





**Brighton & Hove
City Council**

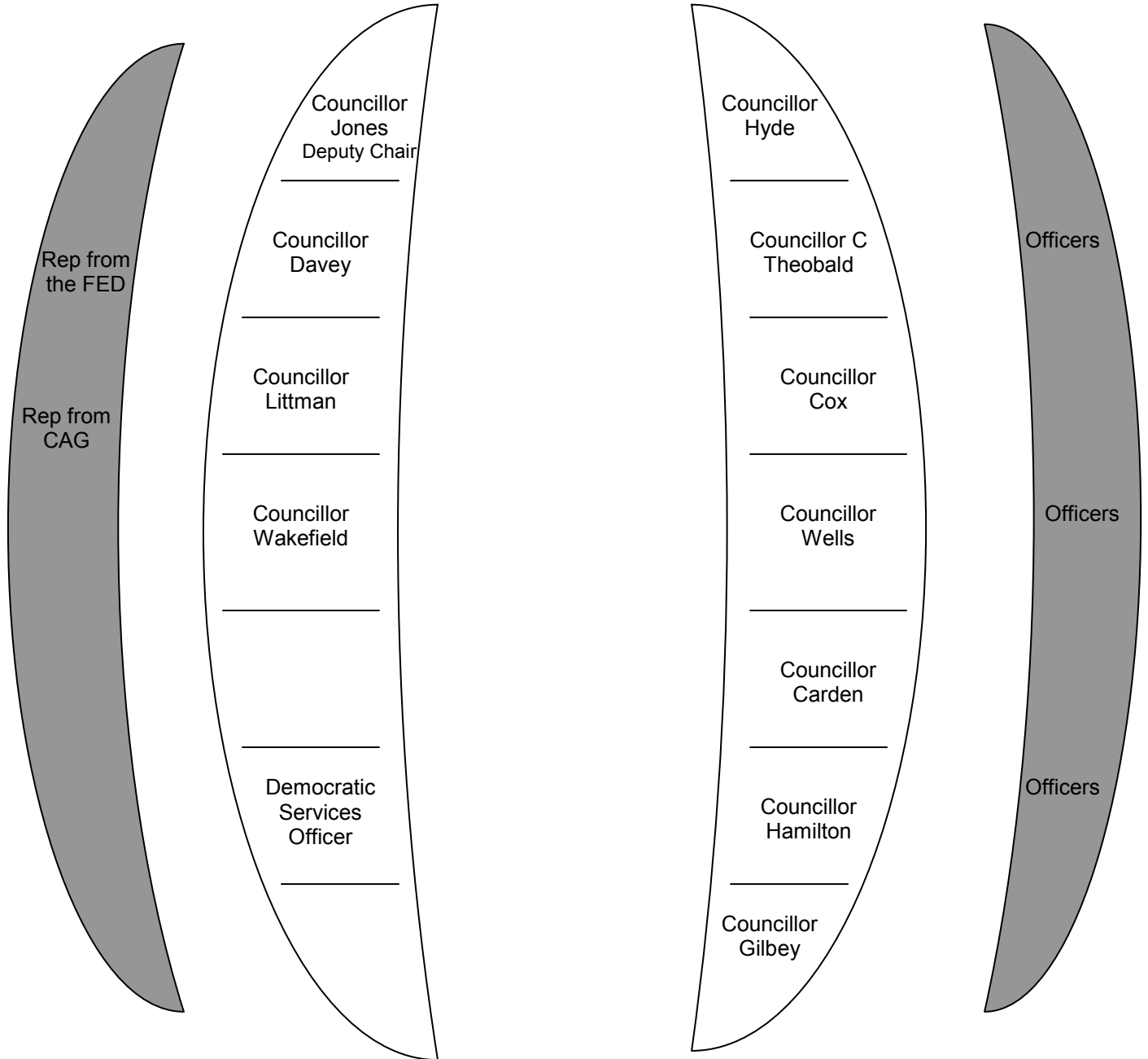
Planning Committee

Title:	Planning Committee
Date:	5 June 2013
Time:	2.00pm
Venue	Council Chamber, Hove Town Hall
Members:	<p>Councillors: Mac Cafferty (Chair), Jones (Deputy Chair), Hyde (Opposition Spokesperson), Carden (Opposition Spokesperson), Cox, Davey, Gilbey, Hamilton, Littman, C Theobald, Wells and Wakefield</p> <p>Co-opted Members: Jim Gowans (Conservation Advisory Group) and Chris Kift (The FED Centre for Independent Living)</p>
Contact:	<p>Ross Keatley Democratic Services Officer 01273 291064 ross.keatley@brighton-hove.gov.uk</p>

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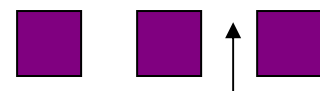
Democratic Services: Planning Committee

Senior Solicitor	Councillor Mac Cafferty Chair	Head of Development Control	Presenting Officer
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Public Speaker	Public Speaker
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Public Seating



Press

AGENDA

1. PROCEDURAL BUSINESS

(a) Declaration of Substitutes: Where Councillors are unable to attend a meeting, a substitute Member from the same Political Group may attend, speak and vote in their place for that meeting.

(b) Declarations of Interest or Lobbying

- (a) Disclosable pecuniary interests not registered on the register of interests;
- (b) Any other interests required to be registered under the local code;
- (c) Any other general interest as a result of which a decision on the matter might reasonably be regarded as affecting you or a partner more than a majority of other people or businesses in the ward/s affected by the decision.

In each case, you need to declare

- (i) the item on the agenda the interest relates to;
- (ii) the nature of the interest; and
- (iii) whether it is a disclosable pecuniary interest or some other interest.

If unsure, Members should seek advice from the committee lawyer or administrator preferably before the meeting.

(d) All Members present to declare any instances of lobbying they have encountered regarding items on the agenda.

(c) Exclusion of Press and Public: To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

NOTE: Any item appearing in Part 2 of the Agenda states in its heading the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.

A list and description of the exempt categories is available for public inspection at Brighton and Hove Town Halls.

2. MINUTES OF THE PREVIOUS MEETING

1 - 22

Minutes of the meeting held on 15 April 2013 (copy attached).

PLANNING COMMITTEE

3. CHAIR'S COMMUNICATIONS

4. PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 29 May 2012.

5. TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

6. TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

MINOR APPLICATIONS

A. BH2013/00393 - Land to rear of 60-66 Wickhurst Road, Portslade - Full Planning Permission 23 - 36

Erection of 1no. 2 storey three bedroom detached dwellinghouse.

RECOMMENDATION – GRANT

Ward Affected: North Portslade

B. BH2013/01198 - 41A Port Hall Road, Brighton - Householder Planning 37 - 46

Creation of roof terrace on existing flat roof (Part retrospective).

RECOMMENDATION – REFUSE

Ward Affected: Preston Park

C. BH2013/00958 - 12 Wilkinson Close, Brighton - Householder Planning 47 - 56

Loft conversion incorporating 2no. dormers to rear.

RECOMMENDATION – GRANT

Ward Affected: Rottingdean Coastal

D. BH2013/00256 - 1st to 3rd Floors, 7 Waterloo Street, Hove - Householder Planning 57 - 66

Removal of valley roof over rear projection, building up of surrounding walls and replacement of UPVc window with timber door, all to facilitate the creation of a roof terrace. Replacement of UPVc window with timber sliding sash. Repair of rear chimney stack and installation of new chimney pots.

RECOMMENDATION – REFUSE

Ward Affected: Brunswick & Adelaide

PLANNING COMMITTEE

- E. BH2013/00511 - 1st to 3rd Floors, 7 Waterloo Street, Hove Listed Building Consent 67 - 74**
- Removal of valley roof over rear projection, building up of surrounding walls and replacement of UPVc window with timber door, all to facilitate the creation of a roof terrace. Replacement of UPVc window with timber sliding sash. Repair of rear chimney stack and installation of new chimney pots.
- RECOMMENDATION – REFUSE**
Ward Affected: Brunswick & Adelaide
- F. BH2013/00979, Stockwell Lodge, rear of 121-131 Conway Street, Hove - Removal or Variation of Condition 75 - 84**
- Application for variation of condition 4 of application 3/87/0895 (Change of use to 3no business class B1 units from existing builders depot) that the use hereby authorised shall be limited to the hours of 0700 to 2000 Monday to Friday, 1100 to 1700 Saturdays and Bank Holidays, no working on Sundays.
- RECOMMENDATION – GRANT**
Ward Affected: Goldsmid
- G. BH2012/03987 - Unit 2, rear of 121 - 131 Conway Street, Hove - Full Planning Permission 85 - 96**
- Change of use from Light Industrial (B1) to Stroke Care Facility (D1) and Martial Arts Facility (D2).
- RECOMMENDATION – GRANT**
Ward Affected: Goldsmid
- H. BH2013/01182 - 27 Hill Brow, Hove - Householder Planning Permission 97 - 104**
- Erection of single storey front extension.
- RECOMMENDATION – GRANT**
Ward Affected: Hove Park
- I. BH2013/00900 - 13 Lloyd Road, Hove - Householder Planning 105 - 114**
- Erection of part single part two storey extension to the front, side and rear.
- RECOMMENDATION – REFUSE**
Ward Affected: Hove Park

PLANNING COMMITTEE

- J. BH2013/00491 - Westview, Cornwall Gardens, Brighton - Householder Planning** **115 - 124**

Extensions and alterations to existing chalet bungalow to form a two storey house.

RECOMMENDATION – REFUSE

Ward Affected: Withdean

- 7. TO CONSIDER ANY FURTHER APPLICATIONS IT HAS BEEN DECIDED SHOULD BE THE SUBJECT OF SITE VISITS FOLLOWING CONSIDERATION AND DISCUSSION OF PLANNING APPLICATIONS**

INFORMATION ITEMS

- 8. APPEAL DECISIONS** **125 - 154**
(copy attached).
- 9. LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE** **155 - 158**
(copy attached).
- 10. INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES** **159 - 160**
(copy attached).
- 11. INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS** **161 - 166**
(copy attached).
- 12. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS)** **167 - 300**
(copy attached)

Members are asked to note that plans for any planning application listed on the agenda are now available on the website at:

<http://www.brighton-hove.gov.uk/index.cfm?request=c1199915>

PLANNING COMMITTEE

The City Council actively welcomes members of the public and the press to attend its meetings and holds as many of its meetings as possible in public. Provision is also made on the agendas for public questions to committees and details of how questions can be raised can be found on the website and/or on agendas for the meetings.

The closing date for receipt of public questions and deputations for the next meeting is 12 noon on the fifth working day before the meeting.

Agendas and minutes are published on the council's website www.brighton-hove.gov.uk. Agendas are available to view five working days prior to the meeting date.

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If you have any queries regarding this, please contact the Head of Democratic Services or the designated Democratic Services Officer listed on the agenda.

For further details and general enquiries about this meeting contact Ross Keatley, (01273 291064, email ross.keatley@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk.

Date of Publication - Tuesday, 28 May 2013

BRIGHTON & HOVE CITY COUNCIL

PLANNING COMMITTEE

2.00pm 15 MAY 2013

COUNCIL CHAMBER, HOVE TOWN HALL

MINUTES

Present: Councillors Hawtree (Chair), Jones (Deputy Chair), Hyde (Opposition Spokesperson), Carden (Opposition Spokesperson), Davey, Gilbey, Hamilton, Mac Cafferty, K Norman, C Theobald and Wells

Co-opted Members: Mrs Selma Montford (Conservation Advisory Group)

Officers in attendance: Jeanette Walsh (Head of Development Control) Zachery Ellwood (Planning Manager), Anthony Foster (Senior Planning Officer), Liz Arnold (Senior Planning Officer), Pete Tolson (Principal Transport Planning Officer), Steven Shaw (Principal Transport Planning Officer), Hilary Woodward (Senior Solicitor) and Penny Jennings (Democratic Services Officer)

PART ONE

199. PROCEDURAL BUSINESS

199a Declarations of substitutes

199.1 Councillor K Norman was present in substitution for Councillor Cobb. Mrs Selma Montford was present in substitution for Jim Gowans (Conservation Advisory Group). It was noted that Councillor Phillips had given her apologies but had been unable to send a substitute, therefore there were 11 Members present at the meeting.

199b Declarations of interests

199.2 Councillor Wells declared a personal and non prejudicial interest in applications BH2012/03806 and BH2012/04087, 33 Mighell Street and 70a Carlton Hill, Brighton. He explained that the architect was known to him as the architect had carried out work for him. He confirmed in response to questions by the legal adviser to the Committee that he had not determined the application and that he remained of a neutral mind, he would therefore remain present at the meeting during consideration and determination of the application.

199c Exclusion of the Press and Public

199.3 In accordance with Section 100A of the Local Government Act 1972 (“the Act”), the Planning Committee considered whether the public should be excluded from the meeting during consideration of any item of business on the grounds that it is likely in view of the business to be transacted or the nature of the proceedings, that if members of the public were present during it there would be disclosure to them of confidential information as defined in Section 100A (3) of the Act.

199.4 **RESOLVED** - That the public are not excluded from any item of business on the agenda.

200. MINUTES OF THE PREVIOUS MEETING

200.1 **RESOLVED** – That the Chair be authorised to sign the minutes of the meeting held on 24 April 2013 as a correct record.

201. CHAIR'S COMMUNICATIONS

201.1 There were none.

202. PUBLIC QUESTIONS

202.1 There were none.

203. TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

203.1 **RESOLVED** – There were none.

204. TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

Major Applications

A. BH2013/00197-Richmond House, Richmond Road, Brighton -Full Planning Permission

Demolition of existing 2no storey building and construction of 1no three storey building and 1no five storey building providing 144 rooms of student accommodation, with associated ancillary space, 186 cycle spaces, removal of existing trees, landscaping and other associated works.

(1) It was noted that this application had been the subject of a site visit prior to the meeting.

Introduction from Officer(s)

(2) The Senior Planning Officer, Mrs Arnold gave a detailed presentation detailing the constituent elements of the scheme by reference to site plans, block plans, photographs and elevational drawings making referring to Buildings 1 and 2, also indicating the location of 3 parking spaces proposed between the buildings at the Richmond Road/D'Aubigny Road level. It was considered that the applicant had failed

to demonstrate that the existing office building was no longer viable and was genuinely redundant. The proposal for purpose built student accommodation on a site which was identified as having potential for housing provision in the Council's Strategic Housing Land Availability Assessment, would compromise the Council's ability to meet its housing targets, and would set an unwelcome precedent for the approval of student accommodation on other comparable sites across the city in the future. For these reasons the proposed development was considered to be unacceptable in principle. The proposed development would be an over-development of the site and by virtue of its design; scale, bulk and massing would have a harmful impact upon the visual amenities of the D'Aubigny Road and Richmond Road streetscenes and the wider area including the Round Hill Conservation Area and longer views into the Conservation Area. It was also considered that the applicant had failed to demonstrate that the development would adequately address issues of sustainability, refuse/recycling storage and protect the amenities of the neighbouring properties with regards to increased noise and disturbance, levels of daylight/sunlight received and overshadowing and it would give rise to perceived and actual overlooking, particularly in respect of the neighbouring property to the north. It would not provide an acceptable standard of accommodation for future occupiers and was therefore recommended for refusal.

- (3) It was noted that the additional representations received had been set out in the circulated "Late Representations List".

Public Speakers and Questions

- (4) Mr King spoke on behalf of neighbouring objectors stating that they considered that the proposed application was wholly inappropriate as it would result in a form of development at variance with the adjacent conservation area and neighbouring residential dwellings. It would give to rise to potential noise disturbance would be overbearing and would result in overlooking and loss of amenity and represented over development of the site and should therefore be refused.
- (5) Mr Burgess spoke on behalf of the applicants in support of their application accompanied by the applicant Mr Lambor who would be able to answer any technical questions should there be any. Mr Burgess stated that the applicants had requested consideration of the application be deferred. Confirmation had been received that Kaplan International colleges supported the application and it was therefore considered that the requirements of Draft Policy CP21 (6) could now be complied with. They considered that to state there were no significant unresolved objections to this policy was incorrect as the applicant and other parties had submitted objections to this policy and the policy was likely to be reviewed as part of the public examination. The applicants were also of the view that forthcoming permitted development rights would allow Richmond House to be converted to residential use without the need for planning consent. As such, the B1 office use could be lost in any event. The applicants had sought to devise an acceptable scheme in response to an identified need.
- (6) The Head of Development Control, Mrs Walsh explained that the view had been taken that the application was ready to be determined and that it should be. No new material planning considerations had been raised which would lead to an alternative

recommendation. The decision had therefore been taken to proceed with determination of the application.

- (7) Councillor Davey stated that he was aware that the building had been in use for employment until relatively recently. He believed that the building had also been in a good state of repair. He enquired of the applicant the date at which that use had ceased and sought confirmation regarding any measures taken to market the site for office use. The applicant explained that during the period the premises had been marketed it had generated little interest; the last tenant had left some six months earlier.

Questions to Officers

- (8) Councillor Mrs C Theobald sought clarification regarding the level of amenity space to be provided and regarding arrangements for the storage and collection of refuse and recycling, in her view these appeared to be inadequate.
- (9) Councillors Hyde and K Norman enquired regarding the content of a management plan for the site. The Head of Development Control explained that the content of any management plan had not been discussed in depth with the applicants as the application was recommended for refusal in principle as it ran contrary to planning policy.

Debate and Decision Making Process

- (10) Councillor Jones stated that whilst he had no objection to sites being considered for student accommodation where it was appropriate he was in agreement that it was inappropriate at this location and concurred with the recommended reasons for refusal.
- (11) Councillor Mrs C Theobald stated that the form of development proposed would be overly prominent in the neighbouring street scene on which it would have a negative impact by virtue of its hillside location. It represented overdevelopment of the site and should be refused.
- (12) Councillor Mac Cafferty considered that the applicant had not demonstrated that the site was redundant for office use or that it had been adequately marketed. He considered that the site would be ideal for use by small start up companies.
- (13) Councillor Davey was in agreement considering that use of the existing building had not been explored extensively.
- (14) A vote was taken and the 11 Members present at the meeting voted unanimously that planning permission be refused.

204.1 **RESOLVED** – That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 of the report and the policies and guidance in section 7 of the report and resolves to **REFUSE** planning permission for the reasons set out below:

1. The proposed purpose built student accommodation is not supported by one of the City's two Universities or other existing educational establishments within Brighton &

Hove. The proposal would have an unacceptable impact on residential amenity in the surrounding area, especially with regards to increased noise and disturbance as a result of the applicant failing to submit a management plan specific to the site. In addition part of the proposed development would occupy a site which is identified as having potential for housing provision in the Council's Strategic Housing Land Availability Assessment, and would therefore compromise the Council's ability to meet its housing need and set an unwelcome precedent for the approval of student accommodation on other housing sites across the City in the future. For these reasons the proposed development is contrary to the National Planning Policy Framework, policy QD27 of the Brighton & Hove Local Plan and policies CP1 and CP21 of the Brighton & Hove City Plan Part One.

2. The proposed development, by virtue of its design, finish materials, excessive bulk, scale and massing would be an over-development of the site, which would relate poorly to the terraced properties in D'Aubigny Road and Richmond Road, causing a harmful impact upon the visual amenities of the Richmond Road/D'Aubigny Road streetscenes and the wider area including the Round Hill Conservation Area and would fail to emphasis and enhance the positive qualities of the neighbourhood. The mass, scale and bulk of the development is substantially larger than the existing office building and would appear out of scale and overly prominent in views out of the Round Hill Conservation Area. The height of Building 1 fails to reflect the change in ground level across the site and fails to have a direct relationship with D'Aubigny Road/Richmond Road, a characteristic of the Conservation Area. In addition the actual/visual loss of the existing embankment would result in the erosion of the distinct barrier between the Conservation Area and the less cohesive streetscape located to the north of the site, which would have a harmful impact upon the distinctive layout and predominance of green space of the area seen in longer views. The proposal is therefore contrary to development plan policies QD1, QD2, QD3, QD4 and HE6 of the Brighton & Hove Local Plan.
3. The applicant has failed to demonstrate that the existing B1 office use is no longer viable and genuinely redundant by failing to market the ground floor/entire building on competitive terms for a period of at least twelve months. In the absence of such evidence, the proposal would involve the unacceptable loss of employment generating floorspace. As such the proposal is contrary to policies EM3 and EM5 of the Brighton & Hove Local Plan and policy CP3 of the Brighton & Hove City Plan Part One.
4. The applicant has failed to demonstrate that the proposed development would not have a significant impact upon the amenities of the new development located to the north of the site, between Hollingdean Road and Sainsbury's Service road, with regards to received levels of daylight/sunlight and over-shadowing. The proposed massing, scale and bulk of Building 1 is considered to result in an unneighbourly form of development which is considered likely to have an adverse effect on the amenities of the neighbouring northern development by way of loss of daylight/sunlight, especially in respect of the single aspect flats. The proposal is also considered to give rise to adverse actual and perceived loss of privacy and overlooking to windows, balconies and terraced area on the southern elevation of this neighbouring property. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan and CP21 of the Brighton & Hove City Plan Part One.

5. Insufficient information has been provided with regards to the use of secondary entrance of Building 1 onto Richmond Road and the use of the Courtyard area and as such the applicant has failed to demonstrate that the proposed development would not have a significant adverse upon the amenities of occupiers of the neighbouring properties and future occupiers of the development, with regards to noise and disturbance. As such the proposal is contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan and policy CP21 of the Brighton & Hove City Plan Part One.
6. The south facing accommodation within Building 1, at first floor level, would be provided with poor levels of daylight/sunlight and oppressive outlook resulting in a sense of enclosure. As such the proposal would provide a poor standard of accommodation harmful to the amenity of future occupiers. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.
7. The proposed development would not provide a level of sustainability which would adequately address the requirements of policy SU2 of the Brighton & Hove Local Plan and the guidance set out in SPD08 'Sustainable Building Design'. Furthermore sufficient justification has not been provided to demonstrate that the level of sustainability recommended in SPD08 could not reasonably be met. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan and SPD08 on 'Sustainable Building Design'.
8. The applicant has failed to demonstrate that adequate refuse and recycling provision would be provided. The proposed refuse store is not large enough for a development of the size proposed based on a weekly collection by the Council. No details of private refuse and recycling collections have been submitted as part of the application. Failure to provide adequate refuse and recycling facilities would have a harmful impact upon the amenities of future occupiers of the development and neighbouring properties As such the proposal is contrary to policies SU9 and QD27 of the Brighton & Hove Local Plan and PAN 05 on Design Guidance for the Storage and Collection of Recyclable Materials and Waste.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. This decision is based on the drawings listed below:

Plan Type Reference Version Date Received

Site and Block Plan 0565 F0-001 P2 8th February 2013

Proposed Site and Block Plan 0565 D0-001 P1 23rd January 2013

Existing Floor Plans 0565-F0-100 P1 23rd January 2013

Existing Elevations 0565-F0-101 P1 23rd January 2013

Topographical Survey 0565-F0-102 P1 23rd January 2013

Proposed Level 00 – Hughes Road Level 0565 D0-100 P1 23rd January 2013

Proposed Level 01 0565 D0-101 P1 23rd January 2013

Proposed Level 02 –
 Richmond Road Level 0565 D0-102 P1 23rd January 2013
 Proposed Level 03 0565 D0-103 P1 23rd January 2013
 Proposed Level 04 0565 D0-104 P1 23rd January 2013
 Proposed Roof Plan 0565 D0-105 P1 23rd January 2013
 Proposed Elevations 0565 D0-200 P1 23rd January 2013
 Proposed Elevations and Sections 0565 D0-201 P1 23rd January 2013
 Proposed Elevations and Sections 0565 D0-202 P1 23rd January 2013
 Proposed Elevations (Building 2) 0565 D0-203 P1 23rd January 2013
 Proposed Bay Detail 0565 D0-204 P2 8th February 2013

B. BH2012/03364 -1 Manor Road, Brighton - Full Planning Permission

Demolition of existing chapel, garages and extensions to Villa Maria and St Augustine's buildings. Change of use from convent boarding house (Sui generis) and refurbishment of existing buildings Villa Maria and St Augustine's to provide 16no. flats. Erection of 6no. new buildings ranging from 2no. to 3no. storeys providing 22no. houses and 8no. flats. A total of 46no. Dwellings to be created with associated car and cycle parking, landscaping and other works including ecological enhancements.

- (1) It was noted that this application had been the subject of a site visit prior to the meeting.

Introduction from Officer(s)

- (2) The Senior Planning Officer, Mr Foster gave a detailed presentation based on the report detailing the proposals and treatment of the retained on site buildings and those to be demolished by reference to photographs plans elevational drawings and block plans of each of the constituent buildings. Views across the site from the north east corner, Manor Road, Bristol Gardens from Bristol Mews to the East, Prince Regent Close and from Robin Dene were also shown. Details of a further representation received were given and details of the including the Officer's response to it were set out in the circulated "Late Representations List."
- (3) The application proposed a total of 46 residential units of which 18 would be affordable units. The design sought to respect the existing locally listed buildings and was of a scale and form in keeping with the other buildings on site whilst featuring modern design details, and with siting that followed the pattern and layout of adjoining residential development, it was considered acceptable and that it would not have a detrimental impact on visual amenity. The proposal would achieve a high level of sustainability, achieving Level 4 of the Code for Sustainable Homes, and the development would also have no adverse impact on the highway, minded to grant approval was therefore recommended. A condition to ensure the development attained "Lifetime Homes Standard" would in secured by condition should planning permission be granted.

Public Speakers and Questions

- (4) Mr Roberts spoke on behalf of neighbouring objectors setting out their objections to the scheme stating that whilst they no objections to provision of housing on site they

considered that there were inaccuracies in the submitted drawings, which meant that the site lines as indicated were not reliable. The resulting development would therefore result in an over development built as it was up to the existing walls, this destroying the existing vista of the Kemptown Conservation Area. It would give rise to overlooking and noise for neighbouring residents and would also have a detrimental impact on wildlife.

