street Brighton

Application for Approval of Details Reserved by Conditions 16A and 16B of application BH2009/01477.

Applicant: Sir Robert McAlpine

Officer: Mick Anson 292354

Approved on 29/07/11 DELEGATED

BH2011/01424

Land to west of Former Peter Pans Playground Madeira Drive Brighton

Erection of steel container for operation of cycle hire business for temporary period until 31 October 2011. (Retrospective)

Applicant: Brighton & Hove City Council

Officer: Sonia Gillam 292359

Approved on 25/07/11 DELEGATED

1) UNI

The use hereby permitted shall be discontinued and the container and associated structures hereby permitted shall be removed from the site on or before 31 October 2011.

Reason: The use and container hereby approved is not considered suitable as a permanent form of development, in order to protect the character and appearance of the East Cliff conservation area and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2011/01567

18 Queens Park Road Brighton

Loft conversion incorporating rooflights to front and rear.

Applicant: Mrs S Tynan

Officer: Liz Arnold 291709

Approved on 22/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. QPR497 and unnumbered site location plan received on 31st May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01591

8 Pavilion Parade Brighton

Conversion of offices at basement, ground, first and second floors to form 4no one bed flats and 3no bedsits.

Applicant: The Baron Homes Corporation Ltd

Officer: Anthony Foster 294495

Approved on 03/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH04.01

The new dwelling[s] shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

3) BH05.09A

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1892/4B, /5B received on 1 June 2011

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01628

47 Queens Park Terrace Brighton

Certificate of Lawfulness for proposed conversion of existing maisonette and flat into a single dwelling.

Applicant: Mr Calvin Langridge

Officer: Helen Hobbs 293335

Approved on 05/08/11 DELEGATED

BH2011/01638

22 Circus Street Brighton

Conversion of ground floor from offices to 3 no self contained flats with associated internal alterations incorporating installation of acoustic ceiling. Installation of sash window to replace existing door and provision of ancillary bike, refuse and recycling storage.

Applicant: Forward Properties Ltd

Officer: Liz Arnold 291709

Approved on 01/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

All new windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to all reasonable Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

5) UNI

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment rating for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes Refurbishment rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton &

Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment rating has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

8) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.1, 2, 5, 6, 7, 10, 12 and 13 received on 6th June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

10) UNI

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation fronting a highway.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2011/01640

22 Circus Street Brighton

Conversion of ground floor from offices to 3no self contained flats with associated internal alterations incorporating installation of acoustic ceiling. Installation of sash window to replace existing door and provision of ancillary bike, refuse and recycling storage.

Applicant: Forward Properties Ltd

Officer: Liz Arnold 291709

Approved on 01/08/11 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation fronting a highway.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

All new windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

ROTTINGDEAN COASTAL

BH2011/00930

Roedean School Roedean Way Brighton

Lime wash repairs to external facades to Keswick House and Roedean House and retrospective for Dining Wing, Chapel and Cloisters and Old Reference Library (part retrospective).

Applicant: Mr Paul De Garis

Officer: Chris Swain 292178

Approved on 05/08/11 DELEGATED

1) UNI

All rainwater goods shall be painted to match the colour of the hereby approved lime wash render.

Reason: To ensure the satisfactory preservation of the listed buildings and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

2) UNI

The proposed lime wash render to the external facades of Keswick House and Roedean House shall match in colour and consistency the lime wash render used on the existing facades at the Dining Wing, Chapel and Cloisters and The Old Reference Library.

Reason: To ensure the satisfactory preservation of the listed buildings and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2011/01132

3 Ovingdean Close Brighton

Demolition of existing garage and carport. Erection of two storey side extension incorporating garage and a single storey rear extension. Associated external alterations including dormers to front and rear elevations.

Applicant: Mr & Mrs L Catt

Officer: Liz Arnold 291709

Approved on 29/07/11 PLANNING COMMITTEE

1) UNI

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed within the north facing elevation of the property without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.0139.PL.001RevC and 0139.EXG.003RevB received on the 21st June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01239

132 Longhill Road Brighton

Demolition of existing two bedroom dwelling and erection of new two bedroom chalet bungalow.

Applicant: Mr & Mrs George Albrow

Officer: Anthony Foster 294495

Refused on 29/07/11 DELEGATED

1) UNI

Cumulatively the proposal, by virtue of siting, relationship between the surrounding dwellings and the potential for overlooking results in an inadequate amenity space which would be a considerably overlooked by the neighbouring properties to the detriment of the amenity of the future occupiers contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

2) UNI2

The proposal represents development in the rear garden now classified as Greenfield land. Given the sensitive nature of the location, the highest level of sustainability must be sought for the proposed building. It is not considered that the development could meet Code for Sustainable Homes Level 5 without a material change to the design. The proposal is considered to be contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document on Sustainable Building Design (SPD 08).

3) UNI3

The proposed development, by reason of its height, scale and bulk would relate poorly to the proposed dwelling, resulting in a roofslope that would appear disproportionate to the main front façade, detracting from the appearance and character of the property, contrary to policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan.

BH2011/01414

24 Lustrells Close Saltdean Brighton

Erection of two storey rear extension. (Retrospective)

Applicant: Richard Evans

Officer: Chris Swain 292178

Approved on 22/07/11 DELEGATED

BH2011/01473

Black Rock Madeira Drive & Marine Drive (A259) from Black Rock to Eastern city boundary.

Application for Approval of Details Reserved by Conditions 2 and 11 of application BH2005/05602.

Applicant: Southern Water Services Limited

Officer: Aidan Thatcher 292265

Approved on 22/07/11 DELEGATED

BH2011/01545

Land to rear of 75 Tumulus Road Saltdean Brighton

Erection of 1no two bedroom bungalow.

Applicant: Mr M Trower

Officer: Kate Brocklebank 292175

Refused on 09/08/11 DELEGATED

1) UNI

The proposal fails to enhance the positive qualities of the key neighbourhood principles of the area by respecting the spacing characteristics and is overly dense. Consequently the proposal represents an over-development of the site resulting in 'town cramming' to the detriment of the character of the area. In addition, the siting and orientation of the proposed development fails to reflect the prevailing character of this stretch of Tumulus Road and results in an overly prominent and dominant form of development in the street scene, causing harm to the character of the area. The dominance of the development is further exaggerated by the increase in ground levels compared with the existing dwelling at No.75 and the prominent corner plot location. As such the scheme is unacceptable as the proposal fails to comply with policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed siting of the dwelling abutting the boundary with the South Downs National Park is in contrast to the existing layout of development along this stretch of Tumulus Road and results in filling at a higher level in the visual gap between the rear of this row of properties formed of open garden land. The proposal would be unduly prominent and detract from views into and have a negative impact on the setting of the adjacent South Downs National Park contrary to NC7 and NC8 of the Brighton & Hove Local Plan.

3) UNI3

The proposed dwelling, due to its siting, limited separation distances and position on elevated land constitutes an unneighbourly form of development having an overbearing impact on the existing dwelling and retained garden area for number 75 Tumulus Road contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposal does not make adequate provision for private amenity space for both properties in this suburban locality, where predominantly neighbouring properties benefit from generous rear gardens. As such the development fails to comply with policy HO5 of the Brighton & Hove Local Plan which requires amenity space to be appropriate to the scale and nature of the development.

5) UNI5

The applicant has failed to demonstrate that the development will accord to Lifetime Homes Standards contrary to policy HO13 of the Brighton & Hove Local Plan and Planning Advice Note 03 Accessible Housing and Lifetime Homes.

6) UNI6

The applicant has failed to demonstrate that the development will achieve Code Level 5 of the Code for Sustainable Homes contrary to policy SU2 of the Brighton & Hove Local Plan and SPD08 Sustainable Building Design.

BH2011/01563

50 Arundel Drive East Saltdean Brighton

Erection of single storey rear extension and rear dormer.

Applicant: Mr Steven Kennedy

Officer: Sonia Gillam 292359

Approved on 21/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The rooflight in the south eastern elevation serving the kitchen/ diner hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be constructed to the side elevations of the extension hereby approved without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 427/01 and 427/02 received on 27th May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01597

Badgers Walk Ovingdean Road Brighton

Erection of detached single storey building containing swimming pool.

Applicant: Mr Peter McDonnell

Officer: Liz Arnold 291709

Refused on 26/07/11 DELEGATED

1) UNI

Despite a number of requests, the application has failed to provide access to the site for the Case Officer. A complete assessment of the proposal therefore cannot be made with regards to the impact of the proposal upon the character and appearance of the existing property and the wider area and the impacts upon the amenities of the neighbouring properties. In addition insufficient information has been provided to enable the Local Planning Authority to fully assess the impact of the proposal upon the ecology of the site and trees within the area, contrary to policies QD1, QD2, QD4, QD214, QD16, QD17, QD18 and QD27 of the Brighton & Hove Local Plan.

BH2011/01598

47 Roedean Crescent Brighton

Certificate of lawfulness for a proposed dormer to rear.

Applicant: Mr Douglas Lyons

Officer: Chris Swain 292178

Approved on 28/07/11 DELEGATED

BH2011/01641

31 Falmer Road Rottingdean Brighton

Application to extend time limit for implementation of previous approval BH2008/01480 for the erection of two storey extension to North elevation.

Applicant: Mr Stuart Macrorie

Officer: Helen Hobbs 293335

Approved on 22/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.03

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) BH11.03

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

BH2011/01647

11 Wilkinson Close Brighton

Erection of a single storey rear conservatory.

Applicant: Mr N Jacobs

Officer: Helen Hobbs 293335

Approved on 02/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 4756/01, 4756/02 and 4756/03 received on 7th June 2011

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01895

1 & 3 The Cliff Brighton

Demolition of 1 and 3 The Cliff.

Applicant: Sussex Transformations Ltd

Officer: Kate Brocklebank 292175

Prior approval not required on 27/07/11 DELEGATED

BH2011/02054

Former Gospel Hall 57 Falmer Road Rottingdean Brighton

Non Material Amendment to BH2009/01384 to addition of velux rooflights to pitched roof over rear projection. Relocation of solar panels to West facing slope of main roof. Amendment to rear garden access path so that access is provided from North to South.

Applicant: Falmer Road Developments (Sussex) Ltd

Officer: Kate Brocklebank 292175

Refused on 03/08/11 DELEGATED

1) UNI

The plans show a number of amendments which result in notable changes to the scale and appearance of the development, the red edge has been amended; these changes constitute material amendments to the scheme.

WOODINGDEAN

BH2011/01547

37 Ravenswood Drive Brighton

Erection of single storey front extension and conversion of garage into habitable living space and associated works.

Applicant: Mr & Mrs Robert Bragg

Officer: Helen Hobbs 293335

Approved on 05/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) BH05.10

The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

4) UNI

The converted garage and front extension hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single private dwelling house and shall at no time be converted to or sold as a self-contained unit.

Reason: In order to protect the amenities of neighbouring properties and in accordance with policies QD27 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. AO-10200 received on 3rd June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01560

574 Falmer Road Brighton

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer and front rooflights.

Applicant: Mr Jason Strong

Officer: Louise Kent 292198

Approved on 25/07/11 DELEGATED

BH2011/01803

Land Rear of 464 & 466 Falmer Road Fronting Briarcroft Road Brighton

Application for Approval of Details Reserved by Condition 7 and 15 of application BH2007/04392.

Applicant: Mr Stephen Marchant

Officer: Liz Arnold 291709

Approved on 04/08/11 DELEGATED

BRUNSWICK AND ADELAIDE

BH2011/01619

68-70 Brunswick Place Hove

Application for Approval of Details Reserved by Condition 6, 8, 9, 10, 11, 12 and 13 of application BH2010/04002.

Applicant: Baron Homes Corporation

Officer: Charlotte Hughes 292321

Split Decision on 04/08/11 DELEGATED

1) UNI

Approve the details pursuant to conditions 6, 9, 10, 11, 12 and 13 of application

BH2010/04002 subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 8 are not approved for the following reasons:

1. The render sample provided is too coarse in texture and is not considered suitable for use on a Listed Building or within a Conservation area.

BH2011/01620

68-70 Brunswick Place Hove

Application for Approval of Details Reserved by Condition 2, 3 and 4 of application BH2010/04003.

Applicant: Baron Homes Corporation

Officer: Charlotte Hughes 292321

Split Decision on 04/08/11 DELEGATED

1) UNI

Approve the details pursuant to conditions 3 and 4 of application BH2010/04003 subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 2 are not approved for the following reasons:

1. The render sample provided is too coarse in texture and is not considered suitable for use on a Listed Building or within a Conservation area.

BH2011/01823

59 Church Road Hove

New shopfront and retractable awning.

Applicant: Callaways Estate & Lettings Agents

Officer: Steven Lewis 290480

Approved on 03/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH13.11

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation fronting a highway.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The removal of the strip light above the existing fascia shall be completed in accordance with the approved plans and the surface made good; before completion of the new shop front unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the enhancement of the building and The Avenues conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan

4) UNI

The development hereby permitted shall be carried out in accordance with the approved KTA Ltd drawings no. 970.00, 971.02, 971.03, 971.06, 971.07 & 971.08 received on 22/07/2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

5) UNI

Notwithstanding the approved plans and prior to commencement of the development, additional details of the proposed shopfront (including doors, cornices, mullions, stall riser, transom, pillars, cills, pilasters, fascia and other

detailing) shall be submitted to the Local Planning Authority for approval. The development shall be implemented in strict accordance with the approved details.
Reason: As insufficient detail has been submitted to ensure satisfactory detailing to preserve the character and appearance of the conservation area and to accord with policies QD1 and HE6 of the Brighton & Hove Local Plan and SPD02 Shopfront Design

CENTRAL HOVE

BH2011/00770

146 Church Road Hove

Display of non-illuminated ATM sign

Applicant: Mainet

Officer: Jason Hawkes 292153

Approved on 09/08/11 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

BH2011/00868

16 The Drive Hove

Removal of existing wall and erection of brick boundary wall and gate. Paving of existing concrete hardstand.

Applicant: Mr John Corbett

Officer: Mark Thomas 292336

Refused on 26/07/11 DELEGATED

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that alterations to a Listed Building will only be permitted where the proposal would not have an adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting, and should respect the scale, design, materials and finishes. Policy HE3 states that development will not be permitted if it would have an adverse impact on the setting of a listed building, through factors such as its siting, height, bulk, scale, materials, layout, design or use. The proposed wall by virtue of its excessive height would relate poorly to existing original walls to the rear boundary of the application site or to wall to rear gardens of properties to the south of the site. As such the proposal is considered to represent an incongruous addition which would result in significant harm to the setting of this Grade II Listed building contrary to the aforementioned policy.

BH2011/01326

Kingsway Court Queens Gardens Hove

Creation of 2no additional offices by sub-dividing existing office and enclosing recessed section of entrance lobby. Installation of new rooflight, ventilation system and air conditioning system.

Applicant: Kingway Court Freeholders Limited

Officer: Adrian Smith 290478

Approved on 29/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997. Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The ventilation and air conditioning units hereby permitted shall be turned off daily when the offices they serve are closed.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the

approved site plan and drawing nos. 0902/02A, 1102/01A, 1102/02A & 1102/03A received on the 16th June 2011; and the block plan and drawing no. K12PC/FP/RL/04 received on the 6th May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01519

Vallance Lodge 31 Vallance Gardens Hove

Change of Use from Care Home (C2) to Residential dwelling (C3).