- (5) Councillor Gill Mitchell spoke in her capacity as a Local Ward Councillor setting out her objections to the scheme and re-iterating those of local residents. Councillor Mitchell considered that the development would have an adverse impact on the residential amenity of neighbours by reason of overlooking, significant loss of privacy and overshadowing. The development was considered to be of an unacceptably high density and would have a negative visual impact. It was also considered that the number of trees to be lost as a result of the on site works was regrettable. The highway arrangements needed to be seen in the context of the area as a whole. The junction of Church Road/Bristol Gardens was considered to be dangerous, the proposed entrance/exit onto Bristol Gardens sited near to that junction would add to road safety concerns.
- (6) Mr Wojulewski spoke on behalf of the applicants in support of their application. He explained that the applicants had spent a lot of time trying to get the scheme "right" and been in discussions for some time in order to address the concerns raised by neighbouring residents in respect of density and potential overlooking among other matters. The density of the scheme had been reduced and a high quality scheme which would provide a mixture of housing including 3 fully accessible dwellings would result. The scheme sought to sympathetically preserve those buildings which were to be retained on site in the context of the new buildings. The affordable housing would be under the stewardship of a well respected housing provider.

Questions to Officers

- (7) Councillor Mrs C Theobald sought clarification regarding the location of the Juliette balconies to some of the dwellings as she had some concerns that these could result in overlooking.
- (8) Councillor Hyde referred to the location of some of the windows facing towards neighbouring properties seeking confirmation as to whether these would be located below the level of the boundary wall. It was confirmed that they would not although they be located at 4 metres distance from it.
- (9) Councillor K Norman sought more details regarding the number and species of trees to be removed from the site during in consequence of the development, how many would fall within the proposed building envelope and details of the number that would be replaced, also whether they would be like for like e.g., a sycamore with a sycamore. He considered this was important in view of the level of screening provided by different trees.
- (10) Councillor Mac Cafferty referred to the proposed informative intended to protect the biodiversity of the site. It was agreed that this would be attached to any decision notice.

- (11) Councillor Gilbey sought clarification of the distance between properties to be built in the north east corner of the site and those outside the development site in neighbouring Robin Dene, in particular the proximity of windows to the side elevation.
- (12) Councillor Davey referred to the transport concerns raised by residents and by Councillor Mitchell seeking confirmation of any measures to be put into place to address or mitigate against them. In answer to questions by the Chair, Councillor Hawtree it was confirmed that it was proposed to bring a 20mph speed limit into force within the area.
- (13) Councillor Hamilton referred to Block C, the Villa Maria building with blocks B1 and B2, it was explained that these would be joined and would be seen as a side elevation to the villa itself.
- (14) Councillor Mrs C Theobald referred to the Chapel building enquiring whether it had ever been used for public worship or had been open to the public. It was confirmed that the building had been used primarily by nuns attached to the convent on site.

Debate and Decision Making Process

- (15) Councillor Wells stated that he considered that the problems of potential overlooking from the site had been addressed. A “green lung” had been retained within the site and the development had been well designed and he supported the scheme.
- (16) Councillor Gilbey stated that whilst she welcomed the proposed use of the site she felt unable to support it due to the close proximity of some of the buildings to the perimeter wall which she considered would result in overlooking and loss of amenity to the existing neighbouring dwellings.
- (17) Councillor Jones stated that he considered that there was a disjoint between the number of buildings proposed on site and the possible impact this could have in terms of overlooking.
- (18) Councillor Mrs C Theobald also expressed concern that she did not consider that issues of potential overlooking had been fully addressed.
- (19) Councillor K Norman stated that he had some concerns regarding removal of trees from the site and protection of the remaining on site trees during the construction process. His preference would have been for development of a lower density.
- (20) Councillor Davey supported the scheme which he considered to be well thought out, it respected the listed buildings on site and would enhance the area.
- (21) Councillor Mac Cafferty stated on balance he considered that the measures taken to mitigate against any negative impact from the scheme had been addressed.
- (22) Councillor Hyde requested that an additional condition be added to secure protection in respect of ensuring that trees were replaced with mature specimens which would provide greening and screening to the site more rapidly than saplings.

- (23) A vote was taken and of the 11 Members present at the meeting minded to grant planning permission was given on a vote of 5 to 4 with 2 abstentions.

204.2 **RESOLVED** - That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in Section 11 and the policies and guidance in section 7 and resolves it is **MINDED TO GRANT** planning permission subject to the completion of a s106 Agreement and to the Conditions and Informatives also set out in section 11 of the report and to the additional condition and the additional informative set out below:

Additional Condition:

A minimum of 33% of the trees proposed as part of the landscape plan as required by Condition 13 shall be Extra Heavy Standard (14 - 16cm girth/rootball)

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

Additional Informative:

The applicant is advised that under Part 1 of the Wildlife and Countryside Act 1981, disturbance to nesting birds must not occur and they must accord with the requirements of the Habitat Regulations with regard to bats which are protected under both from disturbance, damage or destroying a bat roost.

C. BH2013/00254 - Land to South of 32 Cambridge Grove, Hove-Full Planning Permission

Minor Applications

Erection of 1 no. 3 bedroom dwelling.

- (1) It was noted that this application had been the subject of a site visit prior to the meeting. Also, that no further public speaking would be permitted as the decision to defer the application for a site visit had been taken following submissions by speakers at the Committee's previous meeting.

Introduction from Officers

- (2) The Planning Manager, Mr Ellwood gave a presentation detailing the constituent elements of the scheme in relation to the neighbouring buildings by reference to photographs showing views across the site, the site plan and elevational drawings showing the site in the context of the neighbouring listed buildings in Cromwell Road and properties in the The Drive.
- (3) It was considered that the development would result in a harmful loss of openness between the listed buildings fronting Cromwell Road and the mews buildings at the rear, to the detriment of the prevailing character and appearance of the Willett Estate Conservation Area and that it would fail to respect or enhance the local neighbourhood and would be detrimental to the amenity of adjoining properties. It would also fail to meet an acceptable level of sustainability, Level 3 had been indicated by the

applicants, whereas the Council would require Level 5 to be attained, the application was therefore recommended for refusal.

Questions of Officers and Decision Making Process

- (4) In answer to questions the Planning Manager explained that no details had been obtained in respect of the proposed green wall and how it would be planted and maintained.

Debate and Decision Making Process

- (5) Councillor Mac Cafferty sought clarification that Cambridge Grove opened onto the Drive. It was confirmed that the Deputy Development Control Manager had been able to confirm that this was the case following a recent site visit he had made. Councillor Mac Cafferty stated that in his view the locality was already enclosed, he did not consider therefore that the proposed development would have the impact on visual amenity indicated.
- (6) The Chair, Councillor Hawtree stated that it had been beneficial to carry out a site visit as it had enabled Members to view the site from the rear in the context of the rear of the neighbouring buildings, particularly those in Cromwell Road which were listed and had retained their original architectural form.
- (7) A vote was taken and of the 11 Members present at the meeting planning permission was refused on a vote of 10 to 1.

204.3 **RESOLVED** – That the Committee has taken into consideration and agrees with the reasons for the recommendation set out section 11 of the report and the policies and guidance in section 7 and resolves to **REFUSE** planning permission for the reasons set out below.

D. **BH2012/04086 -33 Mighell Street & 70a Carlton Hill, Brighton - Full Planning Permission**

Demolition of existing garage and flint wall. Rebuilding of flint wall and construction of new part five and part four floor storey building comprising of office space on the lower ground floor and part of ground floor and 9no flats on the ground, first, second and third floors and associated works.

Introduction from Officer(s)

- (1) The Planning Manager, Mr Ellwood detailed the proposed scheme by reference to site plans, block plans, photographs and photomontages showing the application site in relation to Mighell Street, Carlton Hill and in longer views and detailing the constituent elements of the proposed scheme. It was noted that revised drawings had been received; removing balconies from the south elevation and that two additional conditions had been set out in the “Late Representations List” to reflect these changes. It was considered that the development would make efficient and effective use of land within the built up area which would not be detrimental to the character and appearance of the surrounding area, the Clifton Hill Conservation Area or the setting of

the adjoining listed buildings, or have a negative impact on the amenity of the occupiers of adjoining properties, nor create a harmful demand for travel, subject to the applicants entering into a Section 106 obligation.

Questions of Officers

- (2) Councillor Mrs C Theobald enquired whether the pedestrian footway which ran alongside the flint perimeter wall (which was to be retained), had been removed. It was confirmed that it had not and was to remain in situ. In answer to questions of Councillor Wells it was confirmed it was not proposed to narrow the footway.
- (3) Councillor MacCafferty referred to compliance with SPD04 as set out in paragraph 8.4 of the report seeking confirmation that this SPD was relevant and had not as yet, been replaced by a subsequent SPD which had been the subject of recent consultation. It was confirmed that the replacement SPD had yet to come into effect.

Debate and Decision Making Process

- (4) Councillor Mrs C Theobald stated that whilst she would have preferred that the proposed development was set further back from the retained flint wall, the proposed development would none the less represent a significant improvement to those currently located on site, she therefore supported approval of the application.
- (5) A vote was taken and the 11 Members present at the meeting voted unanimously that they were minded to grant planning permission subject to completion of a S 106 Agreement and to the Conditions and Informatives set out.

204.4 RESOLVED – That the Committee has taken into account and agrees with the reasons for the recommendation set out in Section 11 and the policies and guidance in Section 7 of the report and resolves it is **MINDED TO GRANT** planning subject to the completion of a S106 Agreement and the Conditions and Informatives set out in Section 11 of the report and the additional conditions as set out in the late list which appear below

1. Additional condition to be added:

No development shall take place until detailed drawings showing the levels of the site and proposed development related to the levels of adjoining land and highways to OS Datum have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

Reason: In order to ensure the accuracy of the development and to comply with policy QD1, QD27 and HE6 of the Brighton & Hove Local Plan.

2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Location plan	No number		24/12/12
Block plan	1201/01		24/12/12
Existing site plan	1201/02		24/12/12

Existing elevations	1201/03		24/12/12
Existing elevations	1201/04		24/12/12
Lower ground floor	1201/05	A	10/02/13
Ground floor plan	1201/06	A	10/02/13
First floor plan	1201/07	B	13/05/13
Second floor plan	1201/08	A	10/02/13
Third floor plan	1201/09	A	10/02/13
Proposed elevations	1201/10	C	13/05/13
Proposed elevations	1201/11	A	13/05/13
Contextual elevations	1201/12	B	13/05/13
Contextual elevations	1201/13	A	13/05/13
Proposed elevations street view	1201/14	C	13/05/13
Entrance details	1201/05	A	27/02/13

E. BH2012/04087 - 33 Mighell Street & 70a Carlton Hill, Brighton - Conservation Area Consent

(1) A vote was taken and the 11 Members present at the meeting voted unanimously that conservation area consent be granted.

204.5 **RESOLVED** – That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 of the report and the policies and guidance in section 7 and resolves to **GRANT** conservation area consent subject to the Conditions and Informatives set out in section 11 of the report.

F. BH2013/00139 -Land to Rear of 67-81 Princes Road, Brighton - Full Planning Permission

Construction of 6no. three storey, 2no bedroom terraced houses with pitched roofs and solar panels. Provision of private and communal gardens, waste and refuse facilities and cycle store with associated on street car parking. Erection of a street level lift and gatehouse.

Introduction by Officers

(1) The Senior Planning Officer, Mr Puplett gave a presentation detailing the application by reference to site plans, aerial views of the site and block plans and floor plans setting out the constituent elements of the development. He referred to the additional representations and corrections set out in the “Late representations List. In total 156 letters of objection had been received. It was noted that a number of planning applications had been made in respect of the site over recent years and that the current application sought to address the previous reasons for refusal. Since consideration of the previous application the Controlled Parking Zone (CPZ) had been extended into the area where the site was located, and as this did not of itself resolve issues of localised parking pressures it was considered essential that a planning condition be applied to secure the development car-free.

(2) The Senior Planning Officer also drew the Committees’ attention that since the previous application had been submitted some trees had been felled along the

boundary of the site. It was recommended therefore that replacement tree planting be secured by planning condition as part of a landscaping scheme. Overall it was considered that the scheme was of an acceptable design which would not harm the character and appearance of the conservation area as it included ecological and landscape enhancements, nor would it cause demonstrable harm to the residential amenity of neighbouring dwellings. Previous concerns relating to travel demands were considered to have been satisfactorily addressed and had been covered by an appropriately worded condition, minded to grant approval was therefore recommended subject to completion of a Section 106 Obligation and the conditions and informatives set out in the report.

Questions of Officers

- (3) Councillor Davey sought details regarding the trees which had been removed. The Senior Planning Officer explained that it had not been established who had removed the trees, however stringent measures would be put into place to secure protection of the remaining on-site trees during the construction process, and full details of the proposed landscaping scheme were also required to be submitted to the Council for approval.
- (4) Councillor Gilbey sought clarification of the arrangements which would be put into place in respect of the collection of refuse and recycling from the site and it was confirmed that this would have to be taken up to neighbouring street level in order for kerb side collection to take place on the appropriate collection day. Councillor Gilbey also referred to the objections which had been raised in relation to access arrangements to the site by emergency services and to the need for a sprinkler system would be required. The Senior Planning Officer explained that this was not a planning consideration but would need to be met at the Building Regulations Stage.

Debate and Decision Making Process

- (5) Councillor Davey stated that he had voted that the application be refused on previous occasions and remained of the view that the proposed development was inappropriate. He did not consider that the Inspector's grounds for upholding the earlier refusal had been overcome in terms of addressing the traffic demands it created, nor did he consider that it represented an acceptable form of development bearing in mind its close proximity to the railway line and Waste Transfer Station, both of which gave rise to noise and odour and would provide a poor standard of amenity for any future residents, he would therefore be voting against the application.
- (6) Councillor Hyde stated that she hoped it would be possible to stipulate that some of the trees to be provided would be fruit trees and also requested that an informative be added to seek to protect birds and other wildlife on the site.
- (7) A vote was taken and of the 10 Members present when the vote was taken minded to grant planning permission was given on a vote of 8 with 1 vote against and 1 abstention.

204.6 RESOLVED – That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 of the report and the policies and

guidance set out in section 7 of the report and resolves that it is **MINDED TO GRANT** planning permission subject to the completion of a Section 106 Agreement and the Conditions and Informatives set out in section 11 of the report and to the additional informative set out below:

Additional Informative:

The applicant is advised that under Part1 of the Wildlife and Countryside Act 1981, disturbance of nesting birds must not occur and they must accord with the requirements of the Habitat Regulations with regard to bats, which are protected under both from disturbance, damage or destroying a bat roost.

Note: Councillor Mac Cafferty was absent when the debate and decision making took place.

G. BH2013/00683 - Sandringham Lodge, 23 Palmeira Avenue, Hove - Full Planning Permission

Formation of additional level comprising of 2no three bedroom penthouse flats incorporating roof gardens and delegated car parking.

Introduction by Officers

- (1) The Planning Manager, Mr Ellwood gave a presentation detailing the proposed scheme by reference to photographs and plans showing the relationship between the proposed development and properties including other blocks of flats in the neighbouring vicinity between Palmeira Avenue and Salisbury Road. Sandringham Lodge was currently of a relatively consistent height with neighbouring blocks although it was already taller than a number of other residential blocks in the immediate area. The site was outside, but close to, the edge of two conservation areas where properties were of a similar massing, design and materials which produced high quality townscape. The site was visible from parts of both the Willett Estate and Brunswick Town conservation areas.
- (2) The proposed development would make an effective and efficient use of the site, but by reason of its height, massing and form the proposed additional storey would fail to take appropriate account of the positive qualities of the neighbourhood and existing buildings and would have a negative impact on the street scene, on adjacent buildings and the Willett Estate Conservation Area. The application was therefore recommended for refusal.

Questions of Officers

- (3) Councillor Gilbey sought clarification regarding the precise height of the proposal in relation to neighbouring blocks.

Debate and Decision Making Process

- (4) Councillor C Theobald stated that the if permitted the block would have an overbearing and top heavy appearance in relation to the neighbouring buildings, would therefore be detrimental and should therefore be refused. Councillor Wells agreed.

(5) A vote was taken and the 11 Members present at the meeting voted unanimously that they were minded to refuse planning permission for the reasons set out.

204.6 **RESOLVED** - That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 of the report and resolves they are **MINDED TO REFUSE** planning permission subject to the expiry of the publicity period and receipt of no new material planning considerations being raised and for the reasons set out below.

Reason for Refusal:

1. The additional storey by reason of its height, massing and form would fail to take appropriate account of the positive qualities of the neighbourhood and existing buildings, having a negative impact upon the appearance of the street scene, on adjacent buildings and the wider Willett Estate Conservation Area. The proposed development is thereby contrary to policies QD1, QD2, and HE6 of the Brighton and Hove Local Plan.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. This decision is based on the drawings listed below:

Location Plan A1411/01 A 28/02/2013
 Site Plan A1411/02 C 28/02/2013
 Existing Floor Plan A1411/03 A 28/02/2013
 Existing North elevation A1411/04 B 28/02/2013
 Existing South elevation A1411/05 A 28/02/2013
 Existing East elevation A1411/06 A 28/02/2013
 Existing West Elevation A1411/07 A 28/02/2013
 Proposed Floor Plan A1411/08 B 28/02/2013
 Proposed North Elevation A1411/09 C 28/02/2013
 Proposed South Elevation A1411/10 B 28/02/2013
 Proposed East elevation A1411/11 B 28/02/2013
 Proposed West Elevation A1411/12 B 28/02/2013
 Existing Roof Plan A1411/13 A 28/02/2013
 Proposed Roof Plan A1411/14 A 28/02/2013
 Proposed Floor Plan A1411/15 - 28/02/2013
 Site Plan A1411/16 - 26/03

H. BH2013/00453 - Land rear of 39-73 Queen Victoria Avenue, Hove - Full Planning Permission

Erection of 2no. single storey one bedroom dwellings.

Introduction by Officers

- (1) The Planning Manager, Mr Ellwood gave a presentation by reference to plans and elevation drawings and photographs showing the relationship between the application site and the neighbouring properties. The application sought full planning permission for the construction of two detached single storey 1 bedroom dwellings at a density of just over 71 dwellings per hectare and was a revised submission following refusal of the previous application BH2012/02544. It was considered that the design, form and siting of the dwellings together with the limited size of the plot would give the development a cramped appearance and would be incongruous with the character of the neighbouring development and would not enhance the positive characteristics of the locality. The proposed development would be overbearing and would overlook the occupiers of adjoining dwellings. It was considered that future occupiers of the development would have an unsatisfactory outlook which would be detrimental to their living conditions, nor would they have an acceptable level of sustainability for development of a green field site. The proposed footway in front of each dwelling did not connect with the footpath network outside the site and was therefore contrary to policies TR7 and TR8 of the Local Plan. For all of these reasons the application was recommended for refusal.

Public Speakers

- (2) Mr Potton spoke on behalf of neighbouring objectors stating that in their view the applicant had failed to address any of the previous reasons for refusal and represented an inappropriate form of development which would result in unacceptable levels of overlooking to the neighbouring properties as well as removing the amenity space available for residents of the adjacent flats. Objectors also had concerns regarding potential damage and loss of trees.

Debate and Decision Making Process

- (3) Members had no questions of officers in respect of the application and a vote was then taken. The 11 Members present voted unanimously that planning permission be refused for the reasons set out.

204 7 **RESOLVED** - That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 of the report and the policies and guidance set out in section 7 and resolves to **REFUSE** planning permission for the reasons set out below.

Reasons for Refusal:

1. The proposed development would have a cramped appearance due to the limited size of the plot and the design, scale and appearance of the dwellings would be incongruous with the predominant form and layout of development in the area and would fail to enhance the positive characteristics of the locality. The proposal would result in the loss of open space which is important to the character of the area and the loss of areas of outdoor amenity space used by existing adjoining residents. As such the proposal would be detrimental to visual amenity and contrary to policies HO4, HO5, QD1, QD2, QD3 and QD27 of the Brighton & Hove Local Plan 2005.

2. For reasons including the raised level of the site, the proximity of the dwellings against the boundaries of the plot and the siting of parking and cycle storage facilities, the development would have a significant adverse impact on neighbour amenity by way

of loss of privacy, overlooking, overbearing impact and noise disturbance and intrusion. For these reasons the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan 2005.

3. The proposed development, by reason of the design and absence of windows at eye level (notwithstanding views into the enclosed terraces of each property), would not provide a satisfactory standard of accommodation for future occupiers due to the limited outlook provided from within. As such the proposal conflicts with policy QD27 of the Brighton & Hove Local Plan 2005.

4. The application proposes to achieve Level 3 of the Code for Sustainable Homes for the development. This is not a satisfactory level of sustainability for the development because the plot constitutes a Greenfield site which is not previously developed and as such a minimum of Level 5 of the Code for Sustainable Homes should be achieved in accordance with policy SU2 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document SPD08: Sustainable Building Design.

5. The proposed footway in front of the two dwelling units would not connect with the public footway outside of the site and as such would not provide for a safe and attractive pedestrian route to and from the development, contrary to the requirements of policies TR7 and TR8 of the Brighton & Hove Local Plan 2005.

Informatives:

1. In accordance with the National Planning Policy Framework the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. This decision is based on the drawings listed below:

Location Plan A1411/01 A 28/02/2013
 Site Plan A1411/02 C 28/02/2013
 Existing Floor Plan A1411/03 A 28/02/2013
 Existing North elevation A1411/04 B 28/02/2013
 Existing South elevation A1411/05 A 28/02/2013
 Existing East elevation A1411/06 A 28/02/2013
 Existing West Elevation A1411/07 A 28/02/2013
 Proposed Floor Plan A1411/08 B 28/02/2013
 Proposed North Elevation A1411/09 C 28/02/2013
 Proposed South Elevation A1411/10 B 28/02/2013
 Proposed East elevation A1411/11 B 28/02/2013
 Proposed West Elevation A1411/12 B 28/02/2013
 Existing Roof Plan A1411/13 A 28/02/2013
 Proposed Roof Plan A1411/14 A 28/02/2013
 Proposed Floor Plan A1411/15 - 28/02/2013
 Site Plan A1411/16 - 26/03

I. I.BH2013/00947 - Second and Third Floor Flat, 11 Powis Road, Brighton-Householder Planning Permission

Removal of existing rear dormer and replacement with new dormer with a timber decked balcony and glass balustrade. Installation of rear roof light.

Introduction From Officer(s)

- (1) The Planning Manager, Mr Ellwood referred to some additional representations set out in the "Late Representations List" and to the fact that the application address was located in Brighton and not Hove as set out at the head of the report, all other particulars given in respect of the scheme were correct. A presentation was given by reference to photographs of the existing structure also showing rear dormers of neighbouring properties, two of which were not considered appropriate but had been in existence for some time and pre-dated current planning requirements. Plans showing the proposals were also displayed. Planning permission was sought for the removal of an existing small rear dormer (probably contemporary with the host dwelling) and replacement with a new dormer, to have full width folding doors leading onto a timber decked balcony with glass balustrade. The proposal also included the installation of a rear rooflight and sun pipe. The dormer would be offset and would be constructed adjacent to the firewall separating 11 and 12 Powis Road.
- (2) The main considerations were whether the scheme was appropriate in terms of its design and appearance to the surrounding Montpelier and Clifton Hill Conservation Area and the recipient building and whether the scheme would have a detrimental impact on the amenity of adjacent residential properties. It was considered that the balcony would have a detrimental impact and that the proposed development would significantly harm the character and appearance of the existing property and the surrounding conservation area and would give rise to unacceptable levels of overlooking, it was therefore recommended for refusal.

Questions of Officers

- (3) The Chair, Councillor Hawtree sought confirmation regarding the potential impact of the proposed development on the lower floors of the existing building. The Planning Manager explained that was hard to ascertain although any development on the site would need to satisfy building control requirements.

Debate and Decision Making Process

- (4) A vote was taken and the 11 Members present at the meeting voted unanimously that planning permission be refused.

204.9 **RESOLVED** - That the Committee has taken into consideration and agrees with the reasons for the recommendation and agrees with the reasons for the recommendation set out in section 11 of the report and the policies and guidance in section 7 and resolves to **REFUSE** planning permission for the reasons set out below.

Reasons for Refusal:

1. The proposed rear dormer and balcony, by virtue of its design, excessive size, use of materials and positioning, would form an incongruous and unsightly feature on this property. Furthermore the proposal would result in the loss of the existing dormer, and therefore part of the property's historic appearance. The proposal would significantly

harm the character and appearance of the existing property and the surrounding Montpelier and Clifton Hill conservation area, contrary to policies QD14 and HE 6 of the Brighton & Hove Local Plan and SPGBH1 'Roof Alterations & Extensions'.

2. The proposed balcony, by virtue of its elevated position, would result in material harm to the amenity of neighbouring properties by way of overlooking and potential noise disturbance, contrary to policy QD27 of the Brighton & Hove Local Plan.

Informatives:

1. In accordance with the National Planning Policy Framework the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. This decision is based on the drawings received listed below:

Existing drawings 1196 A.001 10th April 2013

Proposed drawings 1196 D.001 A 10th April 2013

205. TO CONSIDER ANY FURTHER APPLICATIONS IT HAS BEEN DECIDED SHOULD BE THE SUBJECT OF SITE VISITS FOLLOWING CONSIDERATION AND DISCUSSION OF PLANNING APPLICATIONS

205.1 **RESOLVED** – There were none.

206. APPEAL DECISIONS

206.1 The Committee noted the content of the letters received from the Planning Inspectorate advising of the results of planning appeals which had been lodged as set out in the agenda.

207. LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE

207.1 The Committee noted the new appeals that had been lodged as set out in the planning agenda.

208. INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES

208.1 The Committee noted the information regarding informal hearings and public inquiries as set out in the planning agenda.

209. INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS

209.1 The Committee noted the position regarding pre application presentations and requests as set out in the agenda.

210. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS)

210.1 That the Committee notes the details of applications determined by the Strategic Director of Place under delegated powers.