Applicant: Southdowns Burlington Limited

Officer: Steven Lewis 290480

Approved on 21/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.08

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 of the Brighton & Hove Local Plan.

3) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling[*s*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

4) BH05.09A

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

5) BH06.02

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved Roger Fagg Architect drawings no.rfa 09/100/01 received on

26/05/2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01605

Top Flat at 39 George Street Hove

Installation of new shop front, formation of new entrance door to access top floor flat and alterations to windows.

Applicant: Mrs Jenny Maag

Officer: Jason Hawkes 292153

Approved on 08/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.1112011/01, 02 (partly superseded) received on the 2nd June and the amended shopfront drawings received on the 2nd August 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01660

76 Tisbury Road Hove

Loft conversion incorporating a rear dormer and rooflights to form 1no one bed self-contained flat.

Applicant: Clifton Properties

Officer: Christopher Wright 292097

Approved on 05/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.06

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall not be commenced until details of the secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling unit hereby permitted shall be constructed to meet Lifetime Homes standards as far as practicable prior to first occupation.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

5) UNI

The development hereby approved shall not be occupied until the refuse and recycling storage facilities as described in the approved design and access statement have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

6) UNI

The dormer window hereby permitted shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

7) UNI

The development hereby permitted shall be carried out in accordance with the approved design and access statement; heritage statement; site waste minimisation statement; and drawing nos. TA589/04, TA589/SK10B, TA589/SK11B and TA589/SK12 received on 8 June 2011; and the sustainability checklist received on 16 June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

8) UNI

The rooflights hereby approved shall be Conservation style and fitted flush with the adjoining roof surfaces and shall not project above the plane of the roof.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2011/01722

16 The Drive Hove

Removal of existing wall and erection of brick boundary wall and gate. Paving of existing concrete hardstand.

Applicant: Mr John Corbett

Officer: Mark Thomas 292336

Refused on 09/08/11 DELEGATED

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that alterations to a Listed Building will only be permitted where the proposal would not have an adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting, and should respect the scale, design, materials and finishes. Policy HE3 states that development will not be permitted if it would have an adverse impact on the setting of a listed building, through factors such as its siting, height, bulk, scale, materials, layout, design or use. Policy HE6 states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. The proposed wall by virtue of its excessive height would relate poorly to existing original walls to the rear boundary of the application site or to wall to rear gardens of properties to the south of the site. As such the proposal is considered to represent an incongruous addition which would result in significant harm to the setting of this Grade II Listed building and the wider Willett Estate conservation area contrary to the aforementioned policy.

BH2011/02051

34 Church Road Hove

Application for Approval of Details Reserved by Condition 7 of application BH2010/01892.

Applicant: Wanborough Investment Co

Officer: Adrian Smith 290478

Approved on 03/08/11 DELEGATED

BH2011/02163

Courtenay House Courtenay Terrace Hove

Application for Approval of Details Reserved by Conditions 2, 3 and 4 of Listed Building application BH2011/01350.

Applicant: Ms Pamela Steele

Officer: Steven Lewis 290480

Approved on 04/08/11 DELEGATED

GOLDSMID

BH2011/01340

17 Cambridge Grove Hove

Application for Approval of Details Reserved by Conditions 3, 9 and 14 of application BH2010/02662.

Applicant: Mr Stephen Perry

Officer: Steven Lewis 290480

Approved on 05/08/11 DELEGATED

BH2011/01350

Davigdor Infant School Somerhill Road Hove

Construction of new tarmac playground area and adventure trail equipment including tarmac footpath.

Applicant: Davigdor Infants School

Officer: Jason Hawkes 292153

Approved on 29/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The new play area shall not be in use except between the hours of 0800 and 1900 Monday to Friday and between the hours of 0900 and 1900 on Saturdays, Sundays and Bank Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

All new hard surfaces hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the Statement of Intent for Community Use of the Playing Field and approved

drawings no.A-200A, 201A, 202A received on 11th May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

5) UNI

No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement should show how the scheme would protect the adjacent trees including the preparation of the area of the proposed development and its method of construction. The Arboricultural Statement shall be implemented strictly in accordance with the agreed details.

Reason: To protect the trees which are to be retained on the site and in the interests of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

BH2011/01421

35 Wilbury Crescent Hove

Conversion of loft to create 1no studio flat incorporating the demolition of a chimney stack, rooflights to front, rear and side elevations and the addition of a window to the side elevation. Erection of fence to rear garden and cycle storage.

Applicant: Mr Izi Murabeh

Officer: Charlotte Hughes 292321

Refused on 22/07/11 DELEGATED

1) UNI

The proposed conversion would result in the creation of an unacceptably cramped residential unit which would not provide an acceptable level of usable floor space. The residential accommodation would fall below the quality of living space reasonably expected by the local planning authority and would not provide an acceptable standard of living for future occupiers. The development is therefore considered to be contrary to policies QD27 and HO13 of the Brighton & Hove Local Plan.

2) UNI2

The roof lights proposed to the front and rear roof slopes are considered to be inappropriate in terms of their numbers and layout and would result in a cluttered appearance to the roof slope. The proposal would therefore be detrimental to the appearance of the host property and the surrounding area and contrary to policy QD14 of the Brighton & Hove Local Plan and SPGBH1 Roof Extensions and Alterations.

3) UNI3

A lack of information has been submitted to demonstrate that the proposed development would achieve an acceptable level of sustainability. As such the proposal would be contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08: Sustainable Building Design.

BH2011/01525

Flat 29 Gainsborough House 4 - 6 Eaton Gardens Hove

Replacement of existing aluminium and timber framed windows with UPVC doubled glazed windows.

Applicant: Mr George Sorial

Officer: Mark Thomas 292336

Approved on 21/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. E57PW/HP/02, 03, 04, Schedule of Photographs, and Window specification document received on 26th May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01564

Basement Flat 75 Denmark Villas Hove

Replacement of front lower ground floor bay and upper ground floor rear single glazed timber sash windows with double glazed timber framed sash windows.

Applicant: Mr Gary Coombs

Officer: Jason Hawkes 292153

Approved on 25/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH12.03

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved dimensioned proposed window detail drawings received on the 27th June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01608

Ground Floor Flat 60 Cromwell Road Hove

Erection of single storey rear conservatory.

Applicant: Miss Wendy Taylor

Officer: Christopher Wright 292097

Approved on 25/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The windows on the western side elevation of the conservatory extension hereby permitted shall be obscure glazed and non-opening and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The external finishes of the walls of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 05-11-27A, 05-11-27B, 05-11-27C, 05-11-27D and 05-11-27E received on 3 June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01617

Top Floor Flat 81 Lorna Road Hove

Loft conversion incorporating rear dormer and rooflights to front and rear elevations.

Applicant: Mr Philip M Nelson

Officer: Mark Thomas 292336

Refused on 25/07/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed dormer window is inappropriately sized and represents an overly bulky addition to the rear roofslope which does not relate well to the fenestration to the elevation below. Further, the dormer features inappropriately large areas of tile hung cladding, and is poorly positioned being within close proximity of the roof ridge and the rear roofslope of the neighbouring property, no. 79 Lorna Road, contrary to guidance contained within SPGBH1. The proposal is therefore contrary to the above policy and guidance.

BH2011/01705

The Pines Furze Hill Hove

Application for variation of condition 12 of application 3/85/0435 (Change of use of single dwelling house to form nursing home including 4 storey extensions providing 32 bed-spaces) to increase the maximum number of persons accommodated within the premises from 32 to 35.