[Note 1: All decisions recorded in this list are subject to certain conditions and reasons recorded in the planning register maintained by the Strategic Director of Place. The register complies with legislative requirements.]

[Note 2: A list of representations received by the Council after the Plans List reports had been submitted for printing was circulated to Members on the Friday preceding the meeting. Where representations are received after that time they should be reported to the Chairman and Deputy Chairman and it would be at their discretion whether they should in exceptional circumstances be reported to the Committee. This is in accordance with Resolution 147.2 of the then Sub Committee on 23 February 2006.]

The meeting concluded at 5.20pm

Signed

Chair

Dated this

day of

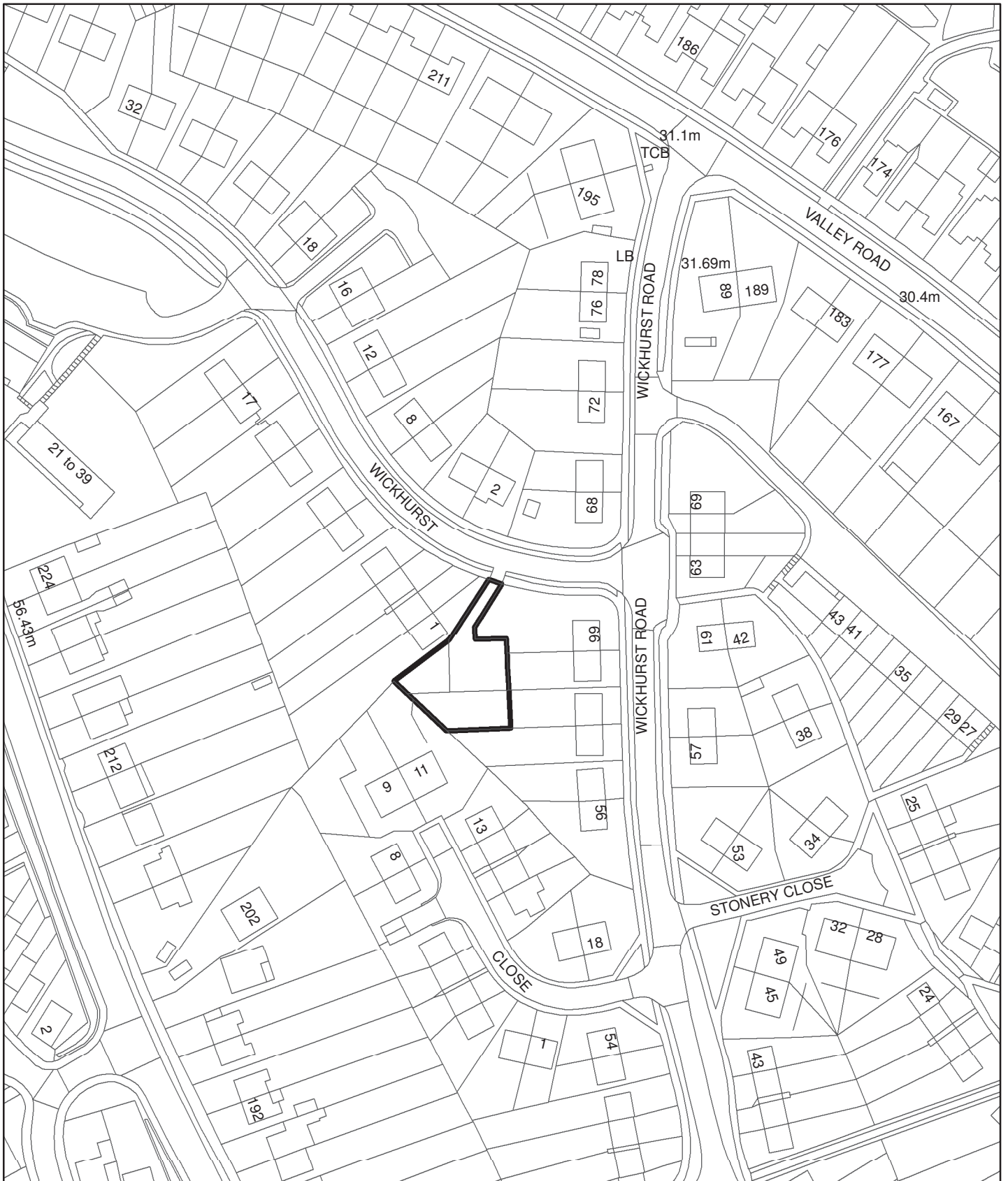
**PLANS LIST
ITEM A**

**Land to rear of 60-66 Wickhurst Road,
Portslade**

**BH2013/00393
Full planning**

05 JUNE 2013

BH2013/00393 Land to rear of 60-66 Wickhurst Road, Portslade.



Scale: 1:1,250

<u>No:</u>	BH2013/00393	<u>Ward:</u>	NORTH PORTSLADE
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Land to rear of 60-66 Wickhurst Road, Portslade		
<u>Proposal:</u>	Erection of 1no. 2 storey three bedroom detached dwelling house.		
<u>Officer:</u>	Christopher Wright Tel 292097	<u>Valid Date:</u>	14/02/2013
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	11/04/2013
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Alan Phillips Architects, 31 Montefiore Road, Brighton		
<u>Applicant:</u>	Mr Karl Peete, 31 Montefiore Road, Hove		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to a plot of land situated to the side of 1 Wickhurst Rise and to the rear of 62-66 Wickhurst Road. The plot has a 15 metre long vehicular access off Wickhurst Rise then widens out behind the garden of 66 Wickhurst Road to form a five-sided irregular plot measuring 26.5 metres across at its widest point and 21 metres in depth at its longest. The site slopes steeply upwards to the west and to the south.
- 2.2 The plot is 482 square metres in area (0.0482 hectares).
- 2.3 The site is currently occupied by small garage units.
- 2.4 To the north side of the site, on the opposite side of Wickhurst Rise, there are semi-detached dwellings. To the west is an end-of-terrace dwellinghouse with no flank windows. To the east of the site are two storey semi-detached houses fronting Wickhurst Road.
- 2.5 The area is not in a Controlled Parking Zone (CPZ) and there is on-street parking. Pedestrian flows are minimal, in keeping with the quiet, residential character of the locality.

3 RELEVANT HISTORY

BH2012/01748: Erection of 2 no. 3 bedroom semi-detached houses. Refused 9 August 2012.

BH2007/03428: Construction of a pair of semi-detached two storey dwellings. Refused 21 December 2007.

4 THE APPLICATION

- 4.1 The application seeks full planning permission for the erection of a detached, two storey family dwellinghouse with three bedrooms on the plot of land.
- 4.2 The proposed dwelling would line up with the terrace of 1, 3, 5 and 7 Wickhurst Rise and would be 7.2m deep to match those existing houses. The new dwelling would be 4m from the flank wall of 1 Wickhurst Rise.
- 4.3 The eaves height and ridge height of the new dwelling would be 4.9m and 7.7m respectively, which is the same height as the neighbouring terrace houses. The footprint would be rectangular and the roof form would be pitched and hipped to match the roof styles of surrounding properties.
- 4.4 The external materials and finishes proposed are part brick, part white render and wooden slatted walls; an artificial slate roof; anthracite powder coated aluminium windows; hardwood doors; timber fencing and gate; and a concrete driveway with permeable parking surface.
- 4.5 The applicant has submitted 9 letters from members of the Public to support his application, including 7 copies of an identical letter.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Seven (7)** letters of representation have been received from **12 Wickhurst Close; 64 Wickhurst Road (x2), 3 and 5 Wickhurst Rise (x2); and 66 Wickhurst Road, objecting** to the application for the following reasons:
- Noise and disturbance during construction.
 - Dust and breathing difficulties during construction.
 - Slow Worms in neighbours' gardens.
 - Loss of natural habitat for protected species.
 - Loss of privacy/overlooking.
 - Loss of view.
 - Loss of amenity.
 - Security issues.
 - Previous applications for development of the site have been refused.
 - Extra traffic due to increased people.
 - Exit from the new build dangerous to pedestrians.
 - Increased pollution from cars, fumes entering neighbouring back gardens.
 - Small turning into proposed access could create potential for accidents on the highway.
- 5.2 **One (1)** letter has been received from **27 Langridge Drive, in support** of the proposal for the reasons summarised as follows:-
- There will be no overlooking.
 - The proposed windows are angled in harmless directions.

Internal:

- 5.3 **Ecology: No objection.**

- 5.4 **Access Officer:** Comment. Access to all entrances should be level or gently sloping. There appears to be a step shown on and elevation at one of the entrances.
- 5.5 The required 300mm clearance has not been provided at the leading edge of the front entrance door.
- 5.6 **Sustainable Transport:** No objection. The proposed level of car parking is in line with the maximum standards and deemed acceptable.
- 5.7 The applicant indicates they intend to provide a bike store to the side of the property. The location is ideal and is easily accessible. Details of the cycle stands themselves can be secured by condition.
- 5.8 The applicant proposes to use an existing vehicular crossover from Wickhurst Road. There is adequate space within the site for vehicles to turn within the site and access and leave the site in a forward gear.

6 MATERIAL CONSIDERATIONS

- 6.1 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.”
- 6.2 The development plan is:
- Brighton & Hove Local Plan 2005 (saved policies post 2007);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
 - East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
 - East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF) March 2012

Brighton & Hove Local Plan 2005:

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
QD4	Design – strategic impact
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 Guidance:

SPGBH4 Parking Standards

Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD08	Sustainable Building Design

Brighton & Hove City Plan Part One (submission document)

SS1	Presumption in Favour of Sustainable Development
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8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the principle of development; design, scale and impact on visual amenity; impact on residential amenity; ecology; sustainability; and impact on sustainable transport.

Principle of development:

- 8.2 The principle of development on this urban site is acceptable and the proposed residential use of the presently vacant land would make more efficient and effective use of the site and contribute to meeting housing need in the city. The density of the proposed development would not be out of keeping with the grain of existing residential development in the vicinity of the site.
- 8.3 Previous planning applications on the site have been refused, but these proposed two dwellings and there were concerns in respect of the design, bulk and siting of these proposals. The current submission for a single dwelling on the site, which is broadly in keeping with the scale and form of neighbouring

houses, is considered acceptable. The proposal is considered compliant with policies QD3, HO3 and HO4 of the Local Plan.

Design, scale and impact on visual amenity:

- 8.4 A high standard of design in a contemporary and modern style is acceptable in principle on this site. The general height, form and footprint of the proposed dwelling would be in keeping with the site context and the modern approach to the exterior details and finishes represents an acceptable approach that is supported by policies QD1 and QD2 of the Local Plan.
- 8.5 The dwelling would line up with the terrace of 1 – 7 Wickhurst Rise following the established building line, and would have an aspect facing towards the street. Some excavation and levelling of the site would take place and to the south and east the land would be banked up in slopes. The proposal would not have an unacceptably overbearing or unduly dominant appearance in the street scene and follows the pattern in the layout of adjoining housing.
- 8.6 There would be a 4m space between the proposed house and 1 Wickhurst Rise and a good degree of separation from properties in Wickhurst Road and Wickhurst Close. The proposal would therefore not have a cramped appearance within the plot.
- 8.7 Landscaping has been taken into consideration at the design stage, and tree planting is proposed along the eastern boundary of the site which adjoins the back gardens of houses in Wickhurst Road. In this regard policy QD15 of the Local Plan has been taken satisfactorily into consideration.
- 8.8 Accordingly the proposal is considered acceptable in visual design terms and would not detract from the positive characteristics of the locality.

Impact on Amenity:

Overlooking:

- 8.9 The proposed dwelling would be between 15m and 23m from the nearest facades of neighbouring properties in Wickhurst Close and Wickhurst Road. The dwelling would be set well away from the boundaries of the plot and this factor, combined with the orientation of the dwelling such that front and rear windows would not face towards neighbouring properties, together with the level of the site in relation to properties in Wickhurst Close, means that overlooking would not occur to an unacceptable degree. The front elevation of the dwelling has been designed with angled windows to prevent even acute angled views in the direction of houses in Wickhurst Road, and this, together with the tree screening proposed, would avoid material harm being caused due to loss of privacy. A planning condition is recommended in order to secure ground levels of the development.
- 8.10 A condition requiring obscure glazing of the landing window on the south-east flank elevation of the dwelling is recommended.

Overbearing impact:

- 8.11 The scale and siting of the proposed dwelling and proposed finished floor levels are such that its impact on neighbouring properties would be minimised and no adverse impact in terms of overshadowing or an overbearing effect is foreseen.

Noise and disturbance:

- 8.12 The proposed parking arrangement within the site would allow for motor vehicle manoeuvres in front of the new dwelling, with a landscaped buffer to the eastern plot boundary to minimise the impact of noise and disturbance from vehicular movements from having an adverse impact on occupiers of the properties in Wickhurst Road.

Ecology:

- 8.13 Neighbour letters report sitings of Slow Worms in back gardens. These are a protected species.
- 8.14 The Council Ecologist has carried out a site visit and is of the view the present characteristics of the site are not likely to provide a reptile habitat (e.g. for Slow Worms). As such, no objection is raised subject to a condition requiring details of nature conservation enhancement measures, in the event approval is granted. This is in accordance with policy QD17 of the Local Plan and more details of the policy position in this respect are contained in SPD11 and Annex 6 of SPD11.

Sustainable Transport:

- 8.15 The proposal includes off-street parking for one car per residential unit along with a secure cycle enclosure for 3 cycles. The level of off-street parking proposed is consistent with the maximum standards set out in SPGBH4: Parking Standards, and the level of cycle parking provision, subject to a condition requiring full details, is sufficient to exceed the minimum standards set out in SPGBH4. Sustainable Transport raises no objection to the proposal. There is sufficient space for vehicles to turn around within the site and re-enter the highway in a forward gear, thus minimising risk of conflict with existing highway users. As such the proposal is considered to be compliant with policies TR1, TR14 and TR19 of the Local Plan.

Sustainability:

- 8.16 The application site constitutes land that is not previously developed and which is therefore considered 'Greenfield'. In accordance with policy SU2 of the Local Plan and SPD08: Sustainable Building Design, the residential unit proposed should achieve a minimum of Level 5 of the Code for Sustainable Homes. The applicant proposes to achieve Level 5 and this is supported by the sustainability checklist submitted and the BRE Global Pre-Assessment Estimator Tool submitted.
- 8.17 The proposal features Microgeneration technologies including solar panels and vacuum tubes.
- 8.18 Policy HO5 of the Local Plan requires new development to provide private and useable amenity space appropriate to the scale and nature of the development.

In this instance the dwelling would benefit from private back and side gardens. The amount of private and useable amenity space proposed is considered appropriate to the nature and scale of the development albeit limited by ground levels and sloping edges.

- 8.19 In terms of policy HO13, the floor plans submitted indicate that Lifetime Home standards would be fully applied to the design and layout of the dwelling unit. Although the elevation drawings indicate there may be a small step at the front entrance, level access would be required to meet Lifetime Home standards. This requirement can be secured by condition.

Waste Management:

- 8.20 The applicant has submitted a comprehensive Waste Minimisation Statement in accordance with policy SU13 of the Local Plan which seeks minimisation and re-use of construction industry waste.
- 8.21 The minimum of materials to be segregated and re-used or recycling include timber; plastics; light active (plaster bags, packaging, cement bags etc.); plaster and gypsum products; spoil; and rubble.
- 8.22 Removal of waste to a tip will be the last resort and inert materials will be used on site for making up levels and backfilling as necessary. Given the large amount of excavation proposed to level the site, it is recommended a condition is imposed to ensure compliance with the Waste Minimisation Statement.

9 CONCLUSION

- 9.1 The proposed scheme for a single dwelling within the plot, of a scale and form which is in keeping with the site context yet featuring modern design details, and with siting that follows the pattern and layout of adjoining residential development, is considered acceptable and would not have a detrimental impact on visual amenity. The orientation and design of the property is such that neighbours would not be overshadowed or overlooked or harmed by reason of loss of outlook.
- 9.2 The proposal seeks to achieve a high level of sustainability, achieving Level 5 of the Code for Sustainable Homes, and the development would not have an adverse impact on the highway.
- 9.3 Accordingly approval is recommended.

10 EQUALITIES

- 10.1 The property should be accessible and meet Lifetime Home standards.

11 CONDITIONS / INFORMATIVES

11.1 Regulatory Conditions:

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

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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 listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan	WR.01b		8 Feb 2013
Site Plan	WR.02b		8 Feb 2013
Existing Block Plan	WR.03b		8 Feb 2013
Floor Plans – As Proposed	WR.07		8 Feb 2013
Block Plan with Proposed Development & Site Dimensions	WR.05	B	10 April 2013
Elevations as Proposed	WR.08	A	12 Mar 2013
Section A-A As Proposed	WR.09	C	19 April 2013
Section B-B As Proposed	WR.10	D	3 May 2013
Section C-C As Proposed	WR.12	A	3 May 2013
Topographical Survey	001	A	10 April 2013

- 3) 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 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.

- 4) The staircase window on the southeast flank elevation of the dwelling 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 internal finished floor height, and thereafter 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.

- 5) Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to meet Lifetime Homes' standards prior to its 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) The 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 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) 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.

- 8) 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) The development hereby permitted shall be constructed in accordance with the approved drawings showing existing and proposed ground levels within the site and on land adjoining the site to OS Datum, by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures.

Reason: To ensure a satisfactory appearance to the development and to protect the amenity of surrounding neighbours in accordance with policies QD1, QD2, and QD27 of the Brighton & Hove Local Plan.

- 10) The waste minimisation measures set out in the Waste Minimisation Statement shall be implemented in strict accordance with the details.

Reason: To ensure 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 WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

11.2 Pre-Commencement Conditions:

- 11) Unless otherwise agreed in writing by the Local Planning Authority, no 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 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 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.

- 12) 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 as indicated in the approved Arboricultural Report.

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.

11.3 Pre-Occupation Conditions:

- 13) 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.

- 14) Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not 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 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.

- 15) 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.

- 16) The development hereby permitted shall not be occupied until a scheme to enhance the ecological value of the site, including bat and bird boxes to be attached to mature trees retained within the site, has been submitted and approved by the Local Planning Authority and fully implemented. The development shall be retained as such thereafter.

Reason: To increase the biodiversity and nature conservation interest of the site, to mitigate any impact from the development hereby approved and to comply with policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD11: Nature Conservation and Development.

11.4 Informatives:

1. In accordance with the National Planning Policy Framework and policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, 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 scheme for a single dwelling within the plot, of a scale and form which is in keeping with the site context yet featuring modern design details, and with siting that follows the pattern and layout of adjoining residential development, is considered acceptable and would not have a detrimental impact on visual amenity. The orientation and design of the property is such that neighbours would not be overshadowed or overlooked.

The proposal seeks to achieve a high level of sustainability, achieving Level 5 of the Code for Sustainable Homes, and the development would not have an adverse impact on the highway.
3. The applicant is advised that details of Lifetime Homes standards can be found in Planning Advice Note PAN 03 Accessible Housing & Lifetime Homes, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk).
4. The applicant is advised that details of the Code for Sustainable Homes can be found on the Planning Portal (www.planningportal.gov.uk), on the Department for Communities and Local Government website (www.communities.gov.uk) and in Supplementary Planning Document SPD08 Sustainable Building Design, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk). Accreditation bodies at March 2010 include BRE and STROMA; other bodies may become licensed in future.
5. The applicant is advised that advice regarding permeable and porous hard surfaces can be found in the Department of Communities and Local

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Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website (www.communities.gov.uk).

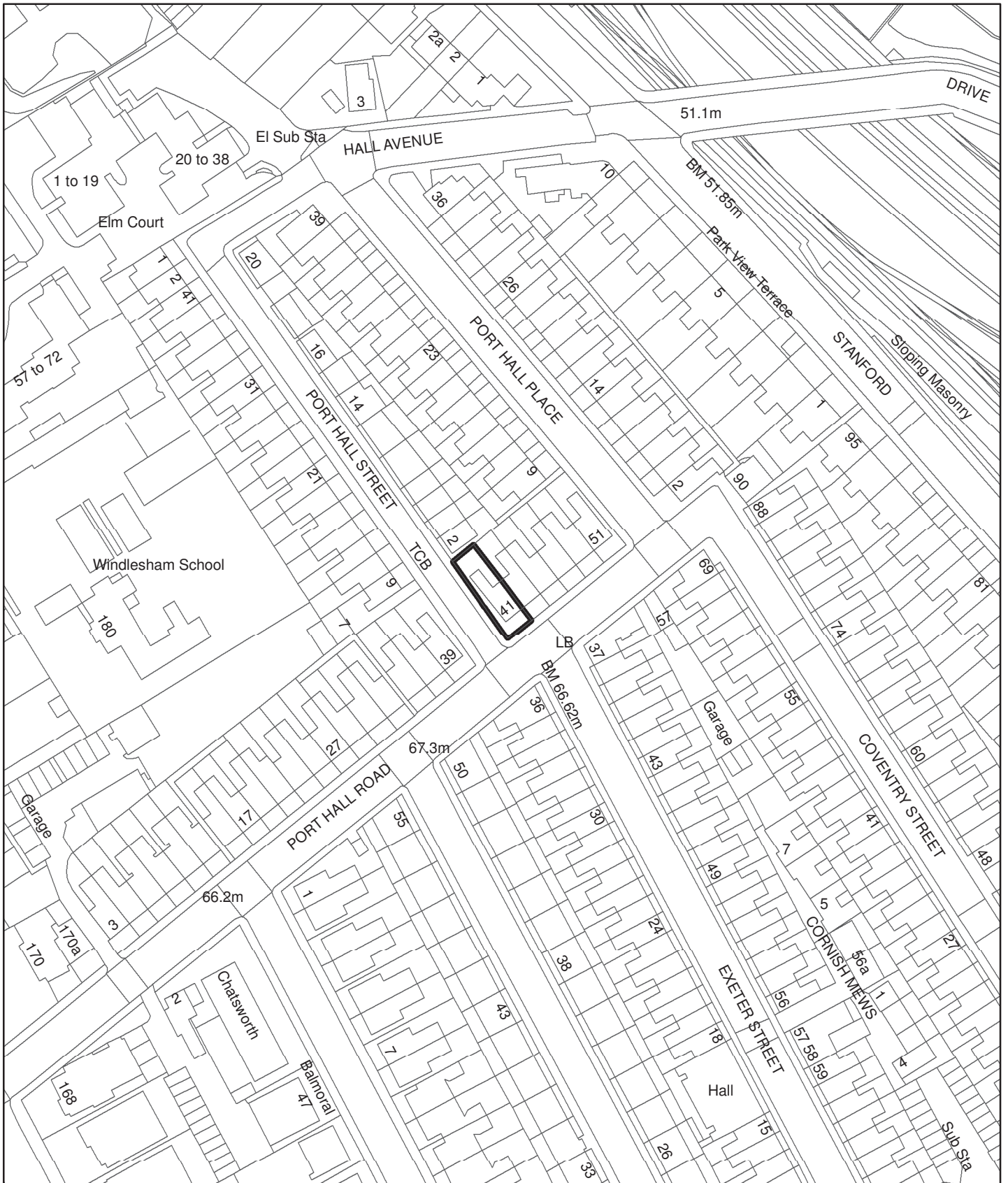
**PLANS LIST
ITEM B**

41A Port Hall Road, Brighton

**BH2013/01198
Householder Planning**

05 JUNE 2013

BH2013/01198 41a Port Hall Road, Brighton.



**Brighton & Hove
City Council**



Scale: 1:1,250

PLANS LIST – 05 JUNE 2013

<u>No:</u>	BH2013/01198	<u>Ward:</u>	PRESTON PARK
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	41A Port Hall Road, Brighton		
<u>Proposal:</u>	Creation of roof terrace on existing flat roof (Retrospective).		
<u>Officer:</u>	Chris Swain, tel: 292178	<u>Valid Date:</u>	10/04/2013
<u>Con Area:</u>	Preston Park	<u>Expiry Date:</u>	05/06/2013
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	DH Design, 11 Dartmouth Crescent, Lower Bevendean, Brighton		
<u>Applicant:</u>	Mr Laurence Hill, 41a Port Hall Road, Brighton		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **REFUSE** planning permission for the reasons set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site relates to a converted end of terrace property situated to the northern side of Port Hall Road at the junction with Port Hall Street. The application property occupies the first floor and the converted loft space with the entrance being at ground floor level to the side elevation fronting Port Hall Street. The existing flat roof to the rear has been converted into a roof terrace enclosed by timber fencing and accessed via patio doors to the rear elevation. The land slopes down from north to south.

3 RELEVANT HISTORY

- BH2012/01392:** Creation of roof terrace on existing flat roof (Part-retrospective). Approved on 16 August 2012.
BH2009/01705: Proposed roof terrace on existing flat roof and alterations to fenestration. Refused 28 September 2009.
96//1210/FP: Replacement of existing windows with UPVC windows. Approved 8 January 1997.

4 THE APPLICATION

- 4.1 Retrospective planning permission is sought for the creation of roof terrace over an existing flat roof together with the retention of the timber fencing.

5 PUBLICITY & CONSULTATIONS

External:

- 5.1 **Neighbours: Eleven (11)** letters of representation have been received from **Nos. 37, 39 and 41 Port Hall Road, Nos. 2, 7, 11, 12, 19, 29 and 31 Port Hall Street and No. 36 Exeter Street** supporting the application for the following reasons:
- No harm to amenity,
 - Creation of outdoor space provides essential amenity space for the occupiers,
 - Appropriate design that blends in with the character of the area,
 - Existing timber is environmentally friendly.

6 MATERIAL CONSIDERATIONS

- 6.1 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.”
- 6.2 The development plan is:
- Brighton and Hove Local Plan 2005 (saved policies post 2007);
 - East Sussex, South Downs and Brighton and Hove Waste and Minerals Plan (Adopted February 2013);
 - East Sussex and Brighton and Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton and Hove;
 - East Sussex and Brighton and Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton and Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton and Hove Local Plan:

QD14 Extensions and alterations

QD27 Protection of Amenity

Brighton and Hove City Plan Part One (submission document)

8 CONSIDERATIONS & ASSESSMENT

8.1 Consideration must be given to the impact of the development upon the character and appearance of the property and the surrounding area and the impact on the residential amenity of the neighbouring properties.