Applicant: Independent Age

Officer: Adrian Smith 290478

Approved on 29/07/11 DELEGATED

1) UNI

The premises shall only be used as a Nursing Home and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with policy QD27 of the Brighton & Hove Local Plan.

2) UNI

The number of persons accommodated within the premises, excluding staff, shall not exceed 35 in number.

Reason: To ensure that the proposal does not result in sub-standard accommodation and to safeguard the amenities of the area in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2011/01741

St Michaels Lodge Lansdowne Road Hove

Application for Approval of Details Reserved by Condition 2, 4, 6 and 11 of Listed Building application BH2010/03915.

Applicant: Mr R Evans

Officer: Steven Lewis 290480

Approved on 28/07/11 DELEGATED

BH2011/01742

St Michaels Lodge Lansdowne Road Hove

Application for Approval of Details Reserved by Conditions 5, 7, 10 and 14 of application BH2010/03916.

Applicant: Mr R Evans

Officer: Steven Lewis 290480

Approved on 28/07/11 DELEGATED

BH2011/01786

Flat 6 99 The Drive Hove

Replacement of existing uPVC sliding doors with new timber concertina doors and installation of associated awning above.

Applicant: Mr Phillip Hyde

Officer: Charlotte Hughes 292321

Approved on 09/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1104/00 received on 1st July 2011 and 1110/01, 1110/02, 1110/03 received on 20th June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01817

Flat 3 35 Montefiore Road Hove

Installation of rooflights to front and side elevations.

Applicant: Mr Richard Britton

Officer: Adrian Smith 290478

Approved on 03/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the site plan and approved drawing no. 01 received on the 22nd June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01870

14 Wilbury Villas & 69 Wilbury Avenue Hove

Application for Approval of Details Reserved by Condition 6 of application BH2011/00328.

Applicant: HML Properties Ltd

Officer: Guy Everest 293334

Approved on 21/07/11 DELEGATED

BH2011/01934

St Michaels Lodge Lansdowne Road Hove

Application for Approval of Details Reserved by Condition 5 of Listed Building application BH2010/03915.

Applicant: Mr R Evans

Officer: Steven Lewis 290480

Approved on 28/07/11 DELEGATED

BH2011/01935

St Michaels Lodge Lansdowne Road Hove

Application for Approval of Details Reserved by Condition 8 of application BH2010/03916.

Applicant: Mr R Evans

Officer: Steven Lewis 290480

Approved on 28/07/11 DELEGATED

BH2011/02048

Hove Station Goldstone Villas Hove

Application for Approval of Details Reserved by Condition 4 of Listed Building application BH2011/00978.

Applicant: Southern Railway Ltd

Officer: Charlotte Hughes 292321

Approved on 04/08/11 DELEGATED

HANGLETON & KNOLL

BH2011/01292

51 Dale View Hove

Erection of single storey rear extension and loft conversion incorporating hip to gable roof extension, 2no dormers to front roofslope and 1no dormer and 1no rooflight to rear roofslope.

Applicant: Ms Gina Marchant

Officer: Wayne Nee 292132

Refused on 04/08/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1). The proposal to replace the existing hipped roof with a gable end would imbalance the symmetry of the semi-detached pair to the detriment of the appearance of the properties, and would create a visually heavy roof to one half. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Roof Alterations and Extensions (SPGBH1).

2) UNI2

The advice contained within Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1) seeks to ensure proposed dormers are kept as small as possible, should be no wider than the windows below and should have a roof form and detail appropriate to the character of the building. Furthermore the advice states that there should be no large areas of cladding either side of the window or below it. The proposed front and rear dormers, by reason of their size, bulk and design, are considered to form an unacceptable alteration to the roof slopes of the property. As such, the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPGBH1.

BH2011/01412

20 Queens Parade Hove

Change of use from retail (A1) to a hot food take-away (A5)

Applicant: Mr Mikeal Alzokm

Officer: Adrian Smith 290478

Refused on 22/07/11 DELEGATED

1) UNI

Policy SR6 of the Brighton & Hove Local Plan seeks to resist the loss of A1 units within the prime retail frontage of the regional shopping centre unless it can be demonstrated that: the number of non-retail units would not exceed 35% of the centre; a Class A1 retail use is no longer economically viable in that particular unit; the proposed use would make a positive contribution to the vitality and viability of the centre; the development would not be significantly detrimental to the amenities of occupiers of nearby residential properties or the general character of the area; and the proposed use would not lead to a significant break of more than 10 metres in the frontage. The proposed A5 use would result in the proportion of non-retail units in the centre exceeding 35%, whilst insufficient evidence has been supplied to demonstrate that the premises are economically unviable, or that the A5 use would not have a detrimental impact on the amenities of adjacent residents, contrary to the above policy.

2) UNI2

Policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan require proposals for development to minimise the impact of noise on the surrounding environment, particularly in instances where it would cause material nuisance and loss of amenity to adjacent occupiers. Insufficient information has been submitted to demonstrate that the proposed extract system and flue would not result in significant harm to the amenities of adjacent occupiers by way of noise and odour disturbance, contrary to the above policies.

BH2011/01548

272 Hangleton Way Hove

Erection of single storey extension and timber decking to rear.

Applicant: Mr Makram Labib

Officer: Jason Hawkes 292153

Approved on 29/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until reasonable facilities have been arranged with the Local Planning Authority, including rights of regular access to a person, or persons, authorised by that Authority, during any construction work in order to prepare archaeological records. At least three weeks notice in writing shall be given to the Local Planning Authority, and their nominated representatives, of the date when work on site is likely to start.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.001, 002 & 003 received on the 27th May and 9th June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

5) UNI

The boundary fencing alongside the proposed timber decking, as indicated on drawing no.002, shall be the heights shown on the approved plans (up to 2.4m) and shall be installed before the terrace is brought into use. The fencing shall be retained as such thereafter.

Reason: In order to protect the adjoining property from overlooking and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/01576

74 Fallowfield Crescent Hove

Erection of conservatory extension to rear.

Applicant: Mrs Etheridge

Officer: Clare Simpson 292454

Approved on 03/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The western elevation of the Conservatory hereby granted consent shall not be glazed other than with obscured glass and the panels fixed shut and retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no099-70443a received on the 21st July 2011

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01583

19 Honey Croft Hove

Conversion of existing garage into bedroom with window replacing garage door.

Applicant: Mr Matthew Twiselton

Officer: Mark Thomas 292336

Approved on 21/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 427/01 received on 1st June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01728

368 Old Shoreham Road Hove

Certificate of Lawfulness for proposed loft conversion incorporating hip to barn end roof extension, rear dormer roof extension and rooflight to front roof slope.

Applicant: Mr Maurice Kifford

Officer: Christopher Wright 292097

Refused on 03/08/11 DELEGATED

NORTH PORTSLADE

BH2010/02672

The Chalk Pit Mile Oak Road Portslade Brighton

Excavation works including removal of existing chalk ramp to upper level and extension to yard area at West end of pit floor and associated aftercare works (part-retrospective).

Applicant: Penfold Verrall Ltd

Officer: Clare Simpson 292454

Approved on 26/07/11 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings 03B received on the 26th May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

2) UNI

The development shall be completed in accordance with the approved drawing 03B, received on the 26th May 2011 within 6 months of the date of this permission.

Reason: To ensure the works to the chalk face are completed promptly in the interests of the visual amenities of the area, and to secure landscape and habitat restoration in accordance with QD1, QD15 and QD17 of the Brighton & Hove Local Plan.

3) UNI

Prior to development commencing, a Working Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall identify timetable for the proposed works the hours and method of excavation, dust and noise monitoring and mitigation and transport movements in association with the excavation. The excavation works shall be carried out in strict accordance with the approved details at all times.

Reason: To ensure the works are undertaken in a way to minimise noise and disturbance to neighbouring residential development and to comply with policy QD27 of the Brighton & Hove Local Plan.

4) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning

Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

5) UNI

Prior the commencement of any additional excavation a fully detailed landscaping and habitat restoration plan shall be submitted to and approved by the Local Planning Authority in writing. The plan shall include the following.

- a) The location, number, species of berry bearing native shrubs will vicinity of the existing yard and in the area of hard landscaping surrounding the office building.
- b) The types and locations of 10 Woodcrete nest boxes should be defined on a plan and secured via condition.
- c) The incorporation of a ledge 500mm wide in the new quarry face to provide habitat for flora and fauna should be clearly shown on a landscape plan.
- d) A full method statement of the proposed chalk grassland planting for the level area to the east of the pit wall should be a seed mix only. No topsoil or trees and shrubs should be used.

Reason: To ensure that satisfactory landscape and nature conservation features are incorporated in to the site to comply with policies QD15 and QD17 of the Brighton & Hove Local Plan.

BH2011/01636

16 Mile Oak Gardens Portslade

Certificate of lawfulness for proposed hip to gable roof extension to facilitate loft conversion incorporating rear dormer and roof lights to front elevation.

Applicant: Mr Denis Nelson

Officer: Mark Thomas 292336

Approved on 29/07/11 DELEGATED

BH2011/01639

16 Mile Oak Gardens Portslade

Erection of a single storey side and rear extension with associated external alterations.

Applicant: Mr Denis Nelson

Officer: Mark Thomas 292336

Approved on 25/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The brickwork to the external walls of the extension hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings 'Proposed elevations', 'Roof plans', 'Proposed first floor plan', 'Proposed ground floor plan' received on 7th June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/02057

Newbarn Farm Foredown Road Portslade

Prior notification application for the proposed construction of an agricultural building. (Prior notification of development in the South Downs National Park).

Applicant: Mr Anthony Uridge

Officer: Guy Everest 293334

Prior approval not required on 08/08/11 DELEGATED

SOUTH PORTSLADE

BH2010/03096

Brighton Volvo Victoria Road Portslade

Erection of building for use as car valeting for 5 years. (retrospective)

Applicant: Caffyns Plc

Officer: Paul Earp 292193

Approved on 05/08/11 DELEGATED

1) BH07.01

The use hereby permitted shall not be carried out except between the hours of 07.45 and 18.30 on Mondays to Fridays, and 07.45 and 17.00 on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

2) BH09.01

The use hereby permitted shall be discontinued and the land restored to its condition immediately prior to the use commencing on or before 29th February 2016 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: The use hereby approved is not considered suitable as a permanent form of development to safeguard the residential amenity of the neighbouring properties and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. SS70, the unnumbered site plan received on 29 September 2010, and the Environmental Noise Assessment carried out by Caffyns on 16 March 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

4) UNI

Noise associated with the plant and machinery shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB(A) below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997.

Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The use of machinery for the valeting of cars shall be restricted to the use of vacuum cleaners and tyre inflation only.

Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2011/01104

Aldi Store Carlton Terrace Portslade

Application for variation and removal of conditions of application BH2010/01684 to vary condition 12 to reduce free car parking to all visitors of the Portslade Shopping Centre from 3 hours to 2 hours and removal of condition 11 in order not to provide 5 resident parking spaces.

Applicant: Aldi Stores Ltd

Officer: Paul Earp 292193

Refused on 28/07/11 DELEGATED

1) UNI

Condition 11, loss of residents parking spaces:

The failure to provide 5 parking spaces for residents use is detrimental to the amenities of the occupiers of the building and contrary to policy TR19 of the Brighton & Hove Local Plan and would lead to further demand for on-street parking in an area where parking is at a premium and create further congestion. The development provides two units built to a wheelchair accessible standard and the failure to provide two disabled parking bays is detrimental to occupants with disabilities who have to parking away from the site contrary to policy TR18 of the Brighton & Hove Local Plan.

2) UNI2

Condition 12, to reduce the time of free parking:

The reduction in the period of free parking from 3 hours to 2 hours would reduce the availability of car parking giving customers reduced hours to use and support businesses within the shopping centre. Furthermore no evidence has been submitted to demonstrate that the store has been disadvantaged by the current parking regime. The reduction of the period of parking would be detrimental to the vitality and viability of the Boundary Road District Shopping Centre and contrary to policy SR5 of the Brighton & Hove Local Plan and PPS1: Delivering Sustainable Development, and PPS4: Planning for Sustainable Economic Growth.

BH2011/01157

9-10 Carlton Terrace Portslade

Loft conversion to form 1no bedroom flat incorporating front and rear dormers.

Applicant: Mr Vince Petraca

Officer: Mark Thomas 292336

Refused on 09/08/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBH1). The proposed rear dormer window is inappropriately sized representing an overly bulky addition to the rear roofslope, and features inappropriately large areas of tile hung cladding. The larger of the proposed front dormers has not been detailed to replicate the dormer to the front roofslope of no. 9 Carlton Terrace and as such would detract from the character and appearance of the recipient property and the wider street scene. As such, the proposed development would be contrary to policy QD14 and guidance contained within SPGBH1.

2) UNI2

The proposed residential unit represents a cramped form of living accommodation in particular to the main kitchen/living/dining room. The room relies on two pitched roof dormers to provide living space/headroom, although sufficient details/sectional drawings have not been provided to show the provision

of headroom to this area. Further, the proposed bedroom and bathroom rely heavily on the construction of a rear dormer to provide for adequate living space, and this dormer is considered inappropriate in this location as detailed in the above reason for refusal. For these reasons the proposed development would be contrary to policies QD14 and HO9 of the Brighton & Hove Local Plan.

3) UNI3

The applicant has failed to demonstrate how provision for adequate cycle and refuse/recycling storage, to provide for the needs of occupiers, can be achieved. As such the proposal is contrary to planning policies TR14 and SU2 of the Brighton & Hove Local Plan.

BH2011/01360

19 Station Road Portslade

Display of 3no internally illuminated fascia signs, 1no internally illuminated projecting sign and non-illuminated ATM surrounds (retrospective).

Applicant: Tesco Store Ltd

Officer: Wayne Nee 292132

Split Decision on 28/07/11 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired

unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.

1) UNI

Policy QD12 of the Brighton & Hove Local Plan states that advertisements and signs should be sensitively designed and located, and should contribute to the visual amenity of the area. Supplementary Planning Document 7 on Advertisements also outlines the Council's approach to advertisements. The proposed internally illuminated signage on the side elevations of the building would, by reason of their size, siting and method of illuminated display, be unduly prominent in the street scene from the front and sides and detrimental to the visual amenities of the building and the locality. The signage is therefore contrary to policy QD12 of the Brighton & Hove Local Plan and SPD07.

BH2011/01468

84-86 Trafalgar Road Portslade

Application for Approval of Details Reserved by Conditions 3, 4, 5 and 6 of application BH2010/04013.

Applicant: Mr N Patel

Officer: Steven Lewis 290480

Approved on 21/07/11 DELEGATED

BH2011/01472

37 Lincoln Road Portslade

Erection of front porch to replace existing.

Applicant: Mrs Janet Carroll

Officer: Mark Thomas 292336

Approved on 21/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received on 13th July 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01582

26 Vale Road Portslade

Erection of single storey rear extension and loft conversion with front and rear dormers. Removal of front bay and installation of new windows and formation of car parking bay.