8.2 It is noted that the pre-existing plans show a vertically split window to the rear rather than the sliding sash window that was in place before works to the terrace took place. Furthermore the dormer window on the adjoining property, No.43 Port Hall Road is not shown on the plans.

Planning Policy:

8.3 Policy QD14 of the Brighton and 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.

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

8.5 Policy QD27 of the Brighton and Hove Local Plan states that planning permission for any development or change of use will 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.

Design:

8.6 It is noted that a proposal for a roof terrace was refused in September 2009. Subsequent to the refusal of the original application, a roof terrace, with timber ballustrading was nevertheless constructed on the site without permission from

the Council. A further planning application proposing alterations to the terrace area, including a reduction in the size of the amenity space, the installation of an obscure glazed privacy screen and the replacement of the unauthorised timber railings with iron railings was approved by the Planning Committee in August 2012.

- 8.7 The current application seeks planning permission to retain the existing, unauthorised terrace which is significantly larger than the terrace for which permission has now been granted.
- 8.8 The terraced area as constructed consists of a 1.1m timber, slated balustrade set just inside the existing parapet. This balustrade encloses the entire perimeter of the flat roof. The flat roof has been covered with timber decking. The timber balustrade is considered to be an incongruous feature that detracts from the appearance and character of the property. Due to the siting of the property on a prominent corner plot the timber railings are highly visible in views along Port Hall Street exacerbating the detrimental impact to the visual amenity of the surrounding area and street scene.
- 8.9 The timber ballustrading is considered to have a significantly more dominant and inappropriate visual impact than the steel railings that were approved under the 2012 application and the railings in situ on the opposite side of Port Hall Street at No.39 Port Hall Road. The timber ballustrading is incongruous at this level and has an unacceptable visual impact contrary to policy QD14 of the Local Plan.
- 8.10 It is noted that whilst a vertically divided uPVC window has been inserted in the rear of the property to enable access to the terrace this has not been included in the application. Whilst this window does detract from the appearance and character of the property to some degree it is noted that the majority of the original sash windows on the property have already been replaced with uPVC casement windows in accordance with a planning permission approved in 1997 and therefore this alteration is considered acceptable.

Impact on Amenity:

- 8.11 The proposed scheme is considered to detract from the residential amenity currently enjoyed by adjoining properties.
- 8.12 In the previously approved scheme the applicant sought to resolve issues regarding potential overlooking by proposing a 1.45m obscure glazed screen to the north east flank of the flat roof and by setting in the railings 1250mm from the rear. This was considered an improvement on the existing arrangement as it reduced the opportunity for direct views into the gardens and rear windows of adjoining properties by providing screening and limiting the overall size of the terrace.
- 8.13 The existing 1.1m high ballustrading is sited at the perimeter of the flat roof and does not prevent direct overlooking into the adjoining properties.

- 8.14 The terrace would afford direct views into the garden of No.43 Port Hall Road and the windows to the adjacent side and rear elevations of this property. Whilst there is already a degree of mutual overlooking via the windows of these properties the roof terrace intensifies this relationship in both perceived and real overlooking to the detriment of the residential amenity currently enjoyed by this property. The significant depth of the roof terrace (approximately 5.4m) would result in views towards the rear elevation of the property as well as the side elevation of the rear outrigger and result in an unacceptable loss of privacy.
- 8.15 The terrace would also result in overlooking to the rear and side garden area of the ground floor property, No.41 and to other gardens within the terrace.
- 8.16 The terraced area would also afford longer views into the rear gardens of the properties to the north east to the detriment to their residential amenity. Whilst the size of the terraced area would increase the potential for noise disturbance it is not considered that the proposal would result in any significant adverse impact to adjoining properties in this regard to such an extent that would justify refusal on these grounds.
- 8.17 There are no other roof top terraces within the stretch of terraced houses from No.41 to No.51 or to the rear of the adjacent houses on the south western side of Port Hall Place and the proposed terrace would introduce unacceptable overlooking in this location contrary to policies QD14 and QD27 of the Local Plan.
- 8.18 It is noted there are a number of roof terraces in the stretch of properties to the south west, including an existing rear roof terrace to the west at No.39 Port Hall Road.
- 8.19 The development at No.39 has not been granted planning permission and subsequently the Local Planning Authority has not been able assess the impact of the development and it does not set a precedent for future unacceptable development at the application property. It is however noted that the railings appear to have been in situ for over four years and, as such, would be immune from enforcement action.
- 8.20 No.37 Port Hall Road was granted permission to extend the parapet walls to the rear of their flat-roofed outrigger in 1984. This planning permission was approved a significant period of time before the current Local Plan was adopted and again does not set a precedent for the current development.
- 8.21 It is noted that whilst a number of letters of support have been received from neighbouring properties, the Local Planning Authority has a duty to consider the impact on future as well as existing occupiers.
- 8.22 Overall it is considered the terrace as existing results in an unacceptable level of overlooking towards neighbouring properties, in particular, to both the garden and the adjacent rear and side elevations of the adjoining property, No.43 Port Hall Road and the garden of No.41 Port Hall Road. The loss of privacy would

adversely impact upon the residential amenity currently enjoyed by these properties.

9 CONCLUSION

- 9.1 The installed timber ballustrading by reason of its height, design, materials, and scale results in an inappropriate alteration that relates poorly to the existing building. The incongruous design is out of character with the building form within the immediate vicinity and has a significantly detrimental impact upon the appearance and character of the building and the surrounding area.
- 9.2 The development results in an unacceptable level of overlooking towards neighbouring properties, in particular, to both the garden and the adjacent rear and side elevations of the adjoining property, No.43 Port Hall Road and the garden of No.41 Port Hall Road. The loss of privacy adversely impacts upon the residential amenity currently enjoyed by these properties.

10 EQUALITIES

None.

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reasons for Refusal:

1. The installed timber ballustrading by reason of its height, design, materials, and scale results in an inappropriate alteration that relates poorly to the existing building. The incongruous design is out of character with the building form within the immediate vicinity and has a significantly detrimental impact upon the appearance and character of the building and the surrounding area, contrary to policy QD14 of the Brighton and Hove Local Plan.
2. The proposal results in an unacceptable level of overlooking towards neighbouring properties, in particular, to both the garden and the adjacent rear and side elevations of the adjoining property, No.43 Port Hall Road and the garden of No.41 Port Hall Road. The loss of privacy adversely impacts upon the residential amenity currently enjoyed by these properties. As such the proposal is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

11.2 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton and Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. This decision is based on the drawings received listed below:

Plan Type	Reference	Version	Date Received
Site Location Plan	L-01		10 April 2013
Block Plan	L-02	A	10 April 2013
Pre-existing and 'as constructed' plans and elevations	L-03	D	10 April 2013

**PLANS LIST
ITEM C**

12 Wilkinson Close, Brighton

**BH2013/00958
Householder Planning**

05 JUNE 2013

BH2013/00958 12 Wilkinson Close, Brighton.



Scale: 1:1,250

<u>No:</u>	BH2013/00958	<u>Ward:</u>	ROTTINGDEAN COASTAL
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	12 Wilkinson Close Brighton		
<u>Proposal:</u>	Loft conversion incorporating 2no dormers to rear.		
<u>Officer:</u>	Pete Campbell Tel 292359	<u>Valid Date:</u>	10/04/2013
<u>Con Area:</u>	Rottingdean Coastal	<u>Expiry Date:</u>	05/06/2013
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	thirtynine, Woodlands Caneheath Arlington		
<u>Applicant:</u>	Mr R Lennox, 12 Wilkinson Close Rottingdean		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at the southern end of Wilkinson Close, which is a residential cul-de-sac. The application relates to a modern two storey detached single dwelling, built to a traditional design which features an integral garage and an original front dormer. At the rear of the property a conservatory has been constructed. Wilkinson Close consists of modern two storey detached dwellings which vary in design, but hold a strong correlation through their traditional style and matching materials.
- 2.2 To the west of the site is another detached single dwelling of a similar size and character. To the east, the site adjoins that of a new detached residential dwelling which has recently been constructed on a site at the rear of 23 Falmer Road. Directly to the south of the site is an access road to playing fields which are found further to the west. On the other side of this access road are the rear gardens of a number of detached residential properties which front on to The Rotyngs.

3 RELEVANT HISTORY

- BH2002/02102/FP**, 12 Wilkinson Close. Erection of rear conservatory. Approved, 11/09/2002.
- 94/0760/FP Erection of 13 detached two storey houses with integral garages, hard standings, landscaping and access roadworks at Kyrenia/Wilderness/Spinney and land r/o 33-41 Falmer Road. Approved 22/11/1994.

4 THE APPLICATION

- 4.1 Planning permission is sought for the conversion of the loft space including the construction of two pitched roof dormers within the rear roof slope.

5 PUBLICITY & CONSULTATIONS

External

Neighbours:

- 5.1 **Five (5)** letters of representation have been received from **6, 8, 9 Wilkinson Close, and 12, 14 The Rotyngs**, objecting to the application for the following reasons:

- Overlooking and loss of privacy.
- Out of character for Wilkinson Close.
- The proposal represents overdevelopment.
- The creation of an additional bedroom may result in more cars residing at the property, exasperating parking and turning issues on Wilkinson Close.
- A number of established trees are found in close proximity to the application property which could potentially be impacted.

- 5.2 Two (2) letters of representation have been received from **The Barrows, 23A Falmer Road and 10 Wilkinson Close**, providing comments. The following points have been raised:

- Concern is indicated at the prospect of increased overlooking occurring from the dormer windows.
- Tall evergreen trees between the application property and The Barrows, 23A Falmer Road, located to the east of the site are reducing light to the neighbouring property and are in need of management.

Internal:

- 5.3 Rottingdean Parish Council: No comments received.

6 MATERIAL CONSIDERATIONS

- 6.1 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.”

- 6.2 The development plan is:

- Brighton and Hove Local Plan 2005 (saved policies post 2007);
- East Sussex, South Downs and Brighton and Hove Waste and Minerals Plan (Adopted February 2013);
- East Sussex and Brighton and Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton and Hove;

- East Sussex and Brighton and Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton and Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton and Hove Local Plan:

QD14	Extensions and alterations
QD27	Protection of Amenity

Supplementary Planning Guidance:

SPGBH1	Roof Alterations & Extensions
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Brighton and Hove City Plan Part One (submission document)

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the impact of the proposed development on the character and appearance of the host property and the surrounding area, as well as any effect upon the residential amenity of neighbouring occupiers.
- 8.2 The permitted development rights of the property were removed by a condition attached to the initial planning permission in 1994 for the development of Wilkinson Close, and therefore the proposed rear dormers require planning permission.

Planning Policy:

- 8.3 Policy QD14 of the Brighton and 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.
- 8.4 In considering whether to grant planning permission for extensions to residential and commercial properties, account will be taken of sunlight and daylight factors, together with orientation, slope, overall height relationships, existing boundary treatment and how overbearing the proposal will be.
- 8.5 Policy QD27 states that planning permission for any development will 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.

Design and Appearance:

- 8.6 The rear of the application property is not visible from the street scene of Wilkinson Close. The rear elevation can be seen from the narrow access road behind the site leading to playing fields, as well as from rear windows and garden space associated to a number of the neighbouring properties in The Rotyngs. The side and rear boundaries of the site are screened by fencing, vegetation and mature tree which obstruct clear views of the property.
- 8.7 The two proposed dormers are well positioned on the rear roof slope and of a suitable scale whereby they would appear as minor incidences within the roof plane. Both dormers are aligned with the windows below, respectful of the existing glazing arrangement. The proportions and design of the dormers are appropriate, featuring slender cheeks to either side of the window. The window units proposed are timber, with a vertical dividing bar, matching the existing windows. The proposal is deemed in accordance with the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1) and is not considered to be detrimental to the appearance of the property.
- 8.8 The rear of the building is not prominently visible, with the introduction of two modest sized dormers not considered to impact significantly upon the setting or the character of the surrounding area. The detached nature of the building ensures that the host building is not read in direct conjunction with its neighbouring properties. Pitched roof dormers are a feature of a number of properties on Wilkinson Close, with the application property, as well as a number of other properties on the street incorporating front dormers within their original design.
- 8.9 Overall the proposed dormers are considered acceptable in their scale, siting and design, in accordance with planning policy and guidance set out in relation to roof alternatives. The proposal would not be detrimental to the character or appearance of either the host property or the surrounding area.

Impact on Amenity:

- 8.10 Objections and concerns have been raised by a number of the neighbouring occupants, particularly in relation to the potential impact upon privacy and increased levels of overlooking.
- 8.11 The dormers would face in a southerly direction towards the rear of properties within The Rotyngs. The property most directly in a line of sight from the proposed windows would be no.14 The Rotyngs. The rear elevation of this neighbouring property is approximately 24m from the location of the proposed dormer windows. The north boundary of the rear garden of No.14 The Rotyngs would be approximately 16m from the proposed dormers. Between the two properties is a narrow access road which leads to car parking serving playing fields.
- 8.12 Not only is there a sizable distance between the application property and this neighbouring dwelling to the south, but also fencing and trees presently obstruct views between the two properties. On the rear boundary of both properties, fencing approximately 1.8m in height is in place. A number of mature trees as well as other vegetation stand close to the rear boundary of the application site. Some of the trees are coniferous and therefore would provide a screening effect even in winter months. It is also noted that the existing rear first floor windows at the application property already provide some outlook towards the rear of the neighbouring properties in The Rotyngs.
- 8.13 It is considered that the distance between the two properties, combined with the obstructed nature of any views in a southern direction which could be achieved from the proposed dormer windows ensures that no significant harm would be caused to the residential amenity of the neighbouring occupants at no.14 The Rotyngs. No significant loss of privacy or increased level of overlooking would occur to an extent that would justify refusal of planning permission.
- 8.14 The properties on either side of no.14 The Rotyngs (nos.12 and 16) are located at a greater distance away from the proposed dormer windows and similarly, views across to the rear of these properties would be substantially obstructed by mature trees and vegetation in the vicinity.
- 8.15 The orientation of the neighbouring property of no.11 Wilkinson Close to the west does not allow for a direct view to be achieved of this property's rear garden from rear windows at the application property.
- 8.16 Along the eastern boundary of the application site a tall line of coniferous trees are in place. These trees obstruct any views across to the neighbouring property of The Barrows, 23A Falmer Road. The area directly behind these trees serves as the driveway to this neighbouring property and therefore is not considered a sensitive space.
- 8.17 Overall it is considered that the proposed dormers would not result in any significant increase in overlooking or loss of privacy to adjacent occupiers over and above current levels. No significant harm would be caused to the residential

amenity of any of the neighbouring occupants and the proposed development thereby accords with Policy QD27 of the Local Plan.

Trees and Vegetation:

- 8.18 The site is covered by a Tree Preservation Order, with a number of well established trees situated on the borders of the site. The formation of two rear dormers within the roof slope is not considered to impact in any way on the well being of any trees in the vicinity.

9 CONCLUSION

- 9.1 The proposed dormers are considered acceptable in their design, in accordance with planning policy and guidance set out in relation to roof alterations and extensions. The proposal would not be detrimental to the character or appearance of either the host property of the surrounding area.
- 9.2 The proposed dormers would not result in any significant increase in overlooking or loss of privacy to adjacent occupiers over and above current levels. No significant harm would be caused to the residential amenity of any of the neighbouring occupants.

10 EQUALITIES

- 10.1 None identified.

11 PLANNING / CONDITIONS / INFORMATIVES

11.1 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 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 and Hove Local Plan.
- 3) The development hereby permitted shall be carried out in accordance with the approved drawings listed below.
Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location plan and block plan	len 01	B	10/04/2013
Existing floor plans	len 05	B	10/04/2013
Proposed floor plans	len 10	B	10/04/2013
Existing and proposed elevations (south)	len 15	B	10/04/2013

Existing and proposed elevations (east and west)	len 16	A	10/04/2013
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11.2 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton and Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, 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 dormers are considered acceptable in their design, in accordance with planning policy and guidance set out in relation to dormers. The proposal would not be detrimental to the character or appearance of either the host property or the surrounding area.

The proposed dormers would not result in any significant increase in overlooking or loss of privacy to adjacent occupiers over and above current levels. No significant harm would be caused to the residential amenity of any of the neighbouring occupants.

**PLANS LIST
ITEM D**

1st to 3rd Floors, 7 Waterloo Street, Hove

**BH2013/00256
Householder Planning**

05 JUNE 2013

BH2013/00256 1st to 3rd Floors, 7 Waterloo Street, Hove.



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2013/00256	<u>Ward:</u>	BRUNSWICK AND ADELAIDE
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	First to Third Floors 7 Waterloo Street, Hove		
<u>Proposal:</u>	Removal of valley roof over rear projection, building up of surrounding walls and replacement of UPVC window with timber door, all to facilitate the creation of a roof terrace. Replacement of UPVC window with timber sliding sash window. Repair of rear chimney stack and installation of new chimney pots.		
<u>Officer:</u>	Mark Thomas Tel 292336	<u>Valid Date:</u>	29/01/2013
<u>Con Area:</u>	Brunswick Town	<u>Expiry Date:</u>	26/03/ 2013
<u>Listed Building Grade:</u>	Grade II		
<u>Agent:</u>	Miles Broe Architects, Coronation Studios, 104 North Road, Brighton		
<u>Applicant:</u>	Messrs De Witt & Hoekzema, 7 Waterloo Street, Hove		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **REFUSE** planning permission for the reasons set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to a four storey over basement, end-of-terrace/ corner property, situated on the west side of Waterloo Street, at the junction with Lower Market Street. The property is Grade II listed, and is situated within the Brunswick Town Conservation Area. The property comprises stucco elevations, with timber sliding sash windows- although there are two unauthorised UPVC casement windows to the rear elevation at third floor level. The property features an 'L' shaped rear projection rising to second floor level, with a valley pitched roof over. The roof rises to the north and south over the rear projection, with the pitched roof form visible from the rear/ side of the property on Lower Market Street, in long views from the junction of Waterloo Street/ Lower Market Street and from some neighbouring properties. Whilst the valley roof form is not typical of properties within this terrace, where rear projections are visible they largely feature pitched roofs. Roof terraces to flat roofs are visible in the vicinity. There is no planning history for these terraces but, nevertheless, they are not found on listed buildings, nor have they been formed through the removal of an original pitched roof.

3 RELEVANT HISTORY

- BH2010/03599** Internal and external alterations- Approved.
BH2013/00511: Concurrent application for listed building consent.

4 THE APPLICATION

- 4.1 Planning permission is sought for the removal of the valley roof over the rear projection to form a roof terrace. New parapet walls would be introduced to the eastern, western and part southern elevation, extending the elevations below a further 1.4m upwards, to provide for a 1.1m high enclosure of the proposed terrace. Two unauthorised UPVC casement windows at third floor level to the rear elevation would be altered. One would be replaced with a double glazed timber sliding sash, and the other would be replaced with a double glazed timber door to access the terrace, with the cill lowered to enlarge the existing opening. Repair of the chimney stack over the rear projection is also proposed, and new pots would be installed.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Twelve (12)** letters of representation have been received from **Friends of Brunswick Square and Terrace, Friends of Palmeira and Adelaide, Brunswick Place Residents Association, Lansdowne Area Residents' Association, and nos. 13a, 59, 61, 62 (flat 2) Waterloo Street and nos. 1, 7 and 49 Lower Market Street** supporting the application for the following reasons:
- There are four prominent examples of roof terraces in the vicinity.
 - This design is recessed behind existing parapet walls and at high level within a narrow street- the proposal cannot be viewed from any aspect.
 - Listed status does not preclude alterations.
 - The applicants have already undertaken a high quality renovation of this listed building.
- 5.2 **One (1)** letter of representation has been received from **Basement, 8 Waterloo Street** commenting on the application as follows:
- No further height should be added to terrace walls. Any more exclusion of light would make life impossible.
- 5.3 **One (1)** letter of support has been received from **Councillor Sykes**. A copy of this letter is attached as an appendix to the report.

Internal:

- 5.4 **Heritage: Object** to the application for the following reasons:
- This proposal is in direct conflict with guidance in SPG BH1 and SPD 09. The alteration/ removal of the roof would harm the special architectural and historic interest of the original building by removing a historic roof structure and form. SPD 09 states that 'the original form, shape and fabric of the roof must not be altered' and that 'consent will not be granted to remove part of a pitched roof to form a roof terrace'. Further, SPD 09 states that 'where a roof is visible from the street, its form and shape must not be altered.'
 - The application is therefore unacceptable in principle.
 - The proposals to remove unauthorised UPVC windows are not considered to outweigh this harm, and could anyway be enforced by the Investigations and Enforcement team.

- The proposed window and door are nonetheless unacceptable. The proposed window is a spiral balance rather than box frame with weights. The design of the door is modern. The glazing bars on both are not traditionally detailed, but are planted on a large sheet of glass, rather than separating smaller glazed panels. Overall these details would not give the architectural details or 3-dimensional qualities that are expected on a historic building.
- The heritage officer is aware of roof terraces in the area which have been mentioned during the course of the application. It is not considered that these have any bearing on this application, in part because none of these are on listed buildings.

6 MATERIAL CONSIDERATIONS

- 6.1 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.”
- 6.2 The development plan is:
- The Regional Spatial Strategy, namely The South East Plan (6 May 2009);
 - Brighton & Hove Local Plan 2005 (saved policies post 2007);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
 - East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
 - East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

QD14	Extensions and alterations
QD27	Protection of Amenity
HE1	Listed buildings
HE6	Development within or affecting the setting of conservation areas

Supplementary Planning Guidance:

SPGBH1	Roof Alterations & Extensions
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Supplementary Planning Documents:

SPD09	Architectural Features
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Brighton & Hove City Plan Part One (submission document)

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the impact of the proposed development upon the special architectural and historic character of the listed building, the character and appearance of the street scene and the wider conservation area, and the impact upon the residential amenities of neighbouring properties.

Design:

- 8.2 Policy HE1 states that proposals involving the alteration or extension of 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 that proposals should respect the scale, design, materials and finish of the existing building, and preserve its historic fabric.
- 8.3 Policy HE6 states that proposals with conservation areas should pay regard to existing building lines and building forms, should show a consistently high standard of design, and should preserve or enhance the character or appearance of the area.
- 8.4 Supplementary Planning Guidance 09 (SPD09) states *that 'the original form, shape and fabric of the roof must not be altered' and that 'consent will not be granted to remove part of a pitched roof to form a roof terrace'*. Further, SPD 09 states that *'where a roof is visible from the street, its form and shape must not be altered'*. Supplementary Planning Guidance BH1 (SPG BH1) states that a listed buildings *'historic roof structure and form should be retained'*.
- 8.5 The proposal would involve the removal of a rear valley roof, which has street value, being visible from numerous public vantage points on Waterloo Street and Upper Market Street as well as private views from neighbouring properties. The alteration/ removal of the roof would harm the special architectural and historic interest of the original building by removing a historic roof structure and form. The proposal would be contrary to the above quoted policy documents, and would be contrary to policies HE1 and HE6, being harmful to the character

of the listed building, and failing to preserve or enhance the character and appearance of the conservation area.

- 8.6 The in principle proposal to replace unauthorised UPVC windows does not sufficiently outweigh the harm outlined above, and could be enforced by the Planning Investigations team regardless of the outcome of the current application. Nonetheless, the proposed window and door are considered unacceptable in this context. The proposed window is a spiral balance rather than box frame with weights and the design of the door is modern. The glazing bars on both are not traditionally detailed, but are planted on a large sheet of glass, rather than separating smaller glazed panels. Overall these details would not give the architectural details or 3-dimensional qualities that are expected on a historic building.
- 8.7 The proposed repair of the chimney stack and reinstatement of chimney pots is welcomed, but would only represent a modest enhancement in the context of a development of significant detriment to the historic and architectural character of the listed building.

Impact on Amenity:

- 8.8 Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will 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. The proposed roof terrace would provide for a sizable, elevated area of outside amenity space in close proximity to neighbouring properties. The enclosing walls around the terrace would stand to a height of 1.1m above the terrace floor, and as such would not screen significantly harmful views towards windows serving habitable rooms at no. 8 Waterloo Street to the north, and the rear elevations of properties to the rear on Lower Market Street. Further, the provision of approximately 18 square metres of sitting/ standing out space could potentially result in significant noise disturbance and annoyance to occupiers of nearby properties, in particular those at no. 8 Waterloo Street.

9 CONCLUSION

- 9.1 The removal of the valley roof over the rear projection would be significantly harmful to the special architectural and historic character of the listed building, and the character and appearance of the wider conservation area. The new timber window and door would represent incongruous additions which would result in similar harm. Whilst enhancement to the property would result through the proposed works to the rear chimney stack, such minor enhancement would be far outweighed by the harm which would result from the unsympathetic interventions of the wider scheme.
- 9.2 The proposed roof terrace would represent an unneighbourly form of development, which would result in significant overlook and loss of privacy to neighbouring properties. Further, the terrace would provide for a scale of sitting/ standing out space which would have potential to create significant noise disturbance and annoyance for occupiers of neighbouring properties.

- 9.3 For these reasons the proposed development would be contrary to policies QD14, QD27, HE1 and HE6 of the Brighton & Hove Local Plan, SPG BH1: Roof alterations and extensions and SPD 09: Architectural features.

10 EQUALITIES

- 10.1 No issues identified.

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reasons for Refusal:

1. The removal of the valley roof over the rear projection would be significantly harmful to the special architectural and historic character of the listed building, and the character and appearance of the wider conservation area. The new timber window and door would represent incongruous additions which would result in similar harm. Whilst enhancement to the property would result through the proposed works to the rear chimney stack, such minor enhancement would be far outweighed by the harm which would result from the unsympathetic interventions of the wider scheme. The proposed development would therefore be contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan, SPG BH1: Roof alterations and extension and SPD 09: Architectural features.
2. The proposed roof terrace would represent an unneighbourly form of development, which would result in significant overlooking and loss of privacy to neighbouring properties. Further, the terrace would provide for a scale of sitting/ standing out space which would have potential to cause significant noise disturbance and annoyance for occupiers of neighbouring properties. The proposals are therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

11.2 Informatives:

1. In accordance with the National Planning Policy Framework the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Proposed plans, elevations and sections	PL01	A	12 February 2013
Existing plans, elevations and sections	EX01	A	12 February 2013
Proposed door details and roof section	JD01	-	12 February 2013
Proposed window details	JD02	-	12 February 2013



**Brighton & Hove
City Council**

PLANS LIST – 05 JUNE 2013

COUNCILLOR REPRESENTATION

Mark Thomas
Assistant Planner
Brighton and Hove City Council
Hove Town Hall

Re: BH2013 /00256 and 00511 – alterations to 7 Waterloo Street, Hove

Dear Mark

I'd like to express my support for these planning applications, submitted by a resident in my ward. I've visited the site and consider that the changes being proposed to 7 Waterloo Street are sensitive to the listed building and to the conservation area. Part of the application is in fact to restore the rear façade to original fenestration. Furthermore it appears that similar changes, but of greater scale, to neighbouring properties have been given planning permission.

I note from our draft **spd12: design guide for extensions and alterations**, that changes to the roof line on listed buildings are a critical matter; however that such changes to rear tenement roofing may be considered if there are design precedents and the changes are hidden behind a parapet wall. This seems to reflect the proposals submitted.

On a question of process, draft spd12 also strongly recommends seeking pre-application advice from Officers about any proposed changes to a listed building. I understand this was requested by the applicant or the applicant's agent but was not forthcoming, which was frustrating for the applicant. Of course this is not material with respect to the Council's decision to grant permission but it would seem reasonable and indeed prudent to help applicants avoid the high costs of full applications with detailed plans if there is significant uncertainty about approval.

With kind regards

Clr Ollie Sykes

**PLANS LIST
ITEM E**

1st to 3rd Floors, 7 Waterloo Street, Hove

**BH2013/00511
Listed Building**

05 JUNE 2013

BH2013/00511 1st to 3rd Floors, 7 Waterloo Street, Hove.



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2013/00511	<u>Ward:</u>	BRUNSWICK AND ADELAIDE
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	First to Third Floors 7 Waterloo Street, Hove		
<u>Proposal:</u>	Removal of valley roof over rear projection, building up of surrounding walls and replacement of UPVC window with timber door, all to facilitate the creation of a roof terrace. Replacement of UPVC window with timber sliding sash window. Repair of rear chimney stack and installation of new chimney pots.		
<u>Officer:</u>	Mark Thomas Tel 292336	<u>Valid Date:</u>	14/02/2013
<u>Con Area:</u>	Brunswick Town	<u>Expiry Date:</u>	11/04/2013
<u>Listed Building Grade:</u>	Grade II		
<u>Agent:</u>	Miles Broe Architects, Coronation Studios, 104 North Road, Brighton		
<u>Applicant:</u>	Messrs De Witte Hoekzema, 7 Waterloo Street, Hove		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **REFUSE** Listed Building Consent for the reason set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to a four storey over basement, end-of-terrace/ corner property, situated on the west side of Waterloo Street, at the junction with Lower Market Street. The property is Grade II listed, and is situated within the Brunswick Town conservation area. The property comprises stucco elevations, with timber sliding sash windows- although there are two unauthorised UPVC casement windows to the rear elevation at third floor level. The property features an 'L' shaped rear projection rising to second floor level, with a valley pitched roof over. The roof rises to the north and south over the rear projection, with the pitched roof form visible from the rear/ side of the property on Lower Market Street, in long views from the junction of Waterloo Street/ Lower Market Street and from some neighbouring properties. Whilst the valley roof form is not typical of properties within this terrace, where rear projections are visible they largely feature pitched roofs. Roof terraces to flat roofs are visible in the vicinity. There is no planning history for these terraces but, nevertheless, they are not found on listed buildings, nor have they been formed through the removal of an original pitched roof.

3 RELEVANT HISTORY

- BH2010/03599** Internal and external alterations- Approved.
BH2013/00256: Concurrent application for planning permission.

4 THE APPLICATION

- 4.1 Listed Building Consent is sought for the removal of the valley roof over the rear projection to form a roof terrace. New parapet walls would be introduced to the eastern, western and part southern elevation, extending the elevations below a further 1.4m upwards, to provide for a 1.1m high enclosure of the proposed terrace. Two unauthorised UPVC casement windows at third floor level to the rear elevation would be altered. One would be replaced with a double glazed timber sliding sash, and the other would be replaced with a double glazed timber door to access the terrace, with the cill lowered to enlarge the existing opening. Repair of the chimney stack over the rear projection is also proposed, and new pots would be installed.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Twelve (12)** letters of representation have been received from **Friends of Brunswick Square and Terrace, Friends of Palmeira and Adelaide, Brunswick Place Residents Association, Lansdowne Area Residents' Association, East Brunswick Residents Association, and nos. 13a, 59, 61, 62 (flat 2) Waterloo Street and nos. 1, 7, 34 and 49 Lower Market Street** supporting the application for the following reasons:
- There are four prominent examples of roof terraces in the vicinity.
 - This design is recessed behind existing parapet walls and at high level within a narrow street- the proposal cannot be viewed from any aspect.
 - Listed status does not preclude alterations.
 - The applicants have already undertaken a high quality renovation of this listed building.
 - The terrace would provide much needed outdoor space for all ages of life.
- 5.2 **One (1)** letter of support has been received from **Councillor Sykes**. A copy of this letter is attached as an appendix to the report.

Internal:

- 5.3 **Heritage: Object** to the application for the following reasons:
- This proposal is in direct conflict with guidance in SPG BH1 and SPD 09. The alteration/ removal of the roof would harm the special architectural and historic interest of the original building by removing a historic roof structure and form. SPD 09 states that *'the original form, shape and fabric of the roof must not be altered'* and that *'consent will not be granted to remove part of a pitched roof to form a roof terrace'*. Further, SPD 09 states that *'where a roof is visible from the street, its form and shape must not be altered.'*
 - The application is therefore unacceptable in principle.
 - The proposals to remove unauthorised UPVC windows are not considered to outweigh this harm, and could anyway be enforced by the Investigations and Enforcement team.
 - The proposed window and door are nonetheless unacceptable. The proposed window is a spiral balance rather than box frame with weights. The design of the door is modern. The glazing bars on both are not traditionally detailed, but are planted on a large sheet of glass, rather than separating

smaller glazed panels. Overall these details would not give the architectural details or 3-dimensional qualities that are expected on a historic building.

- The heritage officer is aware of roof terraces in the area which have been mentioned during the course of the application. It is not considered that these have any bearing on this application, in part because none of these are on listed buildings.

6 MATERIAL CONSIDERATIONS

- 6.1 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.”
- 6.2 The development plan is:
- The Regional Spatial Strategy, namely The South East Plan (6 May 2009);
 - Brighton & Hove Local Plan 2005 (saved policies post 2007);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
 - East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
 - East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

HE1 Listed Buildings

Supplementary Planning Guidance:

SPGBH1 Roof Alterations & Extensions

Supplementary Planning Documents:
SPD09 Architectural Features

Brighton & Hove City Plan Part One (submission document)

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the impact of the proposed development upon the special architectural and historic character of the listed building

Design:

- 8.2 Policy HE1 states that proposals involving the alteration or extension of 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 that proposals should respect the scale, design, materials and finish of the existing building, and preserve its historic fabric.
- 8.3 Supplementary Planning Document 09 (SPD 09) states that *'the original form, shape and fabric of the roof must not be altered'* and that *'consent will not be granted to remove part of a pitched roof to form a roof terrace'*. Further, Supplementary Planning Guidance note BH1 (SPG BH1) states that a listed buildings *'historic roof structure and form should be retained'*.
- 8.4 The proposal would involve the removal of a rear valley roof, which has street value, being visible from numerous public vantage points on Waterloo Street and Upper Market Street as well as private views from neighbouring properties. The alteration/ removal of the roof would harm the special architectural and historic interest of the original building by removing a historic roof structure and form. The proposal would be contrary to the above quoted policy documents, and would be contrary to policy HE1, being harmful to the character of the listed building.
- 8.5 The in principle proposal to replace unauthorised UPVC windows does not sufficiently outweigh the harm outlined above, and could be enforced by the Planning Investigations team regardless of the outcome of the current application. Nonetheless, the proposed window and door are considered unacceptable in this context. The proposed window is a spiral balance rather than box frame with weights and the design of the door is uncharacteristically modern. The glazing bars on both are not traditionally detailed, but are planted on a large sheet of glass, rather than separating smaller glazed panels. Overall these details would not give the architectural details or 3-dimensional qualities that are expected on a historic building.
- 8.6 The proposed repair of the chimney stack and reinstatement of chimney pots is welcomed, but would only represent a modest enhancement in the context of a development of significant detriment to the historic and architectural character of the listed building.

9 CONCLUSION

- 9.1 The removal of the valley roof over the rear projection would be significantly harmful to the special architectural and historic character of the listed building. The new timber window and door would represent incongruous additions which would result in similar harm. Whilst enhancement to the property would result through the proposed works to the rear chimney stack, such minor enhancement would be far outweighed by the harm which would result from the unsympathetic interventions of the wider scheme.

10 EQUALITIES

- 10.1 No issues identified.

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reason for Refusal:

- The removal of the valley roof over the rear projection would be significantly harmful to the special architectural and historic character of the listed building. The new timber window and door would represent incongruous additions which would result in similar harm. Whilst enhancement to the property would result through the proposed works to the rear chimney stack, such minor enhancement would be far outweighed by the harm which would result from the unsympathetic interventions of the wider scheme. The proposed development would therefore be contrary to policy HE1 of the Brighton & Hove Local Plan, SPG BH1: Roof alterations and extensions and SPD 09: Architectural features.

11.2 Informatives:

- This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Proposed plans, elevations and sections	PL01	A	14 February 2013
Existing plans, elevations and sections	EX01	A	14 February 2013
Proposed door details and roof section	JD01	-	14 February 2013
Proposed window details	JD02	-	14 February 2013



PLANS LIST – 05 JUNE 2013

Brighton & Hove COUNCILLOR REPRESENTATION
City Council

Mark Thomas
Assistant Planner
Brighton and Hove City Council
Hove Town Hall

Re: BH2013 /00256 and 00511 – alterations to 7 Waterloo Street, Hove

Dear Mark

I'd like to express my support for these planning applications, submitted by a resident in my ward. I've visited the site and consider that the changes being proposed to 7 Waterloo Street are sensitive to the listed building and to the conservation area. Part of the application is in fact to restore the rear façade to original fenestration. Furthermore it appears that similar changes, but of greater scale, to neighbouring properties have been given planning permission.

I note from our draft **spd12: design guide for extensions and alterations**, that changes to the roof line on listed buildings are a critical matter; however that such changes to rear tenement roofing may be considered if there are design precedents and the changes are hidden behind a parapet wall. This seems to reflect the proposals submitted.

On a question of process, draft spd12 also strongly recommends seeking pre-application advice from Officers about any proposed changes to a listed building. I understand this was requested by the applicant or the applicant's agent but was not forthcoming, which was frustrating for the applicant. Of course this is not material with respect to the Council's decision to grant permission but it would seem reasonable and indeed prudent to help applicants avoid the high costs of full applications with detailed plans if there is significant uncertainty about approval.

With kind regards

Cllr Ollie Sykes

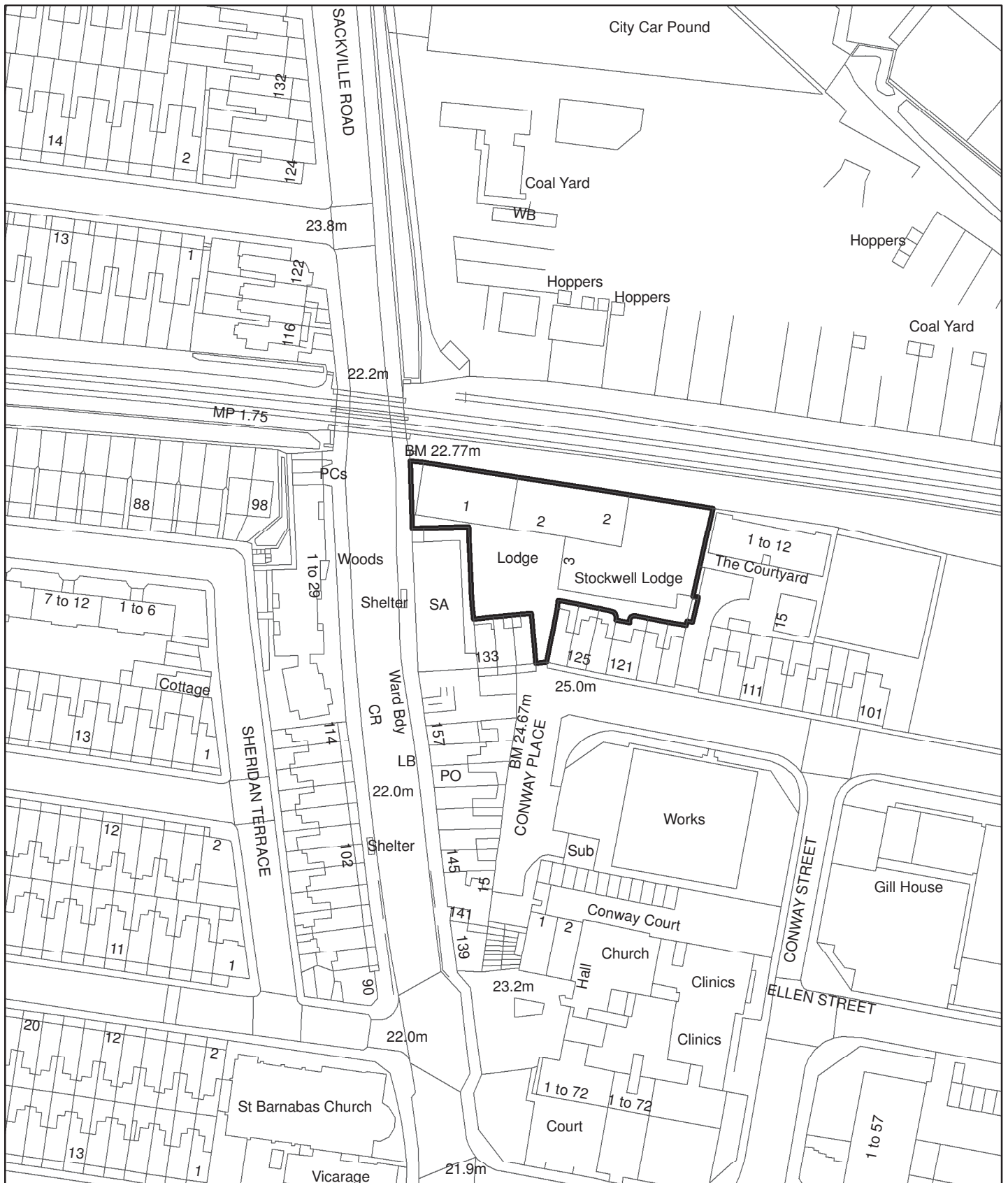
**PLANS LIST
ITEM F**

**Stockwell Lodge, rear of 121-131 Conway
Street, Hove**

**BH2013/00979
Removal or variation of condition**

05 JUNE 2013

BH2013/00979 Stockwell Lodge, rear of 121-131 Conway Street , Hove.



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2013/00979	<u>Ward:</u>	GOLDSMID
<u>App Type:</u>	Removal or Variation of Condition		
<u>Address:</u>	Stockwell Lodge Rear of 121 -131 Conway Street Hove		
<u>Proposal:</u>	Application for variation of condition 4 of application 3/87/0895 (Change of use to 3no business class B1 units from existing builders depot) that the use hereby authorised shall be limited to the hours of 0700 to 2000 Monday to Friday, 1100 to 1700 Saturdays and Bank Holidays, no working on Sundays.		
<u>Officer:</u>	Guy Everest Tel 293334	<u>Valid Date:</u>	27/03/2013
<u>Con Area:</u>	Goldsmid	<u>Expiry Date:</u>	22/05/2013
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Lewis and Co Planning SE Ltd, 2 Port Hall Road, Brighton		
<u>Applicant:</u>	Beads Unlimited, Mr Geoff Ellis, Unit 3, Stockwell Lodge, 121-131 Conway Street, Hove		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located on the north side of Conway Street close to its junction with Conway Place. The site is situated behind two-storey residential terraced properties fronting Conway Street and is accessed via a gap between nos. 127 and 129 (Conway Street). The application premises are within a single storey building containing light industrial uses which, together with an adjoining building in similar use, form an L-shape around a courtyard used for car parking / servicing.
- 2.2 To the north of the site are railway lines, to the west is a Salvation Army building and to the south two-storey residential buildings.

3 RELEVANT HISTORY

BH2012/03988: Application for variation of condition 4 of 3/87/0895 (Change of use to 3no Class B1 Units from existing Builders Depot) that the use hereby authorised shall be limited to the hours of 0700 to 2100 Monday to Saturday, and 1100 to 1500 hours on Sundays and Bank Holidays. Refused 20/03/2013 (following the Planning Committee meeting of 13th March 2013) for the following reason:-

- 1 The proposed extended hours of use would result in additional comings and goings to and from the commercial premises, both pedestrian and vehicular, outside of normally accepted working hours thereby leading to additional noise and disturbance to the detriment of the amenities of the

occupiers of residential properties that adjoin the site. The proposal is thereby contrary to the provisions of policies QD27 and SU10 of the Brighton and Hove Local Plan.

BH2012/03987: Change of use from Light Industrial (B1) to Stroke Care Facility (D1) and Martial Arts Facility (D2). Under consideration and included elsewhere on this agenda.

BH2012/01778: Change of use of zone 'A' unit 2 from Light Industrial (B1) to Stroke and Neurological Physiotherapy clinic (D1). Refused 14/08/2012.

3/87/0895: Change of use to 4 Business Class B1 units from existing builder's depot. Approved 15/01/1988.

M/13709/68: Proposed builder's depot with loading and unloading bays and parking for 19 cars. Approved 02/09/1968.

4 THE APPLICATION

- 4.1 Planning permission is sought to vary condition 4 of planning permission 3/87/0895 to enable use of the Class B1 units from 07.00 to 20.00 hours Monday to Friday, and 11.00 to 17.00 on Saturdays and Bank Holidays with no working being permitted on Sundays.
- 4.2 As part of the application process the applicant and agent have submitted 10 letters from existing tenants of the site; 38 letters from customers of existing tenants of the site; 28 letters from employees based on the site; and 9 letters from business providing services to existing tenants of the site outlining the need for increased operating hours. A petition of 188 signatures raising no objections to the proposed opening hours has also been provided.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: 11 (eleven)** duplicate letters of objection have been received from **35 Conway Court, Clarendon Road; 1, 15 Conway Place; and 12, 103, 109, 111, 117, 121A, 123 & 133 Conway Street** objecting to the application as *'there are too many businesses operating after 6pm with cars and people coming and going to these units until well after 9pm'*.
- 5.2 A **petition with 29 (twenty nine) signatures** objecting to the application on the grounds of *'unacceptable noise from traffic and human traffic'*.
- 5.3 **125 & 127 Conway Street** object to the application for the following reasons:-
- The businesses, opening hours and number of vehicles creates excessive noise and disturbance;
 - The impact would be greater during summer months when windows are left open;
 - A number of businesses already operate until 9-10pm;
 - Intense use of the car parking area creates access difficulties to the rear of adjoining residential properties;
 - The application overstates the number of people employed on the site;
 - The existing opening hour conditions have been breached since June 2012;

- Future developments in the area, and the Deacon Labs site, would create noise to the front and rear of properties on Conway Street;
- The site includes Class D1 and D2 uses (*N.B. planning application BH2012/03987 seeks to regularise these uses*).

5.4 **119 Conway Street** comments that serious consideration should be given to the possibility of restricting Saturday and Bank Holiday working hours.

Internal:

5.5 **Environmental Health:** No objection. The site comprises relatively small units without any major impact on local residents. It is apparent that a historic complaint exists regarding allegations of noise from vehicles delivering to the premises and there is a current complaint regarding fan noise. None have been founded to date and sufficient powers are available to deal with any noise related problems through the application of the Environmental Protection Act 1990.

Given the close location of residential properties conditions are considered necessary to restrict servicing, i.e. deliveries to and from the site, and outside working.

5.6 **Sustainable Transport:** No objection. The extension of hours is outside of the traditional highway peak hours and is not forecast to have a negative impact on the highway network.

6 MATERIAL CONSIDERATIONS

6.1 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.”

6.2 The development plan is:

- Brighton and Hove Local Plan 2005 (saved policies post 2007);
- East Sussex, South Downs and Brighton and Hove Waste and Minerals Plan (Adopted February 2013);
- East Sussex and Brighton and Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton and Hove;
- East Sussex and Brighton and Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.

6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.

6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.

- 6.5 The Brighton and Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton and Hove Local Plan:

TR1	Development and the demand for travel
TR7	Safe development
TR14	Cycle access and parking
TR18	Parking for people with a mobility related disability
TR19	Parking standards
SU10	Noise nuisance
QD27	Protection of amenity
EM6	Small industrial, business units and warehouse units

Supplementary Planning Guidance:

SPGBH4	Parking Standards
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Brighton and Hove City Plan Part One (submission document)

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The proposal does not raise any significant issues in terms of parking provision or highway safety. The main consideration in the determination of this application therefore relates to the impact on amenity for neighbouring residential occupiers.
- 8.2 In 1988 planning permission was granted for a change of use at the site from a builder’s depot to 3 Class B1 Units. Condition 4 of this planning permission states:-

‘The use hereby authorised shall not be permitted on Sundays or Bank Holidays and shall be limited to the hours of 7a.m. to 6p.m. Monday to Friday and 7 a.m. to 1 p.m. on Saturdays.

Reason: To ensure that the amenities of the neighbouring properties are preserved the occupiers of which might suffer disturbance or annoyance if the condition was not complied with.’

- 8.3 A previous application to extend these hours, to allow use between 0700 and 2100 Monday to Saturday and 1100 to 1500 hours on Sundays and Bank Holidays, was refused in March 2013. The reason for refusal reflected

concerns that the resulting noise and disturbance outside of normally accepted working hours would cause harm to neighbouring amenity (see section 3).

- 8.4 In response to this previous decision the current application now proposes significantly reduced operating hours of 07:00 to 20:00 Monday to Friday, 11:00 to 17:00 Saturdays and Bank Holidays with no working on Sundays. This represents an increase of 2 hours per day Monday to Friday with no increase on Saturdays (albeit with later opening hours).
- 8.5 Policy QD27 states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to adjacent users, residents or occupiers, or where it is liable to be detrimental to human health. Policy SU10 requires that proposals minimise the impact of noise on the occupiers of neighbouring properties and the surrounding environment.
- 8.6 The proposed opening hours have been reduced since the previous (refused) planning application on the site and do not now propose any Sunday working. The commercial units are sited along the rear and side boundaries of the site and noise from within the units themselves is not considered to be an issue of concern. On the basis of the representations received as part of the application it is instead noise and disturbance from access and egress to both the site itself and specific units which is the main cause of concern.
- 8.7 The lawful use of the application site is within Class B1 and this is controlled through condition. In order to fall within this Class a use must be capable of being carried on without detriment to the amenity of any residential area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. The Council's Environmental Health Team has commented on the application and has advised that although there is a history of noise complaints no statutory nuisance has been identified.
- 8.8 It is appreciated that the proposed hours of use has potential to cause intermittent noise from employees and visitors arriving at and leaving the site. The application site does though comprise relatively small commercial units with limited on-site parking available. It is considered that the impact of these units outside of what could be considered normal working hours, and primarily early evening Monday to Friday, and during the day on Saturdays would not be so significant as to warrant refusal of the application.
- 8.9 It is considered that the revised hours of operation now proposed represents an acceptable compromise that would enable the retention of the employment uses whilst adequately protecting residential amenity.

9 CONCLUSION

- 9.1 It is considered that the proposed extended hours of use would not lead to significant harm, by way of noise or disturbance, for occupants of adjoining residential properties. The proposed hours strike a balance between safeguarding neighbouring amenity and continued meaningful use of the site by

employment generating uses. If noise complaints are received in the future they could be investigated through separate Environmental Health legislation.

10 EQUALITIES

10.1 The proposed opening hours would not alter access arrangements to the application site.

11 CONDITIONS / INFORMATIVES

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

Plan Type	Reference	Version	Date Received
Site Location Plan			27/03/2013

- 3) Notwithstanding the Town and Country Planning (Use Classes) Order 1987, as amended, use of the three units shall be restricted to Use Class B1 only of the Schedule to that Order and for no other purpose whatsoever unless planning permission is first granted for any alternative use.
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 and Hove Local Plan.
- 4) The use hereby permitted shall not be operated except between the hours of 07.00 and 20:00 on Mondays to Fridays, and 11:00 and 17:00 on Saturdays and Bank Holidays and shall not be operated at anytime on Sundays (including Bank Holidays which fall on a Sunday).
Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton and Hove Local Plan.
- 5) The vehicle parking area shall be retained for the parking of 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 and Hove Local Plan.

11.2 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton and Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local

PLANS LIST – 05 JUNE 2013

Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance:
(Please see section 7 of the report for the full list); and
 - (ii) for the following reasons:-
The development would not lead to significant harm to amenity, by way of noise or disturbance, for occupants of adjoining residential properties.