Applicant: Mr Islam Miah

Officer: Mark Thomas 292336

Refused on 28/07/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The submitted plans do not accurately show the existing front bay, front boundary treatment or existing rear lean to extension. Nor is the size and positioning of the vehicle crossover shown. Further, the submitted block plan does not show the proposed rear extension. Notwithstanding this; the proposed single storey extension due to its excessive scale and projection would represent a bulky and incongruous addition to the recipient property, resulting in a visually cluttered rear elevation, and the recipient property having an overextended appearance. Further, the extension would have a footprint covering a substantial proportion of the rear garden and is considered to represent an overdevelopment of the site. The proposed front and rear dormers are excessively large and poorly detailed and would represent overdevelopment and incongruous additions to the front and rear roofslopes. The removal of the front bay would detract from the visual unity of properties within the terrace. The proposal is therefore contrary to the above policy and guidance.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed extension by virtue of its bulk, height, positioning, excessive projection and proximity to the neighbouring boundary, represents an overbearing development for the occupiers of nos. 24 & 28 Vale Road, which would result in significant overshadowing, increased sense of enclosure and loss of outlook. As such the proposed development is considered to be contrary to the aforementioned planning policy.

3) UNI3

Policy TR7 of the Brighton & Hove Local Plan states that planning permission will be refused for development which increases the danger to users of adjacent pavements, cycle routes and roads. The proposed crossover and vehicle bay to the front garden by virtue of its inadequate size and depth would make parking difficult and impractical and would result in a significant hazard to both users of the walkway and highway. As such the proposal would be contrary to the aforementioned policy. Further, the proposed crossover would require the painting of double yellow lines to prevent parking across the vehicle entrance. The application proposes that this area would be used as an additional parking space which would not be possible.

BH2011/01667

Ground Floor Rear Crown House Crown Road Portslade

Certificate of lawfulness for proposed display area and trade counter within existing warehouse.

Applicant: Dancia Ltd

Officer: Adrian Smith 290478

Approved on 25/07/11 DELEGATED

BH2011/01964

28-48 Church Road Portslade

External alterations including new fitting bay doors and reception area.

Applicant: ATS Euromaster Ltd

Officer: Guy Everest 293334

Approved on 09/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.07

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The external finish of the new brickwork shall match the existing external brickwork in material, colour, style, bonding and texture.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 3926/01, 3926/02 & 3926/03 received on 30th June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority no development shall take place until details of external lighting have been submitted to, and approved in writing by, the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD25 and QD27 of the Brighton & Hove Local Plan.

HOVE PARK

BH2011/00640

48 & 50 Nevill Road Hove

Demolition of 2no existing garages to rear and erection of a single storey 1no bedroom dwelling.

Applicant: Mr Paul Jaconelli

Officer: Charlotte Hughes 292321

Refused on 03/08/11 DELEGATED

1) UNI

Policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan require proposals for new buildings to demonstrate a high standard of design that emphasises and enhances the positive qualities of the local neighbourhood. Access to the proposed new dwelling would be by way of an existing shared access road to the rear of the properties along Nevill Road. This access is considered to be unsuitable by reason of its character and proximity to adjoining garages. The proposal is therefore considered to be contrary to policies QD1, QD2 and QD3 of

the Brighton & Hove Local Plan.

2) UNI2

Policy SU2 of the Brighton & Hove Local Plan, including SPD08 'Sustainable Building Design', requires new residential development on land not previously developed to achieve Level 5 of the Code for Sustainable Homes, or to provide justification as to why a reduced Code Level should be accepted. A lack of information has been submitted to demonstrate that the proposed development would achieve an acceptable level of sustainability. As such the proposal would be contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08: Sustainable Building Design.

BH2011/00889

174 Nevill Road Hove

Construction of new vehicular crossover with alteration to front boundary wall.

Applicant: Ms Faye Hodgkins

Officer: Adrian Smith 290478

Approved on 29/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the site plan and block plan received on the 24th March 2011; and the 1 no. drawing received on the 13th June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01312

14 Lloyd Road Hove

Erection of two storey rear extension.

Applicant: Mr Richard Bush

Officer: Charlotte Hughes 292321

Approved on 22/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.002 and 003 received on 9th May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01461

69 Dyke Road Avenue Hove

Application to extend time limit of previous approval BH2008/03970 for the erection of two storey detached dwelling with access from Dyke Close.

Applicant: Mrs Pat Camping

Officer: Charlotte Hughes 292321

Approved on 05/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.04

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH03.01

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

4) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

5) BH05.01B

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) BH05.02B

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that

each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

7) BH11.01

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

8) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no's TA394/02/C, TA394/03/B, TA394/04/B and TA394/05A received on 13th February 2009.

Reason: For the avoidance of doubt and in the interests of proper planning.

10) UNI

All trees located within the site which are to remain shall be protected in order to ensure compliance with standard BS 5837 (2005) Trees in Relation to Construction. Foundations located in the vicinity of the Monterey Cypress tree shall be of pile and raft design, in accordance with R. W Green Arboricultural Report submitted on 5th January 2009, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure the satisfactory preservation of trees within and adjoining the site and to comply with policy QD16 of the Brighton & Hove Local Plan.

11) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no alterations to the front boundary wall, fronting onto Dyke Close, to create an additional access to the property shall be carried out without Planning Permission being obtained from the Local Planning Authority.

Reason: To protect highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.

BH2011/01541

4 Orpen Road Hove

Demolition of existing bungalow and erection of 2no 5 bedroom part three/part four storey dwelling houses.

Applicant: Mr Steve Jones

Officer: Christopher Wright 292097

Approved on 05/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.03

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH02.04

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) BH03.02

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

5) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling[*s*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

6) BH05.10

The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

7) BH06.03

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

8) BH11.01

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

9) UNI

No development shall take place until a drawing showing the position of the proposed crossovers in relation to existing trees has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure there is no adverse effect on highway safety and in accordance with policies QD16 and TR7 of the Brighton & Hove Local Plan.

10) UNI

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall include the photovoltaic panels/tiles to be integrated into the roof slopes and demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policies QD1 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

11) UNI

The development hereby permitted shall be implemented in accordance with the Waste Minimisation Statement submitted ('Waste Minimisation during Construction') and in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, in order to ensure demolition and construction waste will be recovered and reused on site or at other sites. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

12) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of at least Code level 3 has been submitted to, and approved in writing by, the Local

Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

13) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve a minimum of Code level 3 has been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve a minimum of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

14) UNI

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans and described in the design and access statement, including facilities for composting, have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

15) UNI

The top floor windows on the rear elevations of each of the two properties hereby permitted (bathroom/W.C.) shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

16) UNI

The development hereby permitted shall be carried out in accordance with the approved design and access statement, biodiversity checklist, flood risk report, lifetime homes' checklist, sustainability checklist and drawing nos. 11350P01A, 11350P02B, 11350P03A, 11350P04C, 11350P05D, 11350P07B, 11350P09F, 11350P11B, 11350P12E, 11350P13D, 11350P14C and 11350P15F received on 27 May 2011; drawing nos. 11350P06A and 11350P10E received on 1 June 2011; and the In2Glass brochure and product information sheet received on 8 June 2011.

BH2011/01676

57A Shirley Drive Hove

Application for Approval of Details Reserved by Conditions 3, 4, 5, and 7 of application BH2003/03410/FP.

Applicant: Fulorina Fuad Sayidhum

Officer: Guy Everest 293334

Approved on 25/07/11 DELEGATED

BH2011/01693

129 Woodland Avenue Hove

Certificate of Lawfulness for existing loft conversion incorporating side and rear dormers.

Applicant: Mr Alan Bull

Officer: Guy Everest 293334

Approved on 28/07/11 DELEGATED

BH2011/01694

129 Woodland Avenue Hove

Erection of single storey rear extension. (Retrospective)

Applicant: Mr Alan Bull

Officer: Charlotte Hughes 292321

Approved on 22/07/11 DELEGATED

BH2011/01702

30 Radinden Manor Road Hove

Erection of single storey rear extension with pitched roof and rooflights.