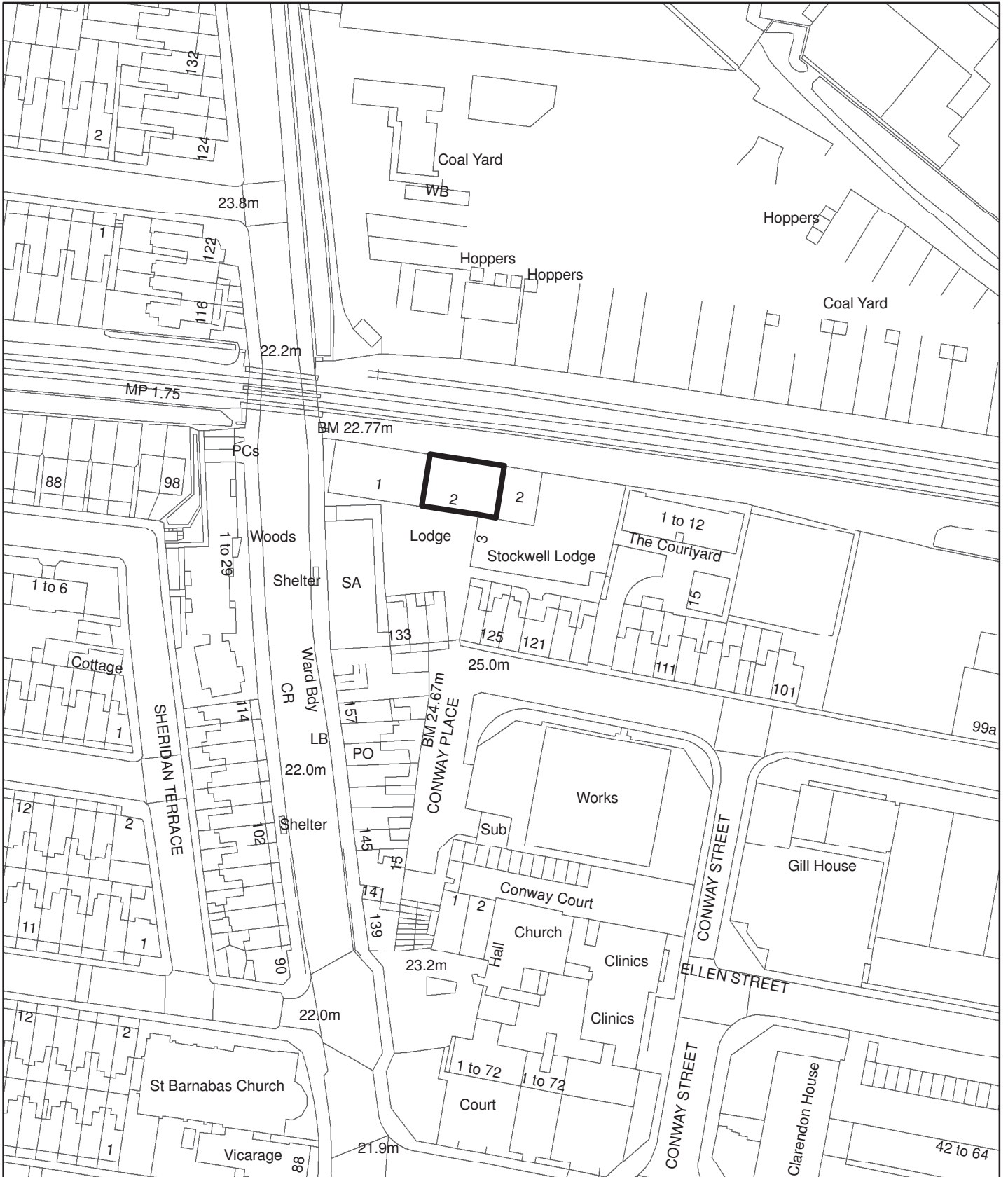
**PLANS LIST
ITEM G**

Unit 2, rear of 121 - 131 Conway Street, Hove

**BH2012/03987
Full planning**

05 JUNE 2013

BH2012/03987 Unit 2, 121-131 Conway Street, Hove.



Scale: 1:1,250

<u>No:</u>	BH2012/03987	<u>Ward:</u>	GOLDSMID
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Unit 2 121 - 131 Conway Street, Hove		
<u>Proposal:</u>	Change of use from Light Industrial (B1) to Stroke Care Facility (D1) and Martial Arts Facility (D2) (Retrospective).		
<u>Officer:</u>	Guy Everest Tel: 293334	<u>Valid Date:</u>	18/12/2012
<u>Con Area:</u>	Goldsmid	<u>Expiry Date:</u>	12/02/2013
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Lewis and Co Planning SE Ltd, Paxton Business Centre, Portland Road, Hove		
<u>Applicant:</u>	Ms Nikki Penny, The Clinic, Cart Lodge, Danworth Lane, Hurstpierpoint		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located on the north side of Conway Street close to its junction with Conway Place. The site is situated behind two-storey residential terraced properties fronting Conway Street and is accessed via a gap between nos. 127 and 129 (Conway Street). The application premises are within a single storey building containing light industrial uses which, together with an adjoining building in similar use, form an L-shape around a courtyard used for car parking / servicing.
- 2.2 To the north of the site are railway lines, to the west is a Salvation Army building and to the south two-storey residential buildings.

3 RELEVANT HISTORY

BH2013/00979: Application for variation of condition 4 of application 3/87/0895 (Change of use to 3no business class B1 units from existing builders depot) that the use hereby authorised shall be limited to the hours of 0700 to 2000 Monday to Friday , 1100 to 1700 Saturdays and Bank Holidays, no working on Sundays. Under consideration and included elsewhere on this agenda.

BH2012/03988: Application for variation of condition 4 of 3/87/0895 (Change of use to 3no Class B1 Units from existing Builders Depot) that the use hereby authorised shall be limited to the hours of 0700 to 2100 Monday to Saturday, and 1100 to 1500 hours on Sundays and Bank Holidays. Refused 20/03/2013.

BH2012/01778: Change of use of zone 'A' unit 2 from Light Industrial (B1) to Stroke and Neurological Physiotherapy clinic (D1). Refused 14/08/2012 for the following reason:-

1. *There is insufficient evidence to demonstrate that the premises have been actively marketed over a sustained period time or that the marketing strategy adopted was appropriate to the condition and commercial value of the building. It has therefore not been demonstrated that the premises is genuinely redundant. The application is therefore contrary to policy EM6 of the Brighton and Hove Local Plan.*

3/87/0895: Change of use to 4 Business Class B1 units from existing builder's depot. Approved 15/01/1988.

M/13709/68: Proposed builder's depot with loading and unloading bays and parking for 19 cars. Approved 02/09/1968.

4 THE APPLICATION

- 4.1 This application relates to Unit 2 only. Planning permission is sought for a change of use within Unit 2 from a Class B1 use to a Class D1 Stroke and Neurological Physiotherapy clinic (within 'Zone A') and a Class D2 martial arts training facility (within 'Zones B & C'). The application relates to a total floor area of approximately 232 sq metres. The changes of use have already taken place and the application is therefore retrospective.
- 4.2 As part of the application process the applicant and agent have submitted 5 letters from existing tenants of the site; 38 letters from customers of existing tenants of the site; 28 letters from employees based on the site; and 9 letters from business providing services to existing tenants of the site outlining the need for increased operating hours. A petition of 125 signatures raising no objections to the proposals has also been provided.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: 69** letters have been received from the addresses set out in Table A (attached to the rear of this report) supporting the application for the following reasons:-
 - the proposal entails a community use with minimal / no impact on the residents nearby;
 - the premises when marketed under B1 use attracted no interest;
 - health and fitness benefit;
 - neurological physiotherapy requires ground floor access without steps;
 - the uses are not open to the general public and are by appointment only;
 - provides services that the NHS can not provide;
 - no other local provision;
 - positive health contribution;
 - no disturbance to residents and local location means that less travel to the benefit of patients.
- 5.2 A **petition of 25 signatures** objecting to the application on the grounds of '*unacceptable noise from traffic and human traffic*'.

- 5.3 **4** letters have been received from **13 Clarendon House, Clarendon Road**; and **125, 127 & 129 Conway Street** objecting to the application for the following reasons:-
- unsuitable premises (due to accessibility) to treat stroke patients;
 - disturbance from cars and people coming and going from the premises;
 - the access is a narrow driveway, some sessions start at 6am and seven days a week until 10pm;
 - 10-22 cars are parked at any one time;
 - consultation has given residents only a limited opportunity to respond
 - and inappropriate for residential location especially on evenings, Sundays and Bank Holidays.
- 5.4 **2** letters have been received from **119 Conway Street** and **116 Sackville Road** requiring clarification of the proposed use and whether on-line gambling is operating from the premises.

Internal:

- 5.5 **Environmental Health:** Express concerns relating to whether a rehabilitation centre and martial arts facility and mutually compatible uses; martial arts centres can cause noise disturbance; and potential impact from the adjoining railway line.
- 5.6 **Economic Development:** No objection. The applicant has submitted detailed marketing information for a reasonable period with rental levels very reasonable. The unit was also refurbished in an attempt to attract tenants. The issues cited in the supporting information in letting the premises are accepted.
- 5.7 **Planning Policy:** Outlines that care is needed to ensure that the principle of policy EM6 is taken into account (maintaining employment premises to satisfy the needs of the city) and a suitable marketing period applied before permanent loss is accepted. The proposed use provides social benefits and according with local plan policies HO19 and SR17.
- 5.8 **Sustainable Transport:** No objection. The development is not forecast to generate significant additional trips above what is already permitted. The proposed level of parking accords with maximum standards outlined in SPGBH4. Recommend conditions to secure details of cycle parking and of a disabled car parking space.

6 MATERIAL CONSIDERATIONS

- 6.1 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.”
- 6.2 The development plan is:
- Brighton and Hove Local Plan 2005 (saved policies post 2007);
 - East Sussex, South Downs and Brighton and Hove Waste and Minerals Plan (Adopted February 2013);

- East Sussex and Brighton and Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton and Hove;
 - East Sussex and Brighton and Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton and Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton and Hove Local Plan:

TR1	Development and the demand for travel
TR7	Safe development
TR14	Cycle access and parking
TR18	Parking for people with a mobility related disability
TR19	Parking standards
SU10	Noise nuisance
QD27	Protection of amenity
EM6	Small industrial, business units and warehouse units

Supplementary Planning Guidance:

SPGBH4	Parking Standards
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Brighton and Hove City Plan Part One (submission document)

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The proposal does not raise any significant issues in terms of parking provision or highway safety. The main consideration in the determination of this application therefore relate to the principle of the proposed change of use of unit 2 and the impact on amenity for neighbouring residential occupiers.

Proposed uses - Principle

- 8.2 The application site comprises a single storey unit (unit 2) that was formerly in light industrial Class B1 use. The application seeks retrospective consent for a

change of use from Class B1 to a stroke care facility (Class D1) and a martial arts training facility (Class D2). Policy EM6 seeks to retain small industrial, business and warehouse premises for employment purposes unless, amongst other criteria, the premises have been assessed and are genuinely redundant.

- 8.3 The submitted Planning Statement includes marketing information from two separate commercial agents. The details indicate that marketing of the premises commenced in July 2011 and copies of press advertisements up until January 2012 have been provided. Further details have been provided for the period February 2012 to May 2012, including a press advertisement from 15th May 2012. It is understood that the response to this marketing was limited (with the most positive being from a physiotherapist) due to the limited amount of parking, constrained site access and problems with noise and early / late delivery and restricted working hours close to residential dwellings.
- 8.4 Whilst the submitted evidence is not entirely compelling it is apparent that the premises have been marketed for Class B1 use at a competitive rate for a reasonable period of time. Furthermore during the course of the application further details have been supplied of 17 other premises that are currently available elsewhere in the neighbourhood at a comparable rental level. The Council's Economic Development Team has commented that the rental levels sought by the applicant were very reasonable for the property and there are no adverse comments to the change of use.
- 8.5 The submitted marketing details also need to be balanced against other material planning considerations, including the social benefits of the proposed uses and the provision of 9 full time jobs and 2 part time jobs. The Stroke and Care Facility constitutes a new community facility which is supported by Local Plan policy HO19, and the Martial Arts Training constitutes a new sports and recreation facility which would be supported by Local Plan policy SR17.
- 8.6 The combination of submitted marketing information and the social and economic benefits provided by the uses is considered sufficient to fulfil the requirements of local plan policy EM6. The proposal would not therefore result in the unjustified loss of Class B1 accommodation in the City and the Planning Policy team do not object to the proposed change of use. A condition is however, recommended to require that the unit reverts back to Class B1 use upon cessation of the specific Class D1 / D2 uses.
- 8.7 It is noted that condition 3 of planning permission 3/87/0895 restricts use of the site to Class B1 use(s). This change of use proposed by this application would though supersede the restrictions of this condition.

Impact on Amenity:

- 8.8 Policy QD27 states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to adjacent users, residents or occupiers, or where it is liable to be detrimental to human health. Policy SU10 requires that proposals minimise the impact of noise on the occupiers of neighbouring properties and the surrounding environment.

- 8.9 The current planning permission for the premises restricts operating hours to 7.00 to 18.00 Monday to Friday, 7.00 to 13.00 on Saturdays and at no time on Sundays or Bank Holidays (3/87/0895). This current change of use application proposes operating hours of 07:00 to 20:00 Monday to Friday, 11:00 to 17:00 Saturdays and Bank Holidays with no working on Sundays. This represents an increase of 2 hours Monday to Fridays.
- 8.10 The commercial unit is sited along the rear boundary of the site and noise breakout from within the unit is not considered to be an issue. On the basis of the representations received as part of the application it is instead noise and disturbance from access and egress to both the site itself and specific units which is the main cause of concern.
- 8.11 It is appreciated that the proposed hours of use has potential to cause intermittent noise from employees and visitors arriving at and leaving the site. The application site does though comprise relatively small commercial units with limited on-site parking available. It is considered that the impact outside of what could be considered normal working hours, and primarily early evening Monday to Friday and during the daytime on Saturdays, would not be so significant as to warrant refusal of the application. The Council's Environmental Health Team has commented on the application and has advised that although there is a history of noise complaints no statutory nuisance has been identified.

Transport:

- 8.12 The Sustainable Transport Team has advised that the development would not result in increased trips to and from the site. On this basis the proposal would not warrant improvements to sustainable transport infrastructure in the vicinity of the site and would not create a harmful demand for travel.
- 8.13 The existing level of on-site parking accords with maximum standards outlined in SPGBH4 and details of cycle parking and a disabled car parking space are required through condition.

9 CONCLUSION

- 9.1 It has been satisfactorily demonstrated that Class B1 accommodation is genuinely redundant within unit 2 and the proposals do not conflict with Local Plan Policy EMG. The development would provide two acceptable uses on the site and offer benefits to the local community. The development would not lead to significant harm, by way of noise or disturbance, for occupants of adjoining residential properties. The proposed hours strike a balance between safeguarding neighbouring amenity and continued meaningful use of the site by employment generating uses. If noise complaints are received in the future they could be investigated through separate, non-Planning, Environmental Health legislation.

10 EQUALITIES

10.1 The existing entrance, which appears to provide adequate access, is not being altered as part of the application and details of disabled parking are required through condition.

11 PLANNING OBLIGATION / CONDITIONS / INFORMATIVES

11.1 Regulatory Conditions:

1) The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan	JP12/1020/1		14/12/2012
Site Plan	JP12/1020/2		14/12/2012
Floor Plan	JP12/1020/3		14/12/2012

2) The premises comprising Zone A, as identified on drawing no. JP12/1020/3, shall only be used as a stroke care facility and for no other purpose (including any other purpose in Class D1 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 and Hove Local Plan.

3) The premises comprising Zone B and Zone C, as identified on drawing no. JP12/1020/3, shall only be used as a martial arts facility and for no other purpose (including any other purpose in Class D2 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 and Hove Local Plan.

4) The uses hereby permitted shall not be operated except between the hours of 07:00 and 20:00 on Mondays to Fridays, and 11:00 and 17:00 on Saturdays and Bank Holidays and shall not be operated at anytime on Sundays (including Bank Holidays which fall on a Sunday).

Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton and Hove Local Plan.

5) The vehicle parking area shall be retained for the parking of motor vehicles belonging to the occupants of and visitors to the uses hereby approved.

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

6) Within 3 months of the date of this decision 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 3 months of such written approval 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 and Hove Local Plan.

- 7) Within 3 months of the date of this decision details of 1 on-site disabled car parking space shall be submitted to and approved in writing by the Local Planning Authority. The disabled car parking space shall provided and made available for use within 3 months of such written approval and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory disabled parking spaces are provided and to comply with policies TR18 and TR19 of the Brighton and Hove Local Plan.

- 8) The premises, comprising Zones A, B and C of unit 2 as identified on drawing no. JP12/1020/3, shall revert to their former Class BI use upon cessation of the specific uses hereby permitted.

Reason: To protect and retain employment accommodation in accordance with policy EM6 of the Brighton and Hove Local Plan.

11.2 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton and Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance:
(Please see section 7 of the report for the full list); and
 - (ii) for the following reasons:-
It has been satisfactorily demonstrated that Class B1 accommodation is genuinely redundant. The development would provide two acceptable alternative uses on the site and offer benefits to the local community. The development would not lead to significant harm, by way of noise or disturbance, for occupants of adjoining residential properties.

PLANS LIST – 05 JUNE 2013

TABLE A

Letters of Support have been received from the following addresses:-

Property Name / Number	Street
109	Arundel Road (Peacehaven)
Flat 3, 8	Bedford Square
12	Berkeley Road (London)
22	Borrowdale Close
46	Brentwood Crescent
Flat 10, 57-58	Brunswick Road
Flat 3b, 56	Brunswick Square
26	Caburn Heights
Flat 5	Cedarcroft
1	Chapel Terrace
38	Cheltenham Place
33	Cobton Drive
28	Coldean Lane
Unit 3 Stockwell Lodge	Conway Street
9	The Cottage
51	Dakin Close
107	Dean Court Road
29	Denmans Lane
59B	Ditchling Rise
17	Doddington Lane (Claypole)
4 King John Court	Emerald Quay (Shoreham)
Vicarage Farm House	Far Hill Lane
48	Fawn Rise
3A	First Avenue
176A	High Street (Lewes)
52	Highdown Road
24	Hill Brow
Flat 12 Jasmine Court	136 Holland Road
19	Juniper Close (Worthing)
Flat 10, 25	Lansdowne Road
73	Larkfield Way
17	Lennox Road
31	Lewes Road (Ditchling)
Church Cottage	Lewes Road (Westmeston)
82	Lincoln Road (Tuxford)
39	Lowther Road
136	Maypole Road
75	Main Street Claypole (Newark)
Flat 2	Meadsway
4	Meacham Meadow
5	Millyard Crescent
97	Nevil Avenue
30	New Swan Close (Lincoln)
119	Newick Road

PLANS LIST – 05 JUNE 2013

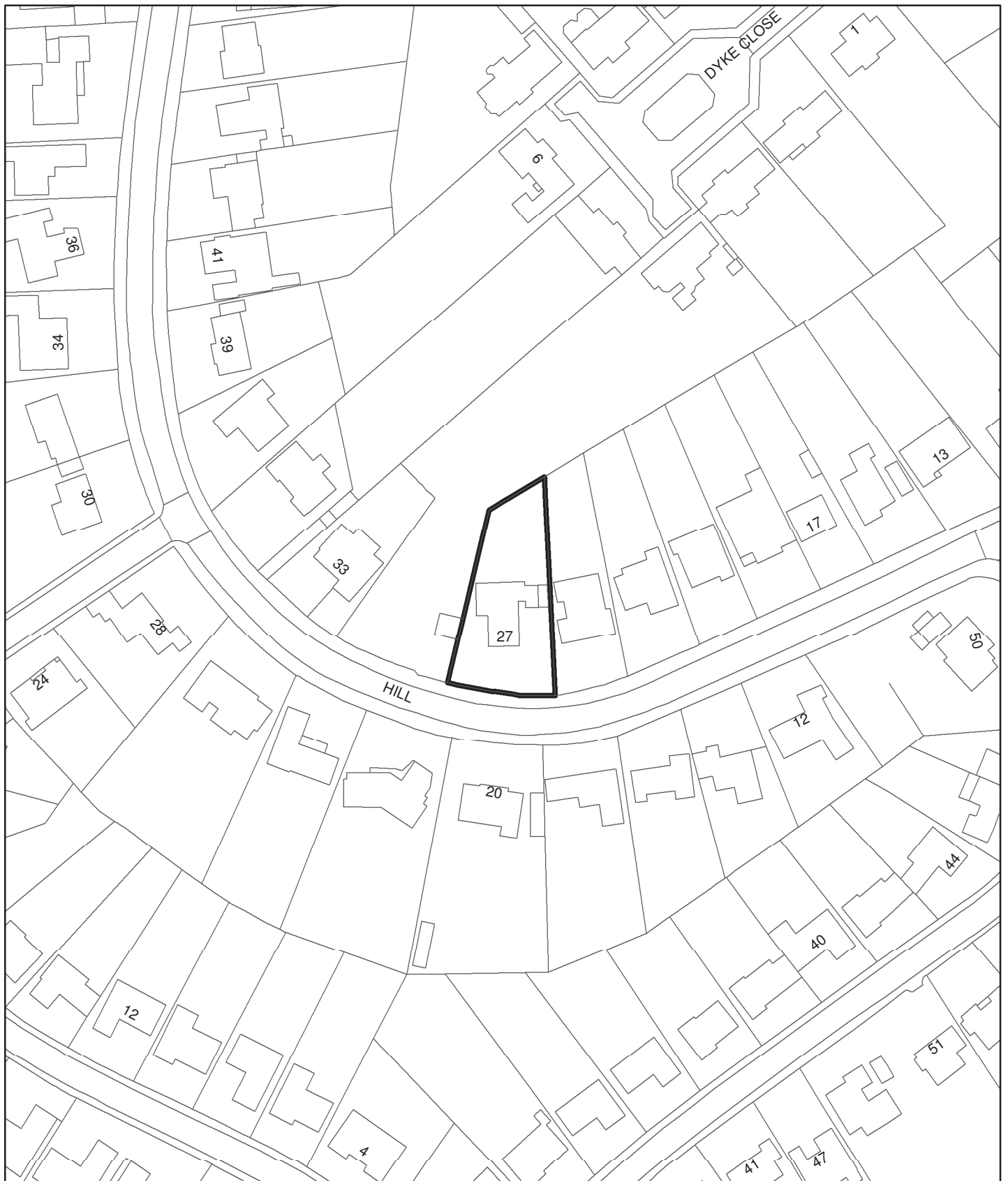
5	Norman Road
Flat 2	26 Norton Road
21	Oakapple Road
38	Perryfields
7	Purton Road (Horsham)
Malvern	Radford Road (Tinsley Green)
30	Regency Square
2	Shaftesbury Place
4	Shakespeare Road
Flat 5	Spital Hill (Retford)
1	St. Keyna Avenue
14 Gladstone House	70 Stroudley Road
182	Upper Shoreham Road
210	Victoria Drive
14	Waterloo Street
18	West Hill Place
46	Westfield Crescent
14	Withdean Crescent

**PLANS LIST
ITEM H**

27 Hill Brow, Hove

**BH2013/01182
Householder planning**

05 JUNE 2013



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2013/01182	<u>Ward:</u>	HOVE PARK
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	27 Hill Brow, Hove		
<u>Proposal:</u>	Erection of single storey front extension.		
<u>Officer:</u>	Robert McNicol Tel 292322	<u>Valid Date:</u>	11/04/2013
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	06/06/013
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Jon Andrews Ltd., Chilcote, Threals Lane, West Chiltington, West Sussex		
<u>Applicant:</u>	Mrs Jayne Bennett, 27 Hill Brow, Hove		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is occupied by a detached bungalow on the north side of Hill Brow. It is constructed of brick with UPVC windows and doors, and a tiled pitched roof.
- 2.2 Due to the hilly nature of the area, the property is on slightly higher ground than the road it fronts onto; the houses opposite are on lower ground still. The bungalow is set back some 10 metres from the back edge of the pavement and has a number of trees and shrubs in the front garden. The bungalow is close to both side boundaries.
- 2.3 The adjacent property to the east is no. 25 Hill Brow. This house is single storey at the front and two storeys at the rear. On the ground floor the house has a dining room with glazed doors facing toward the side of the application property with a small courtyard between the dining room and the shared boundary.

3 RELEVANT HISTORY

BH2012/03379: Planning permission was granted for the erection of a first floor extension to create a two storey house (Revisions to BH2010/01488). This approval has not yet been implemented.

BH2010/01488: Planning permission was granted on 23rd August 2010 for the erection of a first floor extension to create a two storey dwelling.

BH1998/02592/FP: Planning permission was granted on 12th March 1999 for re-building attached store and proposed first floor extension within re-profiled roof void.

M/11182/64: Planning permission was granted on 1st January 1965 for an additional garage.

M/7584/60: Planning permission was granted on 18th November 1960 for the addition of a bedroom and porch at rear.

4 THE APPLICATION

- 4.1 Planning permission is sought for the erection of a single storey front extension to be used as a garage.

5 PUBLICITY & CONSULTATIONS

5.1 **External:**

Neighbours: None received.

5.2 **Internal:**

Sustainable Transport: Support. Recommended approval as the Highway Authority has no objections to this application. The proposals are not considered to have a negative highway impact.

6 MATERIAL CONSIDERATIONS

- 6.1 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.”

- 6.2 The development plan is:

- Brighton & Hove Local Plan 2005 (saved policies post 2007);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
- East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
- East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.

- 6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.

- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.

- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.

- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

TR19	Parking standards
QD2	Design – key principles for neighbourhoods
QD14	Extensions and alterations
QD27	Protection of Amenity

Supplementary Planning Guidance:

SPGBH4	Parking Standards
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Brighton & Hove City Plan Part One (submission document)

CP12	Urban design
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8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the impact of the extension on the appearance of the existing property and the surrounding area, the effect of the proposed extension on the residential amenity of neighbouring properties and the extant permission.