Applicant: Mr & Mrs Lewis Power

Officer: Christopher Wright 292097

Refused on 04/08/11 DELEGATED

1) UNI

The proposed extension would, by reason of the shape, form, siting and design, be a discordant and poorly integrated addition to the recipient building and would not relate to the character and appearance of the host property in a complimentary or sympathetic fashion. As such the development would be detrimental to visual amenity and contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan which requires proposals for extensions to be well designed, sited and detailed in relation to the property to be extended.

BH2011/01805

24 Hill Brow Hove

Ground and first floor extension to front of property including enlarged pitched roof and canopy porch.

Applicant: Mr Jay Scanlan

Officer: Adrian Smith 290478

Approved on 03/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos.01, 02 & 03 received on the 21st June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01846

42 Tongdean Avenue Hove

Application for Approval of Details Reserved by Condition 7 of application BH2011/00146.

Applicant: Mr Brian Hepburn

Officer: Clare Simpson 292454

Approved on 03/08/11 DELEGATED

BH2011/02243

18 Bishops Road Hove

Application for Approval of Details Reserved by Conditions 2, 7 and 8 of application BH2008/01326.

Applicant: Mr Robert Angus

Officer: Jason Hawkes 292153

Approved on 04/08/11 DELEGATED

WESTBOURNE

BH2010/02682

Courtyard at rear of 218-234 Portland Road Hove

Demolition of existing workshop and store building (B1/B8) and erection of 2no two-storey two bedroom work/live units including cycle spaces, bin storage areas and 2no car parking spaces.

Applicant: Portland Glass Ltd

Officer: Paul Earp 292193

Refused on 04/08/11 DELEGATED

1) UNI

The proposed development would by reason of the constrained layout and the sharing of the courtyard as servicing area for shops and flats above, constitute a cramped form of development which would be detrimental to the occupiers of the proposed dwellings and the occupiers of surrounding properties, contrary to policies QD1, QD 2 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The siting of two new dwellings alongside the boundary of no. 49 Hogarth Road would appear as bulky and incongruous additions on the party boundary and have an adverse effect on the amenity of occupiers by reason of increased sense of enclosure, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

3) UNI3

The design of the proposed units would, by reason of their scale, bulk and lack of detailing, fail to respect the characteristics of the local neighbourhood contrary to policy QD1 and QD2 of the Brighton & Hove Local Plan.

BH2011/01146

189 Kingsway Hove

Erection of 5no five bedroom terraced houses (5 storeys plus basement) and 1no three bedroom detached house (four storeys plus basement) with underground parking accessed from Sackville Gardens.

Applicant: Mr M Deol & Mr R Webb

Officer: Paul Earp 292193

Refused on 01/08/11 PLANNING COMMITTEE

1) UNI

The site occupies a prominent position of the seafront and is within the Sackville Gardens Conservation Area which is a late Victorian and Edwardian residential area. The proposed terrace and detached house, in contrast, are of Regency

style. It is considered that the proposed development, by virtue of the architectural style and detailing, fails to preserve the specific architectural appearance and character of the Sackville Gardens Conservation Area and its significance as a heritage asset. For these reasons the proposal is considered to be contrary to policies HE6, QD1 and QD2 of the Brighton & Hove local Plan which aim to ensure that development preserves or enhance the character or appearance of conservation areas and local characteristics.

2) UNI2

SPG15 defines tall buildings as buildings of 18m or taller. The proposed development would have a height of 20.4 metres and the application has not been accompanied by a Tall Buildings Statement in accordance with SPG15. Furthermore the guidance further advises against tall buildings in Conservation Areas. The applicant has failed to demonstrate that a tall building is appropriate and will not have a detrimental impact on the character or appearance of the Conservation Area. For these reasons the application is contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan and SPG15.

3) UNI3

The proposed development would by reason of its scale and height in relation to neighbouring properties appear out of keeping representing an inappropriate development and fails to respect the context of its setting. The proposal is therefore contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

4) UNI4

Policies QD3 and HO4 of the Brighton & Hove Local Plan aims to make full and effective use of land for residential development. Planning Policy Statement 3 states that using land efficiently is a key consideration in planning for housing. This proposal of 6 dwellings provides a residential density of 37.5 dwellings per hectare, which is a low density below that of many sites fronting the Kingsway and would be an inefficient use of a derelict site in this central location. For these reasons it is considered that proposal is contrary to policies QD3 & HO4 and PPS3.

5) UNI5

Policy QD27 of the Brighton & Hove Local Plan aims to protect residential amenity. The development, with large windows on the side (west) elevation to the terrace would result in loss of amenity to the occupiers of the neighbouring property by way of overlooking and loss of privacy. For this reason the proposal is considered unacceptable and contrary to policy QD27.

BH2011/01342

20 - 22 Pembroke Avenue Hove

Change of Use from residential care home (C2) to 2no semi-detached dwellings incorporating alterations to front wall and creation of new crossover.

Applicant: Mrs Beverley Ouanounou

Officer: Guy Everest 293334

Approved on 22/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby approved shall not be occupied until the refuse and recycling and cycle storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse, recycling and cycles and to comply with policies TR14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The front boundary wall shall be completed in its entirety, as indicated on hereby approved drawing no. 811 02B, prior to the first occupation of the dwelling houses.

Reason: To preserve the character and appearance of the building and wider Pembroke & Princes Conservation Area and to comply with policy HE6 of the Brighton & Hove Local Plan and the provisions of Supplementary Planning Document 09, Architectural Features.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved 1:1250 location plan and drawing no. 811 01 received on 10th May 2011; and drawing no. 811 02B received on 16th June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

5) UNI

The section of curtilage to the front of bay windows to 20 and 22 Pembroke Avenue, indicated as 'lawn with soft landscaping' on hereby approved drawing no. 811 02B, shall be laid out and seeded with grass, or lain with grass turf, as a lawn area in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner.

Reason: To preserve the character and appearance of the building and wider Pembroke & Princes Conservation Area and to comply with policy HE6 of the Brighton & Hove Local Plan and the provisions of Supplementary Planning Document 09, Architectural Features.

BH2011/01517

51 Westbourne Villas Hove

Application for Approval of Details Reserved by Conditions 9, 10, 11 and 12 of application BH2010/04001.

Applicant: Baron homes

Officer: Adrian Smith 290478

Approved on 02/08/11 DELEGATED

BH2011/01571

St Christophers School 33 New Church Road Hove

Erection of canopy to create covered play area.

Applicant: St Christophers School

Officer: Wayne Nee 292132

Refused on 29/07/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all alterations to existing buildings are well designed, sited and detailed in relation to the property, adjoining properties and to the surrounding area. Having regard to the excessive size and height of the canopy, and its inappropriate position, the proposal would appear as an incongruous structure which would be unsympathetic against the backdrop on a prominent part of the building. The prominence of the canopy on the street scene would result in a significant detrimental impact on the visual amenity of the surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2011/01575

133 Westbourne Street & 75 Montgomery Street Hove

Application for approval of details reserved by conditions 4, 6, 8, 10, 12 and 13 of application BH2009/01360.

Applicant: Next Investment Properties Limited

Officer: Clare Simpson 292454

Split Decision on 03/08/11 DELEGATED

1) UNI

Approve the details pursuant to conditions 4, 8, 10, and 12 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 6 and 13 are not approved for the following reasons:

The applicant has not demonstrated that the development would meet Code for Sustainable Homes Level 3 as required by Condition 6. The Desktop study submitted under condition 13, has highlighted the need for further site investigations works in relation to contaminated land. At this time condition 13 cannot be discharged

BH2011/01580

30 Westbourne Street Hove

Erection of single storey rear extension.