Planning Policy:

- 8.2 Policy QD2 of the Brighton & Hove Local Plan states that all new developments should be designed to emphasise and enhance the positive qualities of the local neighbourhood, by taking into account the local characteristics.
- 8.3 Policy QD14 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:
- is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area;
 - would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
 - 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
 - uses materials sympathetic to the parent building.
- 8.4 Policy QD27 states that planning permission for any development will 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.

Design:

- 8.5 The proposal would involve the construction of a garage extension, close to the eastern boundary of the site. The property has an existing small extension that projects forward on this side of the building, and the garage extension would

extend this to the front. The extension has been designed so that the front roof slope of the garage would be in line with the main roof slope of the property.

- 8.6 The garage would be constructed of brick and concrete tiles, which would match the external construction of the recipient property.
- 8.7 The proposed garage is considered to have an acceptable impact on the appearance of the recipient property. The garage would not excessively dominate the appearance of the front elevation, with the main front part of the building – which contains the living room – remaining dominant due to its width and higher roof. The hipped roof design and use of matching materials mean that the garage design is sympathetic to the appearance of the recipient property.
- 8.8 The street scene has a variety of detached residential properties, varying both in style and form. Most other properties nearby have integral garages. Like other houses in the street, the application property is set back from the pavement; the garage would bring this part of the bungalow closer to the street and the garage would be more prominent than the existing front projection, although the garage would be in line with the front bay of the main part of the property. The resulting property would therefore not be uncharacteristically prominent or dominate this part of the street scene.
- 8.9 The property has two extant planning permissions (BH2010/01488 and BH2012/03379), both of which would involve the construction of a second storey. The works approved in these schemes would be to the main western part of the property, and it would be possible to undertake those works as well as the garage extension that is the subject of the current application. The combination of these schemes is considered to also have an acceptable design. The garage extension would remain subservient to the larger two storey part of the building, and the resulting house would not be an excessively bulky or dominant building when viewed as part of the street scene.

Landscaping:

- 8.10 A small extent of border planting would be removed in front of the garage, with the gravel drive extended to allow for access. The property has extensive planting to the front, including a variety of trees and shrubs. The loss of this area of planting would not have a significant impact on the appearance of the property.

Impact on Amenity:

- 8.11 The proposed garage would extend alongside the boundary of no. 25 Hill Brow. That property is a part 1 storey and part 2 storey building, with the single storey element to the front of the house. No. 25 has a dining room with glazing to the side elevation and a courtyard between the house and the shared boundary with no. 27. This is located adjacent to the current front projection of no. 27, which the application seeks to extend forward. The proposed extension would be visible from this courtyard and from the dining room behind it. However, the extension would largely be to the front of this courtyard area, and the increase in roof height would be toward the front of the extension. It is not considered

that it would cause a significant loss of outlook or light, or be significantly overbearing in relation to the adjacent property. No windows are proposed in the flank elevation of the garage extension facing north and no additional overlooking or loss of privacy would occur.

Sustainable Transport:

- 8.12 The overall level of car parking on the site would be retained, with the garage built over the existing courtyard parking area. The current access from the street would not be altered. The proposals would therefore not result in significant alterations to the level of parking or vehicular access from the street.

9 CONCLUSION

- 9.1 The proposed extension would have a sympathetic appearance in relation to the recipient property and would not be unduly prominent in the street scene. Due to the position of the proposed extension, the proposal would not result in any significant or material loss of amenity for neighbouring residents.

10 EQUALITIES

- 10.1 No issues identified.

11 CONDITIONS / INFORMATIVES

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

Plan Type	Reference	Version	Date Received
Block plan, site location plan, proposed floor plans and elevations	459/06		11 April 2013
Existing floor plans and elevations	459/04	A	11 April 2013

- 3) 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.

11.2 Informatives:

- 1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the

PLANS LIST – 05 JUNE 2013

approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, 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 extension would have an acceptable impact on the appearance of the recipient property and the wider area, and would not cause a significant loss of amenity for neighbouring residents.

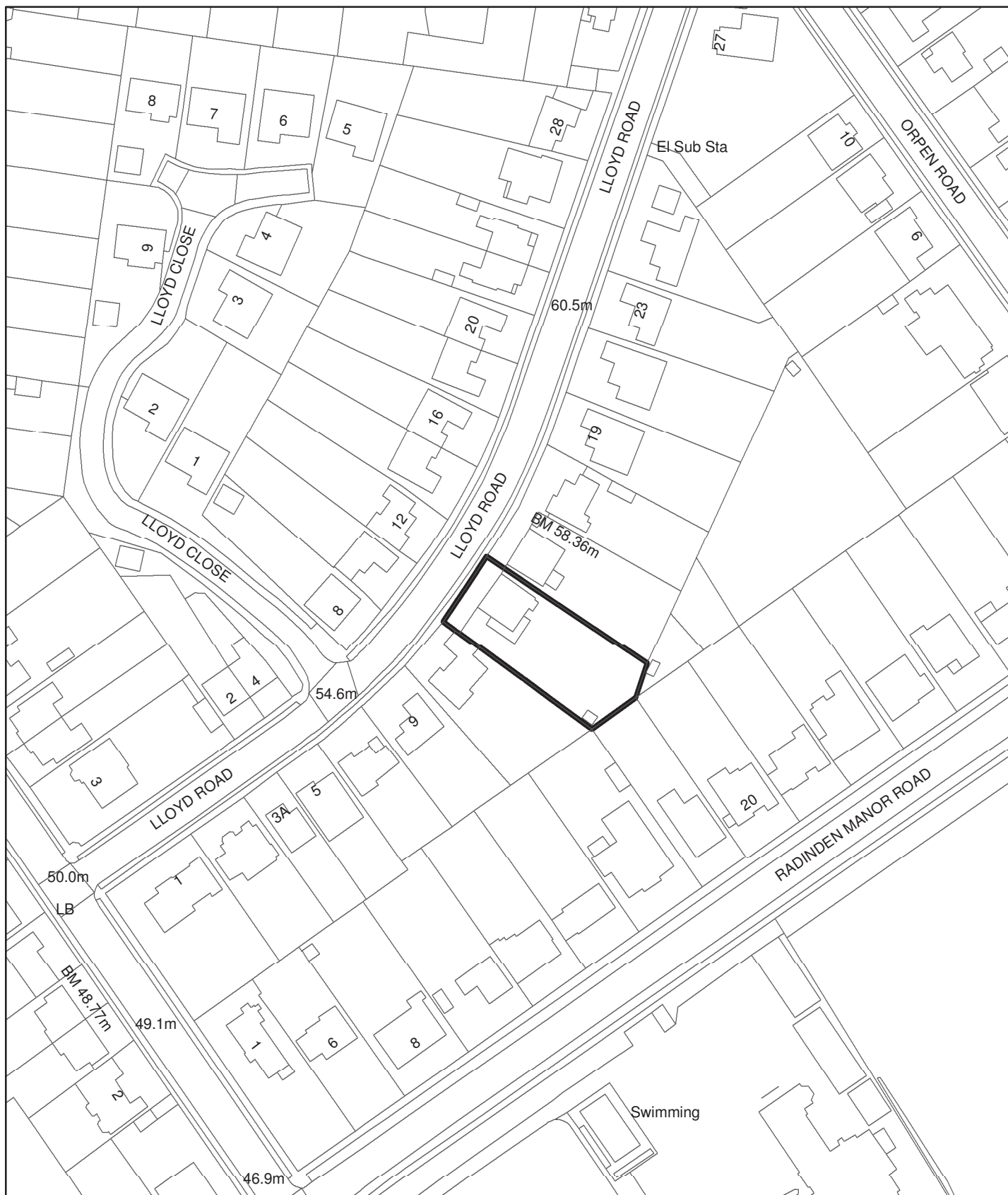
**PLANS LIST
ITEM I**

13 Lloyd Road, Hove

**BH2013/00900
Householder planning**

05 JUNE 2013

BH2013/00900 13 Lloyd Road, Hove.



**Brighton & Hove
City Council**



Scale: 1:1,250

PLANS LIST – 05 JUNE 2013

<u>No:</u>	BH2013/00900	<u>Ward:</u>	HOVE PARK
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	13 Lloyd Road, Hove		
<u>Proposal:</u>	Erection of part single part two storey extension to the front, side and rear.		
<u>Officer:</u>	Adrian Smith Tel 290478	<u>Valid Date:</u>	03/04/2013
<u>Con Area:</u>	Hove Park Ward	<u>Expiry Date:</u>	29/05/2013
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	PlanRight UK Ltd, 464B Groby Road , Leicester		
<u>Applicant:</u>	Ms Sarah Dibsall, 13 Lloyd Road, Hove		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **REFUSE** planning permission for the reason set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site comprises a detached house located on the east side of Lloyd Road. The property forms one of a pair with No.15 Lloyd Road and is characterised by a large front gable with a smaller two storey wing recessed to the side and rear behind a single storey garage. A large side garden sits to the southern side.
- 2.2 Lloyd Road is characterised by large mostly detached houses of varying inter-war appearance. Notwithstanding the variations in appearance, the buildings in the street are generally characterised by two storey front projections, with the main body of the building recessed behind.

3 RELEVANT HISTORY

BH2005/02305/FP: Chalet style new dwelling at rear and garage. Refused 04/04/2006.

4 THE APPLICATION

- 4.1 Planning permission is sought for the addition of a two storey extension to the front and south side of the building. The extension would square the current 'L' shape footprint to the property and would feature a gable frontage to match the existing.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: 1 (one)** letter of representation has been received from **11 Lloyd Road** in support of the application.
- 5.2 **Councillor Brown** supports the application and has requested it to be placed before the Planning Committee in the event refusal is recommended. A copy of her comments are appended to the report

6 MATERIAL CONSIDERATIONS

- 6.1 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.”
- 6.2 The development plan is:
- Brighton and Hove Local Plan 2005 (saved policies post 2007);
 - East Sussex, South Downs and Brighton and Hove Waste and Minerals Plan (Adopted February 2013);
 - East Sussex and Brighton and Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton and Hove;
 - East Sussex and Brighton and Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton and Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton and Hove Local Plan:

- | | |
|------|----------------------------|
| QD14 | Extensions and alterations |
| QD27 | Protection of Amenity |

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the impact of the proposed development on the appearance of the building and the amenities of adjacent occupiers.
- 8.2 Policy QD14 of the Brighton and Hove Local Plan states that planning permission for extensions or alterations to existing buildings 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.
- 8.3 In considering whether to grant planning permission for extensions to residential properties, account will be taken of sunlight and daylight factors, together with orientation, slope, overall height relationships, existing boundary treatment and how overbearing the proposal will be.
- 8.4 Policy QD27 of the Brighton and Hove Local Plan states that planning permission for any development or change of use will 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.

Design and Appearance:

- 8.5 The existing property originally formed a matching pair with No.15 Lloyd Road however it has been modified at some point in its history with whitewashed brickwork and tile hanging to the front gable. The front gable is two storeys in height with a low eaves line and forms the main body of the building. A recessed two storey wing extends perpendicular to the south side, set behind a single storey garage. The proposal seeks to extend the building 3.4m to the side and square its footprint with a two-storey front and side extension. The extension would lie flush with the existing front elevation, and would be formed of a gable end to match exactly the existing. A 2.8m deep single storey extension would be added to the rear, replacing an existing sunroom of the same depth, with a further 1.1m wide single storey lean-to extension to the south side. The plans detail that the front part of the extension would contain a 'granny flat' accessed from within the main part of the house, to be used initially by an au-pair.
- 8.6 It is considered that the principle of extending to the side with a two storey addition may be acceptable given the large side garden to the property.

However, concern is raised at the bulk of the extension proposed, in particular its position flush with the existing front elevation and the scale and massing of its gable roofline.

- 8.7 Policy QD14 requires extensions to buildings to be well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Where buildings are to be extended it is generally considered good design practice for such extensions to be subservient features that are clearly read as secondary elements to the original form of the building. In this instance, the original form of the building comprises the dominant gable frontage and as such any extension to the building should respect the primacy of this feature. Indeed it is noted within the street scene that there is a consistent pattern of two storey front projections, with the remainder of the building recessed behind. This general characteristic of the area reduces the bulk of each property and further reinforces the view that any extension to this property should respect the visual primacy of the existing front gable.
- 8.8 However, the extension as proposed would be formed of a matching two storey gable set flush with the front of the existing building. The building's two storey frontage would consequently be extended from 6.3m in width to 12.7m in width, with two competing gable elements sitting side-by-side. The architectural primacy of the existing original gable and the stepped footprint of the building would be entirely lost, and a significant degree of new massing introduced across the majority of the frontage to the site. This would be at odds with the general pattern of development within the street, where each building generally comprises forward and recessed elements that serve to break up their respective massing, and would harm the character and appearance of the street scene.
- 8.9 Further, the majority of the south flank wall and roof of the extension would be highly visible when approaching the site from the south given the more recessed position to No.11 Lloyd Road and the 6m separation between the buildings (at first floor level). The length and bulk of the flank wall and roof, in combination with the scale and forward position of its gable frontage, would result in an extension that fails to sit appropriately against the original composition of the building, and fails to respect the general pattern of development within the street. As such the proposed extension fails to represent a well designed, subordinate addition to the existing original form of the building, contrary to policy QD14 of the Brighton and Hove Local Plan. In reaching this conclusion regard has been had to the applicant's desire to form a 'granny flat' to be occupied initially by an au-pair, however given the substantial footprint of the building and site, it is considered that there is ample opportunity to secure such an annex without the need for an extension of such scale and forward position.

Impact on Amenity:

- 8.10 The proposed extensions would be confined to the southern half of the plot and as such would not alter the current impact of the building on the amenities of No.15 Lloyd Road to the north. The extension would be set 4m from the southern boundary with No.11 Lloyd Road, with all windows to the rear part of the extension being at high level. From the site visit it was noted that No.11 had

no side facing windows and was separated from the site by an attached single storey garage. The separation of the proposed extension from the boundary was such that, although on higher ground level, it would not significantly oppress or otherwise overshadow or overlook the rear windows and garden to No.11 Lloyd Road. Similarly, in view of the 30m rear garden to the application site it would not result in any amenity impact to the properties to the rear, themselves set at a separation of approximately 50m. For these reasons the proposed development is considered to accord with policy QD27 of the Brighton and Hove Local Plan.

- 8.11 However, the acceptability of the proposal in terms of its impact on adjacent occupiers is not considered to outweigh the harm identified in terms of uncharacteristic and dominating scale, massing and forward position of the proposed extension within the street scene. For this reason the refusal of permission is recommended

9 CONCLUSION

- 9.1 The proposed two-storey extension, by virtue of its scale, massing and forward position, fails to represent a suitably well designed and subordinate addition that respects the original form of the building and the architectural primacy of its existing gable frontage, contrary to development plan policies.

10 EQUALITIES

None identified.

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reason for Refusal:

1. The proposed two-storey extension, by virtue of its scale, massing and forward position, fails to represent a well designed and subordinate addition that respects the original form of the building and the architectural primacy of its existing gabled frontage and would harm the character and appearance of both the original dwelling and the wider street scene. The proposals are thereby contrary to policy QD14 of the Brighton and Hove Local Plan

11.2 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton and Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Site plan and block plan	-	-	21/03/2013

Existing plans and elevations	LR1	-	21/03/2013
	LR2	-	21/03/2013
Proposed plans and elevations	LR3	-	17/05/2013
	LR4	-	17/05/2013



**Brighton & Hove
City Council**

PLANS LIST – 05 JUNE 2013

COUNCILLOR REPRESENTATION

Adrian Smith

From: Vanessa Brown
Sent: 17 May 2013 12:51
To: Adrian Smith

Dear Mr Smith

Re: BH2013/00900 13 Lloyd Road Hove

If you should decide to recommend refusal for this planning application I would like it to be put before the Planning Committee for decision.

I ask this as I do not believe this would be an overlarge or bulky extension. There are other houses of this size in the road .The present house and garage is not particularly attractive and I think this extension would actually improve the visual appearance.

It would still be more than 3 metres away from the next door boundary and I believe that the neighbours are supportive.

Yours sincerely

Vanessa Brown

**PLANS LIST
ITEM J**

Westview, Cornwall Gardens, Brighton

**BH2013/00491
Householder planning**

05 JUNE 2013

BH2013/00491 Westview, Cornwall Gardens, Brighton.



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2013/00491	<u>Ward:</u>	WITHDEAN
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	Westview Cornwall Gardens Brighton		
<u>Proposal:</u>	Extensions and alterations to existing chalet bungalow to form a two storey house.		
<u>Officer:</u>	Robert McNicol Tel 292322	<u>Valid Date:</u>	14/02/2013
<u>Con Area:</u>	Preston Park	<u>Expiry Date:</u>	11/04/ 2013
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Lewis & Co Planning SE Ltd, Paxton Business Centre, Hove		
<u>Applicant:</u>	Mr & Mrs Anderson, C/O Lewis & Co Planning		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **REFUSE** planning permission for the reasons set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to a detached chalet bungalow on the east side of Cornwall Gardens. Westview is in a group of three detached bungalows, with two similar bungalows opposite. These are inter-war buildings in an English Vernacular style.
- 2.2 Cornwall Gardens slopes down from north to south. To the immediate north is Cinderford, also a bungalow but with significantly higher eaves and roof level. Further to the north the road has mainly semi-detached Edwardian houses on the east side, with prominent gable ends and other attractive decorative features.
- 2.3 Cinderford, to the north, is built on higher ground, and the windows on the south elevation therefore look onto the side roofslope of Westview. There are two windows on the southern side of Cinderford: a secondary window to the front bedroom and the sole window of another bedroom. There is some low shrubbery between the properties.
- 2.4 To the immediate south of Westview is a three storey block of flats. The side elevation of this is over 5 metres from the side wall of Westview, with a stepped brick wall on the boundary. The side elevation of this block facing the application site has small, secondary windows on all floors.

3 RELEVANT HISTORY

BH2012/01933: Extensions and alterations to existing chalet bungalow to form a two storey house. Refused 17/08/12.

4 THE APPLICATION

- 4.1 Planning permission is sought for extensions and alterations to the existing chalet bungalow to form a two storey house.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Seven (7)** letters of representation have been received from **Lydstep, Cornwall Gardens; Flat 7, 2 Cornwall Gardens; 8 Cornwall Gardens; 45 Stepney Court, New England Street; 42 Florence Road; Flat 3, 43 Preston Park Avenue; and 2 Rugby Road, supporting** the application, primarily supporting the design of the proposed extension.

Internal:

- 5.2 **Heritage: Object.** The proposal is to add an additional storey to the building in a traditional form, but with modern detailing and approach to materials with substantial extensions at the rear as well. The roof would be slate covered and it appears that the front walls would be rendered. Extensive use would be made of timber cladding to the rear.
- 5.3 It is considered that an additional storey could be added to the building without harming the street scene as the buildings on either side are taller. However, the loss of the building's original features and materials are considered harmful to the character of the building and the street scene.
- 5.4 The proposed mix of materials and styling conflict with its traditional English Vernacular form and would be out of character with the street. The loss of the building's original front door with its stained glass leaded lights and side window in the porch detracts from the character of the building. The fully glazed gables with leaded lights are also an inappropriate and incongruous feature.
- 5.5 Too many materials are proposed and some of these are not appropriate to the building or this part of the conservation area, or in the case of render is used excessively. The use of slate for the roof and hanging on the bays and room over the garage is not appropriate in this street which is entirely dominated by red and red-brown roof tiles and tile hanging. Dark timber cladding is also inappropriate and out of character with the original building the conservation area. The rendering over of the existing brickwork and the resultant fully rendered front and side elevations (apart from the slate hanging) also results in the loss of the original character of the building.
- 5.6 Rooflights are not a traditional feature on the front of buildings of this period and form and where visible from the street would detract from the character of the street scene.
- 5.7 **Arboriculture: No objection.** There would be a loss of 1 Macrocarpa that is not of fine form. No objection subject to suitable conditions being attached to any consent granted.

6 MATERIAL CONSIDERATIONS

- 6.1 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.”
- 6.2 The development plan is:
- Brighton & Hove Local Plan 2005 (saved policies post 2007);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
 - East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
 - East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

QD2	Design – key principles for neighbourhoods
QD14	Extensions and alterations
QD16	Trees and hedgerows
QD27	Protection of Amenity
HE6	Development within or affecting the setting of conservation areas

Supplementary Planning Documents:

SPD06	Trees & Development Sites
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Brighton & Hove City Plan Part One (submission document)

SS1	Presumption in favour of sustainable development
CP12	Urban Design
CP15	Heritage

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the impact of the extension on the appearance of the existing property and the surrounding Preston Park conservation area, and the effect of the proposed extension on the residential amenity of neighbouring properties.

Planning Policy:

8.2 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.

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

8.4 Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will 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.

8.5 Policy HE6 of the Brighton & Hove Local Plan states that proposals within or affecting the setting of a conservation area should preserve or enhance the character or appearance of the area and should show:

- a. A consistently high standard of design and detailing reflecting the scale and character or appearance of the area, including the layout of the streets, development patterns, building lines and building forms;
- b. The use of building materials and finishes which are sympathetic to the area;
- c. No harmful impact on the townscape and roofscape of the conservation area;
- d. The retention and protection of trees, gardens, spaces between buildings, and other open areas which contribute to the character or appearance of the area;

- e. Where appropriate, the removal of unsightly and inappropriate features or details; and
- f. The retention and, where appropriate, the reinstatement of original features such as chimneys, chimney pots, gates, railings and shopfronts and small scale architectural details such as mouldings which individually or cumulatively contribute to the character or appearance of the area.

Design:

Design of the Scheme:

- 8.6 The proposal would involve the addition of a full second storey to the property and raising the roof. The property would also be extended to the rear.
- 8.7 The resulting front elevation would have a significantly altered appearance, with the front bays continued into the first floor. The windows would be leaded with white painted timber frames, and the first floor windows would continue into the projecting gable ends. The front roofslope would have one rooflight, with the roof, the first floor above the garage and the bays between the ground and first floor windows all tile hung with dark slate. The front of the building would be rendered.
- 8.8 To the rear, the building would have a two storey projection on the southern side of the plot and a single storey, flat-roofed projection on the northern side. The ground floor and the projecting part of the first floor would be clad in dark timber cladding, with the first floor rendered. A green/living wall with creepers would be installed on the rear wall above the flat roof extension. Windows and doors on the rear would have grey aluminium frames.
- 8.9 The proposed design is an amended scheme, following the refusal of a previous application (BH2012/01933). The amended scheme has sought to address the issues raised in the reasons for refusal, with the use of timber cladding to the front elevation replaced with hung slate to the window bays, the ground floor front windows retained and timber windows with leaded lights on the upper storey. The roof forms to the sides and rear of the building are simplified in comparison to the previous scheme.
- 8.10 The design of the upper floor front windows is considered to be an unattractive feature. The combination of fully glazed gable ends and leaded timber windows would be a contrived combination of modern design and traditional features. It is recognised that the design is a response to the site location, with the low eaves height positioned to match the eaves height of the neighbouring bungalow (Cinderford). However, this is not considered sufficient justification for this awkward design feature which would harm the character and appearance of the original building and wider area.
- 8.11 In addition, the proposed front rooflight does not line up with the fenestration below and is oversized and would be overly visually prominent within the roofslope.

Design in Context:

- 8.12 The property is located within the Preston Park Conservation Area. The surrounding streets were developed in the early years of the 20th century, with a variety of attractive residential buildings. These buildings are predominantly of brick construction with red or red-brown clay tile roofs and timber windows. Westview is an inter-war bungalow in an English vernacular style, and is one of a small group of similar properties at this end of Cornwall Gardens.
- 8.13 Whilst the resulting house would be higher than the other nearby bungalows, the design of the scheme has sought to minimise this impact by matching the eaves height of the adjacent property (Cinderford). The building would also be a storey lower than the adjacent block of flats. The addition of a storey to this building is not objected to in principle and is not considered in itself to be detrimental to the character of the area.
- 8.14 The use of slate and render for the front elevation would give the building a more modern appearance than the existing building and the nearby houses, which are predominantly of brick construction with tiled roofs. Whilst some other properties in Cornwall Gardens are rendered, these are more usually either pebble-dash rendered to the first floor or rendered in conjunction with the use of part-timbering. The combination of the slate roof, timber cladding, and aluminium framed doors and glass balustrades would also be a significant departure from the appearance of most nearby buildings in the conservation area and would thereby not preserve or enhance its character in accordance with policy HE6.

Landscaping:

- 8.15 The positioning of trees and hedges has been identified on the site plan. The scheme would result in the loss of one Cupressus Macrocarpa tree to the rear of the property; this is considered acceptable by the Arboriculturalist. Other trees would need to be protected during the course of construction, should permission be granted; this could be secured by condition.

Impact on Amenity:

- 8.16 The current scheme would have less bulk on the northern side of the plot, closest to Cinderford, than the previously refused application. The previous reason for refusal relating to the impact on a side window on the south side of Cinderford has now been overcome through the reduction in massing on this side of the proposed building. Whilst the extension would be noticeable from the side bedroom window of Cinderford, it is not considered that it would be significantly overbearing nor cause a significant loss of outlook or in relation to this room to an extent that would now justify refusal on these grounds.
- 8.17 The proposal would introduce a significant addition of bulk to the southern side, however there is a driveway of over 4 metres in width to the north of Cornwall House, the block of flats to the south. The property would not be any nearer to the adjacent boundary than the current property. The scheme would not lead to additional overlooking or loss of privacy that would justify refusal on these grounds.

9 CONCLUSION

9.1 The design of the proposed front windows and rooflight would be an unattractive feature that would detract from the appearance of the property. The use of modern materials would have a detrimental impact on the character and appearance of the Preston Park Conservation Area.

10 EQUALITIES

10.1 No issues identified.

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reasons for Refusal:

1. By virtue of the use of fully glazed gable ends in conjunction with the use of leaded windows and oversized and poorly sited rooflight, the proposed front elevation would have an unattractive and contrived appearance that would be detrimental to the appearance of the recipient property and the Preston Park Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.
2. By virtue of the use of slate, render and timber cladding, the proposed development would have a modern appearance that would be unsympathetic to the character and appearance of the Preston Park Conservation Area. The proposal is therefore contrary to policy HE6 of the Brighton & Hove Local Plan.