Applicant: Mr P Boaks

Officer: Jason Hawkes 292153

Approved on 05/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.01 received on 31st May 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01644

10 Westbourne Gardens Hove

Erection of single storey rear extension.

Applicant: Mr & Mrs Deslandes

Officer: Mark Thomas 292336

Approved on 04/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The external walls of the extension hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0149.03, 0149.04 received on 7th June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01650

1 Aymer Road Hove

Erection of rear side extension and loft conversion incorporating rooflights to all elevations and flat roof.

Applicant: Mr & Mrs M Green

Officer: Paul Earp 292193

Approved on 04/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH12.02

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) BH12.03

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

4) BH12.05

The rooflights in the approved development shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. E1-4 & P1-2 received on 7 June 2011 & P3a, 4a, 5a received 2 August 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01651

19 - 20 Westbourne Villas Hove

Application for Approval of Details Reserved by Conditions 3, 5 and 6 of application BH2011/00308.

Applicant: Baron Homes Corporation Ltd

Officer: Jason Hawkes 292153

Approved on 29/07/11 DELEGATED

BH2011/01652

55 Sackville Gardens Hove

Demolition of rear conservatory and erection of single storey rear extension.

Applicant: Mr & Mrs Alex Lawson

Officer: Christopher Wright 292097

Approved on 29/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH12.02

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until reasonable facilities have been arranged with the County Planning Authority (East Sussex Country Council), including rights of regular access to a person, or persons, authorised by that Authority, during any construction work in order to prepare archaeological records. At least three weeks notice in writing shall be given to the County Planning Authority, and their nominated representatives, of the date when work on site is likely to start.

Reason: To enable the recording of any items of historical or archaeological interest, as the development is likely to disturb remains of archaeological interest, in accordance with the requirements within PPS5: "Planning for the Historic Environment"; and policy HE12 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed on the extension hereby permitted without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 11791/PA/001 received on 7 June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01710

GROUND FLOOR FLAT 19 Modena Road Hove

Demolition of timber sun room and erection of conservatory at rear.

Applicant: Miss Christine Amin

Officer: Christopher Wright 292097

Approved on 04/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The windows on the southern flank elevation of the conservatory extension hereby permitted shall be obscure glazed and non-opening and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved location plan received on 13 June 2011; drawing no. 2142.03 received on 24 June 2011; and drawing no. 2142.02A received on 8 July 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01810

66 Lawrence Road Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to barn end roof extension, dormer to rear, rooflights to front and rear roof slopes and an additional window to side elevation.

Applicant: Mrs Audrey Abramson

Officer: Adrian Smith 290478

Approved on 03/08/11 DELEGATED

BH2011/01811

66 Lawrence Road Hove

Demolition of existing rear extension and erection of single storey rear extension with associated external alterations.

Applicant: Mr David Abramson

Officer: Adrian Smith 290478

Approved on 09/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the site plan and block plan received on the 29th June 2011; and approved drawing no. 418(PL)3b received on the 1st July 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01933

14 Titian Road Hove

Certificate of lawfulness for a proposed loft conversion incorporating a dormer to side roof slope and a single storey rear extension.

Applicant: Ms Caroline Mackay

Officer: Adrian Smith 290478

Approved on 03/08/11 DELEGATED

BH2011/01968

86 Westbourne Street Hove

Erection of first floor rear extension over existing ground floor extension incorporating Juliet balcony and solar panel. Installation of rooflight to rear roof slope and associated alterations.

Applicant: Mr Andrew Martello

Officer: Jason Hawkes 292153

Approved on 10/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

Access to the remaining flat roof of the rear extension shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjacent properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The proposed side first floor window hereby approved shall be obscure glazed and thereafter retained as such, unless otherwise agreed with the local planning authority in writing.

Reason: To safeguard the amenity of the occupiers of nearby adjacent properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows other than the one window expressly authorised by this permission shall be constructed to the side elevation of the extension.

Reason: To protect the amenity of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. L-01, 12, 13, 14 & 15a received on 30th June and 5th August 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/02011

32 Reynolds Road Hove

Certificate of Lawfulness for proposed rear dormer incorporating Juliet balcony and front rooflights.

Applicant: Ms Fiona McNae

Officer: Jason Hawkes 292153

Approved on 09/08/11 DELEGATED

WISH

BH2011/01396

Gala Bingo 193 Portland Road Hove

Application for Approval of Details Reserved by Conditions 4, 8, 11 and 14 of application BH2009/03154 Appeal Decision.

Applicant: Downland Housing Association/Affinity Sutton

Officer: Clare Simpson 292454

Split Decision on 08/08/11 DELEGATED

BH2011/01544

1 Mansfield Road Hove

Construction of new front driveway and crossover.

Applicant: Mr & Mrs Fuller

Officer: Steven Lewis 290480

Approved on 21/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved 3D Architecture Ltd drawings no. 2011/040/PL1 Rev A, 2011/040/PL2 Rev B & 2011/040/PL3 received on 03/06/2011 & 12/07/2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01602

Ground Floor Flat 20 Welbeck Avenue Hove

Application for Approval of Details Reserved by Condition 2 of application BH2010/02026.

Applicant: Mrs Emine Seis

Officer: Mark Thomas 292336

Approved on 29/07/11 DELEGATED

BH2011/01606

41 Derek Avenue Hove

Certificate of lawfulness for proposed loft conversion with rear dormer and rooflights.

Applicant: Mr Liam Denny

Officer: Mark Thomas 292336

Approved on 25/07/11 DELEGATED

BH2011/01616

25 St Leonards Gardens Hove

Erection of single storey rear conservatory.

Applicant: Mr & Mrs Field

Officer: Mark Thomas 292336

Approved on 04/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing 'Proposed elevations' received on 6th June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01649

51 Marine Avenue Hove

Creation of roof terrace and erection of balustrade.

Applicant: Mr & Mrs D Bulch

Officer: Charlotte Hughes 292321

Refused on 03/08/11 DELEGATED

1) UNI

Access to the roof terrace hereby proposed, would be through a dormer window that has recently been constructed on site. The Planning Authority is of the opinion that the dormer window would not be considered 'permitted development' and planning permission for the dormer would therefore be required. The Planning Authority can not therefore establish whether the roof terrace would have a satisfactory means of access/escape and the proposal is considered to be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/01663

133 New Church Road Hove

Erection of single storey rear conservatory to replace existing.

Applicant: Mr David Firsh

Officer: Wayne Nee 292132

Approved on 25/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 4762/01, 02 and 03 received on 10 June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01669

20 Braemore Road Hove

Single storey rear extension and infill of side windows on ground floor.

Applicant: Mitchel Barrett

Officer: Charlotte Hughes 292321

Approved on 08/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the unnumbered proposal elevational drawing received on 8th June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01735

Hove Enterprise Centre Basin Road North Portslade

Installation of Photovoltaic Solar Array on Units 1-9.

Applicant: Brighton Energy Co-op

Officer: Guy Everest 293334

Approved on 09/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0003-04-A-001 (A) & 0003-04-A-004 (A) received on 15th June 2011; drawings no. 0003-04-A-LP1 (A) & 0003-04-A-BP1 (A) received 28th June 2011; and drawing no. 0003-04-A-007 (A) received 30th June 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01779

5 Western Esplanade Portslade

Erection of single storey, part two and first floor extension to South elevation and two storey atrium to North elevation.

Applicant: Mrs Inge Harvey

Officer: Adrian Smith 290478

Approved on 09/08/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the site plan, block plan received on the 17th June 2011; and approved drawing no.548/10A received on the 26th July 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01965

1 Western Esplanade Portslade

Application for Approval of Details Reserved by Condition 2 of application BH2010/01387.

Applicant: Mr Dino Morra

Officer: Adrian Smith 290478

Approved on 21/07/11 DELEGATED