11.2 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Location plan, existing block plan, street scene elevation and site plans	CGWRPO/01		14 February 2013
Existing ground and first floor plans	CGWRPO/02		14 February 2013
Existing front and rear elevations	CGWRPO/03		14 February 2013
Existing side elevations	CGWRPO/04		14 February 2013
Location plan, proposed block plan, street scene elevation and site plans	CGWRPO/05		14 February 2013
Proposed ground and first floor plans	CGWRPO/06		14 February 2013

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Proposed front and rear elevations	CGWRPO/07		14 February 2013
Proposed side elevations	CGWRPO/08		14 February 2013

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Application BH2012/01571 – Appeal against refusal to grant planning permission for a ground floor rear kitchen extension. **APPEAL DISMISSED** (delegated decision)

I – 79 CARDEN AVENUE – PATCHAM 149

Application BH2012/03635 – Appeal against refusal for erection of single-storey rear extension with flat roof and rooflights. **APPEAL ALLOWED** (delegated decision)

J – 17 GLEBE VILLAS – WISH 151

Application BH2012/02053 – Appeal refusal to grant planning permission for rear and side single-storey extension and crossover; front boundary brickwork pier to be re-built in new location to allow crossover. **APPEAL ALLOWED** (delegated decision)

K – 73 GORDON ROAD – WITHDEAN 153

Application BH2012/02949 – Appeal against refusal to grant planning permission for joint application comprising works to both No 71 and 73 Gordon Road comprising of: demolition of existing single storey and construction of new double storey on same footprint. **APPEAL DISMISSED** (delegated decision)



Appeal Decision

Site visit made on 23 April 2013

by R J Marshall LLB DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 16 May 2013

Appeal Ref: APP/Q1445/D/13/2194021

The Bungalow, 11 Hangleton Lane, Hove, BN3 8EB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr J Phillips against the decision of Brighton & Hove City Council.
 - The application Ref BH2012/02882 was refused by notice dated 3 January 2013.
 - The development proposed is erection of single storey side, rear and front extensions incorporating associated roof alterations.
-

Decision

1. The appeal is dismissed.

Main issue

2. The main issue in this appeal is the effect of the proposed development on the character and appearance of the Hangleton Conservation Area and on the setting of listed buildings.

Reasons

3. The appeal property is a detached bungalow of 1960's style. The principle impact of the proposed extensions would be their proposed forward projection and associated changes to the roof and the enlargement of an already substantial feature chimney.
4. The site lies in a corner location in a suburban area comprising a mix of houses and bungalows. Within this suburban area is the Hangleton Conservation Area. The appeal site lies just within its boundaries and in the limited part of that area incorporating relatively modern road frontage housing. However, close to the site lies the grade II star listed Hangleton Manor Inn and The Old Manor House, the earliest part of which dates from the late 15th Century, and the grade II listed The Cottage and Rookery Cottage dating from the 16th Century. Of these only the grade II star listed building is mentioned in the Conservation Area appraisal. However, The Cottage and Rookery Cottage also add substantially to the attractiveness of this designated area. A key view of these buildings is from across the car park of the grade II star listed building. However, pleasing views, albeit more limited, are also obtained of both buildings from areas in which the appeal site lies in their foreground.
5. That part of the Conservation Area that extends north eastwards away from the appeal site and the listed buildings comprises a spacious open area, following historic field boundaries. This area links Hangleton Manor Inn and

The Old Manor House to St Helen's Church which is the oldest architectural structure in Hove or Brighton.

6. The Conservation Area appraisal says that it is unfortunate that Nos. 24 -44 Hangleton Lane visually disturb this connection. These are the frontage houses within the Conservation Area in the vicinity of the appeal site. The location of the appeal building is such that it does not have the same effect on the connection between the listed buildings and the church. It does, however, along with most of the surrounding suburban housing, detract from the immediate historic semi-rural setting of the listed buildings. That said the appeal property is a reasonably unobtrusive and attractive design which minimises this harm.
7. The proposed extensions, by bringing the building further forward, extending it to the east and adding to the bulk and mass of the roof, may not greatly impede views of the listed buildings. Nor would it be greatly viewed over the hedge between The Cottage and Rookery Cottage. However, by introducing a more dominant structure in the foreground of views of the grade II and grade II star listed buildings in views from the west and north-west it would detract further from their settings. Furthermore, although in many respects the proposed extensions would accord acceptably with the design of the appellant's bungalow it introduces a notably dominant and intrusive feature chimney that would look most out of keeping and which lacks the more pleasing restraint of the existing chimney feature. This adds further to the harm identified.
8. The proposed development would thus detract from the setting of the listed buildings and in so doing would detract also from the character and appearance of the Conservation Area which derives much of its appeal from them and their setting. I am of this view notwithstanding the support from some locally to the proposal.
9. In arriving at this view I have noted that extensions to the appeal building have already been permitted and are unimplemented. However, their impact would be less than the development now proposed and the existence of these permissions does not justify allowing the appeal.
10. It is concluded that the proposed development would harm the character and appearance of the Hangleton Conservation Area and the setting of the 2 listed buildings referred to. As such it would conflict with Policies QD14, HE6 and HE3 of the Brighton and Hove Local Plan (2005) in so far that they seek to prevent such harm. It would also be contrary to the statutory duty to have special regard to the desirability of preserving the setting of listed buildings and preserving or enhancing the character or appearance of Conservation Areas.

Conclusion

11. For the reasons given above it is concluded that the appeal should be dismissed.

R J Marshall

INSPECTOR



Appeal Decision

Site visit made on 26 March 2013

by H Lock BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 29 April 2013

Appeal Ref: APP/Q1445/A/12/2186231

137 Crescent Drive South, Brighton, BN2 6SB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr R Reed against the decision of Brighton & Hove City Council.
 - The application Ref BH2012/00409, dated 13 February 2012, was refused by notice dated 13 September 2012.
 - The development proposed is construction of new single storey dwelling.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the proposal on (1) the character and appearance of the area; and (2) the living conditions of neighbouring residents, with particular reference to outlook and nuisance.

Reasons

Character and Appearance

3. The appeal site forms part of the rear garden to a two-storey dwelling fronting Crescent Drive South. It is located in a mixed residential area, which is diverse in terms of building type and design, although the majority of buildings in the immediate vicinity are single or 1½-storey. The appellant indicates that the appeal site is the only rear garden in this part of the area which has not been developed. However, although there is a stretch of developed garden land to the north of the site, this is not characteristic of the road as a whole, and the prevailing pattern is that of frontage housing.
 4. Although it would be single-storey and flat roofed, the proposed dwelling would occupy a significant proportion of the appeal site, and would be positioned close to the boundary with 136 Crescent Drive North (No.136). The proposed garden would be of sufficient size to meet the needs of future occupants of the new dwelling, but in the context of the majority of properties in the vicinity, the development would appear excessive and overly dominant in size for the plot. This would be due to its footprint and limited space around the building, which would be further reduced by planting that would emphasise the confined appearance of the dwelling on the plot.
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5. It is acknowledged that there are dwellings in the vicinity with modest rear gardens, but these generally have more compact footprints and greater space to boundaries than proposed. Although the appellant has drawn attention to other backland sites in Crescent Drive North, there is limited information provided of the circumstances of their construction and the policy framework against which the developments were assessed. As these buildings do not reflect the more spacious context of the area which prevails, I have given them limited weight in assessing the appeal proposal.
6. The principle of a modern design is supported by Policy QD1 of the Brighton & Hove Local Plan 2005 (LP), but the proposal would be of unacceptable scale. It would also conflict with the aims of LP Policies QD2 and QD3 by failing to take into account the characteristics and intensity of development appropriate to the locality and/or townscape, with regard to scale and design of existing buildings, and the layout and quality of spaces between buildings. The site is within a sustainable location, and the dwelling would be of sustainable construction, but this would not justify a development of the size proposed at the appeal site.
7. I conclude that the proposal would be detrimental to the character and appearance of the area, contrary to the aims of LP Policies QD1, QD2 and QD3. Although these policies predate the publication of the National Planning Policy Framework, they are broadly consistent with that document, and I therefore accord them appropriate weight.

Living Conditions

8. No.136 is positioned to the north of the appeal site, and is built in close proximity to the shared boundary. Aside from its rear conservatory, No.136 has a large side-facing window that is oriented towards the proposed dwelling, rather than to its garden, and at relatively close quarters. Although the proposed building would be single-storey and set into the ground, given its proximity, siting and overall depth, it would be an unacceptably overbearing structure that would dominate the outlook from No.136.
9. The proposal would appear as an overly large building relative to its plot size when viewed from the dwellings in Chalkland Rise and their rear gardens. It would also introduce a degree of nuisance to the existing frontage properties due to the proposed access and parking arrangements. Cumulatively, these factors reinforce my overall conclusions that the proposal would be harmful in its context. The adverse impact for all neighbouring residents would not be mitigated by the proposed landscaping.
10. I conclude that the proposal would be harmful to the living conditions of neighbouring residents, contrary to the aims of LP Policy QD27, which seeks to prevent development where it would cause material nuisance and loss of amenity to adjacent residents.

Conclusion

11. For the reasons given above I conclude that the appeal should be dismissed.

Hilary Lock

INSPECTOR



Appeal Decision

Site visit made on 23 April 2013

by R J Marshall LLB DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 29 April 2013

Appeal Ref: APP/Q1445/D/13/2194895
19 North Gardens, Brighton, BN1 3LB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms J Proctor against the decision of Brighton & Hove City Council.
 - The application Ref BH2012/03660 was refused by notice dated 11 January 2013.
 - The development proposed is external first floor extension.
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Decision

1. The appeal is dismissed.

Main issue

2. The main issue in this appeal is the effect of the proposed development on the character and appearance of the West Hill Conservation Area in which the site lies.

Reasons

3. The West Hill Conservation Area lies close to the centre of Brighton. It consists of mid-to-late 19th century housing of different types with more prestigious villas to the west and smaller terraced houses to the east.
4. The appeal site is in the eastern part of the Conservation Area. It is towards the northern end of a lengthy terrace of mid 19th century cottages that face onto North Gardens and back onto New Dorset Street.
5. The front elevations of the houses in the terrace, which face onto long front gardens, are attractively varied. Their rear elevations back closely onto New Dorset Street. The lie of the land means that they are set partially below the level of this road and they are also partially screened by tall boundary walls.
6. The opposite side of New Dorset Street is rather unattractive containing as it does the generally bland rear elevations of dwellings, a fairly extensive flat roof garage block and open car parking. However, the rear elevations of the houses in the terrace in which the appeal site lies are in pleasing contrast to this. They have an attractively varied roofscape of pitched roofs and rear extensions with a range of mono pitch roofs. This enhances the informal cottage style of the houses especially in the close vicinity of the appeal site.
7. The proposal is for a small flat roof extension at first floor level with its roof height level with the eaves of the main house. It would extend over an existing

- ground floor extension that covers the entire area to the rear of the house. With its flat roof the proposed extension, although rendered to match the existing house and retaining an existing window, would be a discordant and unattractive addition to the appeal premises. Added harm would be caused by the awkward way in which it would extend over the mono-pitch roof of the rear extension to the house. The attractive form of the rear elevation would be lost.
8. There are some rather unattractive flat roof extensions to other houses in the terrace in which the appeal site lies. However, they are reasonably distant from the appeal property and are not a good example to follow.
 9. The proposed extension would be screened from long and medium distance views along New Dorset Street by other rear extensions in the road. However, it would be sufficiently visible in more close-up views from this road to detract from the character and appearance of the area.
 10. The appellant has referred to some rather large flat roof extensions to the rear of properties in Trafalgar Lane as being examples of architecture in the area. However, this road is outside the West Hill Conservation Area and, moreover, these extensions detract from the character and appearance of the area in which they are located.
 11. It is concluded that the proposed development would detract from the character and appearance of the West Hill Conservation Area in which the appeal site lies. As such it would be contrary to the statutory requirement on the desirability of preserving or enhancing the character or appearance of such areas together with Policy HE6 of the Brighton and Hove Local Plan (2005) which reiterates this requirement and Policy QD14 which requires extensions to be well designed in relation to the property to be extended and the surrounding area.
 12. I appreciate that the appellant is seeking to provide an additional WC and bathroom. However, this does not outweigh the harm identified. References to the presumption in favour of sustainable development in the National Planning Policy Framework (the Framework) are noted. However, sustainable development requires, amongst other things, the protection of the historic environment which would not be achieved in this case.

Conclusion

13. For the reasons given above the appeal is dismissed.

RJ Marshall

INSPECTOR



Appeal Decision

Site visit made on 9 April 2013

by **Philip Willmer BSc Dip Arch RIBA**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 30 April 2013

Appeal Ref: APP/Q1445/A/12/2187827

126A Western Road, Brighton, East Sussex, BN1 2AD.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Goodwood Investments Ltd against the decision of Brighton and Hove City Council.
 - The application Ref BH2012/01918, dated 20 June 2012, was refused by notice dated 30 August 2012.
 - The development proposed is described as the replacement of windows on front elevation on 1st and 2nd floors.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider the main issue to be the effect of the replacement windows on the host building and thereby whether they would serve to preserve or enhance the character or appearance of the Montpelier and Clifton Hill Conservation Area.

Reasons

3. The property the subject of this appeal, located in the Montpelier and Clifton Hill Conservation Area, is a first and second floor maisonette over a lettings agent on the ground floor within a terrace of similar 19th century properties on the north side of Western Road. It is one of a central group of five buildings, characterised by their stucco finish and canted bays at first and second floor level, within an overall terrace of eight. I saw that the majority of the timber sash windows to the first and second floor bays have previously been replaced by windows of a variety of materials and opening configurations.
4. uPVC casements, both fixed and opening lights, have been installed here. Due to the windows' casement and opening light design, they fail to reflect the style or elegance of traditional timber sliding sash windows. Further, the frames do not have the depth or mouldings of traditional timber frames and their finish is also quite different to painted timber. For all these reasons, the uPVC windows detract significantly from the architectural integrity of the host building and,

thereby, the appearance of this late 19th Century building standing in the Montpelier and Clifton Hill Conservation Area.

5. I note the appellant's contention that the replacement windows are of the same design with equally thick frames as those they replace. Even if this is so, the new windows have been fabricated in uPVC and not painted timber and therefore as well as not being a like for like replacement appear very different. Accordingly, they materially affect the external appearance of the building.
6. I appreciate that there is no standard opening pattern to the windows in the neighbouring bays. However, the mismatch of materials and design of windows to the properties has led to the poor visual state of the central properties in the terrace. Furthermore, the existence of poorly designed and unattractive replacement windows to neighbouring properties, none of which I understand from the Council have the benefit of planning permission, is not an appropriate justification for permitting more here.
7. I am aware of the benefits that double glazed uPVC windows may have in terms of energy efficiency and improved sound proofing particularly in this busy urban location. There are, however, ways of improving the performance of traditional timber windows without undermining their appearance or contribution to the character of a building.
8. I therefore conclude that the uPVC windows installed at 126A Western Road are visually and architecturally unacceptable, and to retain them would be to disregard the duties imposed by section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the guidance in the National Planning Policy Framework along with Policies QD14 and HE6 of the Brighton and Hove Local Plan as they relate to the quality of design and preservation or enhancement of the character or appearance of conservation areas.

Conclusions

9. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Philip Willmer

INSPECTOR



Appeal Decision

Site visit made on 13 February 2013

by R Barrett Bsc Msc Dip UD Dip Hist Cons MRTPI IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 3 May 2013

Appeal Ref: APP/Q1445/A/12/2172128

133 Portland Road, Hove, East Sussex, BN3 5QJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Abdul Noor against the decision of Brighton & Hove City Council.
 - The application Ref BH2011/00985, dated 18 February 2011, was refused by notice dated 6 September 2011.
 - The development proposed is a single residential unit to the rear of the property.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. Since this application was determined the National Planning Policy Framework (the Framework) has come into force. I find that policies referred to in the Council's reasons for refusal are generally consistent with it.

Main Issues

3. The main issues are the effect of the proposal on:
 - the character and appearance of the locality;
 - the living conditions of existing occupiers of the upper floors of 133 Portland Road, with regard to the provision of a garden;
 - the living conditions of future occupiers of the proposed residential unit, with regard to outlook, privacy, noise and disturbance, the adequacy and arrangement of the internal space and access and the provision for people with disabilities; and,
 - the use of energy resources.

Reasons

4. The appeal site comprises a three storey terraced property and the land to its rear, fronting Portland Road near to its junction with Tamworth Road. The appeal site is used as a takeaway outlet on the ground floor with a residential unit on the upper floors.
5. The character and appearance of the locality is mixed with retail on the ground floor and residential above. The alleyway to the rear is unmade and narrow, enclosed by the boundaries of rear gardens.
6. The proposed single storey addition, together with the garden space to the rear and the access path to the side would result in greater site coverage and a

more cramped form of development than is characteristic in the locality. The locality is one of frontage development with some commercial extensions to the rear, but maintaining a balance of open yards and gardens serving the residential uses. This would be adversely affected by the introduction of a self-contained residential unit with high site coverage, reliant on access from the rear via an alley.

7. I noted, on my site visit, that some other properties in the locality had large single storey rear additions. However, few completely fill the rear garden as the appeal proposal would. The rear addition to 131 Portland Road is an end of terrace property, accessed from the main road and therefore does not replicate the circumstances of this appeal.
8. It is suggested that the rear garden, if left, may be used for dumping waste. However, this could be prevented by proper site management. If this were to occur, the Council could take the appropriate action to remedy the situation.
9. I conclude that the proposal would adversely affect the character and appearance of the locality and would fail to accord with Policies QD2, QD3 and QD14 of the Brighton and Hove Local Plan 2005, which together promote development designed to emphasise and enhance the positive qualities of the local neighbourhood and make efficient and effective use of sites, appropriate to the locality.

Living Conditions- Existing Occupiers

10. The proposed residential unit would take up the whole of the rear garden, which would leave no garden space for the occupiers of the residential unit at 133 Portland Road. This would restrict the occupiers' access to outdoor space and adversely affect their living conditions. I am aware that the rear garden is not used by the present occupiers of the residential unit at No 133. However, my concern is not only for the present occupiers, but for future occupiers of that unit also. Other rear extensions in the same terrace have resulted in rear gardens being reduced, but I am not aware of the circumstances that have led to these developments and in any event, they do not justify unacceptable development.
11. I conclude that the proposal would fail to provide acceptable living conditions for existing occupiers of the upper floors of 133 Portland Road, with regard to the provision of a garden. It would therefore fail to accord with LP Policy QD27, which protects the amenity of existing occupiers.

Living Conditions- Future Occupiers

12. The plans suggest two-person occupancy for the proposed residential unit which would provide a cramped and tight internal arrangement, with limited space for furniture, storage, circulation and living. This would result in unpleasant living conditions for future occupiers. I am aware that the internal space which would be provided would be well below the Council's minimum standard for a one-bedroom affordable unit. Whilst this standard is not directly relevant to this appeal, it does give an indication of acceptable space requirements. This increases my concern in this respect.
13. In addition, all the windows would look out onto the side and rear boundaries which, to provide some privacy, would need to be relatively high and would be very close. The boundaries would appear dominant in views from all the

- windows, which would provide an unpleasant and confined outlook for future occupiers.
14. The access to the side of the proposed residential unit would be shared by the users of the ground floor unit of No 133. As proposed windows to the bedroom, kitchen and the only door, would look onto this access at very close range, this arrangement would severely compromise the privacy that future occupiers could expect within the private spaces of the proposed residential unit. In addition, as the access is so close to the proposed bedroom and kitchen windows, its use would be likely to result in unacceptable noise and disturbance. As the ground floor unit at No 133 is currently used as a takeaway, which is likely to open in the evenings, this adds to my concern. All in all, I conclude that the shared use of the access to the side of the proposed unit would result in a lack of privacy for future occupiers, even though that access may not often be used by the ground floor unit at No 133.
 15. The access to the proposed unit would be via the rear alleyway, which is relatively narrow, an unlit and unmade path and not overlooked by properties at close range. This would not provide a safe, pleasant or convenient access to the proposed unit, particularly for those with disabilities, even though it is level. It is suggested that other development in the locality has rear access and my attention is brought to a development at Crown Gardens. However, I have insufficient information on these developments to come to any meaningful comparison with the appeal development.
 16. The side access to the proposed unit, within the appeal site, would be too narrow to conveniently accommodate a turning circle for a wheel chair in front of the proposed door. This would fail to meet Lifetime Homes Standards, in that it would not adequately provide for those with disabilities, without major structural alterations. I consider that this matter could not be overcome by the use of a suitably worded planning condition, as it would require a significant alteration to the proposed dwelling.
 17. It is suggested that the proposed residential unit may be used by workers in the takeaway business at the ground floor of No 133, but this matter does not outweigh the requirement for acceptable living conditions.
 18. I conclude that the proposal would fail to provide acceptable living conditions for future occupiers, with regard to outlook, privacy, noise and disturbance, the adequacy and arrangement of the internal space and access and provision for people with disabilities. It would therefore fail to accord with LP Policies HO13 and QD27, which together protect the amenity of future occupiers and promote new residential development that can be adapted to meet the needs of people with disabilities, without major structural alterations.

Energy Resources

19. Annex 2 of the Framework does not include private residential gardens in the definition of previously developed land. Section 2.4 of the Brighton and Hove Supplementary Planning Document 08: *Sustainable Building Design* (2008) (SPD) sets out the requirement for new build residential development on green field sites to meet Code for Sustainable Homes Level 5 (CSH). Whether the appeal site falls within the definition of green field or not, this is an ambitious target and on the basis of the orientation of the proposed residential unit, I am not satisfied that it would be achievable.

20. However, as the proposed development would be very small scale, if it were not a green field site, Code Level 3 would be required by the SPD standard. With limited information to demonstrate that this is a green field site, on the basis of the very small scale of this development proposal and the apparent inherent problem with orientation, I consider that this higher standard would be onerous and that the lower standard would be appropriate in these circumstances. This requirement could be secured by a suitably worded planning condition. I conclude, therefore, that the proposal would generally achieve efficiency in the use of energy resources and would generally accord with LP Policy SU2 and SDP. These together promote sustainable building design.

Other Matters

21. The proposal would provide an additional unit of accommodation in a sustainable location, close to local amenities and public transport. However, in this case, this matter does not outweigh the harm that I have identified and the appeal proposal, irrespective of its small scale, would not meet the wide definition of sustainable development in the Framework.

Conclusion

22. For the above reasons, I conclude that the appeal should be dismissed.

R Barrett

INSPECTOR



Appeal Decision

Site visit made on 23 April 2013

by M C J Nunn BA BPL LLB LLM BCL MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 8 May 2013

Appeal Ref: APP/Q1445/D/13/2193906

17 Montpelier Road, Brighton, Sussex, BN1 2LQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr S Bowes against the decision of Brighton and Hove City Council.
 - The application Ref: BH2012/03373, dated 12 October 2012, was refused by notice dated 28 January 2013.
 - The development is described as 'alterations to rear roofscape and build up of rear parapet wall / screens – re-application BH2012/00408'.
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Decision

1. The appeal is allowed and planning permission granted for the creation of a rear roof terrace incorporating building up of rear parapet wall and replacement of dual pitched roof with new flat roof at 17 Montpelier Road, Brighton, Sussex, BN1 2LQ, in accordance with the terms of the application, Ref: BH2012/03372, dated 12 October 2012, and the plans submitted with it, subject to the conditions at Annex A.

Procedural Matters

2. The description of development in the decision above is taken from the Council's refusal notice, as it more accurately describes the proposal. The 'screens' referred to in the original description, were deleted during the application's processing. I have assessed the appeal accordingly.

Main Issue

3. The main issue is whether the proposal would preserve or enhance the character or appearance of the Regency Square Conservation Area.

Reasons

4. The appeal dwelling comprises an attractive bay-fronted, mid-terraced Regency-style townhouse located within the Regency Square Conservation Area. It is neither statutorily nor locally listed. The terrace contains properties of varying designs, although the appeal property forms one of four originally identical buildings, which have since undergone some alteration. The terrace has a pleasing and coherent appearance, by virtue of the consistency of the building heights, and the uniformity of the dwellings' proportions. On the
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opposite side of the road is Osprey House, a modern development of flats. The Conservation Area has a grid pattern of streets running downhill towards the sea.

5. At present there is a gable 'M-shaped' roof, comprising two parallel transverse dual-pitched concrete tiled roofs that meet in a central valley. The appeal proposal involves removing the rear dual-pitched roof, and replacing it with a flat roof, so as to allow for a sitting out area. The scheme also entails the building up of the rear parapet wall to the same height as the adjacent property, No 18, to the north.
6. I acknowledge that the proposal would result in the loss of part of the original roof form, and that roof terraces are not a feature of the immediate vicinity. That said, the roofing materials, comprising concrete tiles, are not original to the dwelling. Furthermore, since the rear pitched roof is already concealed by a parapet wall, its removal would not be visible from any public viewpoints. Whilst the height of the rear parapet wall would be increased, it would not exceed the height of the adjoining property at No 18. The minor alteration in height means that the rhythm of the existing rear parapet walls of the dwellings would not be undermined or disrupted such as to harm the character of the Conservation Area.
7. The Council refers to the loss of uniformity of the roof slopes within a historic terrace. Whilst certain of the properties have similar 'transverse' roof forms, the terrace as a whole has a wide variety of roof designs, some of which appear not to be original to the properties. Therefore, this alteration would not affect the character or integrity of the terrace, or that of the Regency Square Conservation Area.
8. A group of dwellings within the terrace are statutorily listed, including the neighbouring property, No 16, to the south. However, the Council's completed appeal questionnaire confirms that the proposal is not considered to affect their setting. I see no reason to disagree.
9. The Council has also raised concerns about structural aspects of the proposal, specifically that the existing ceiling joists may not be capable of carrying the loadings of a roof terrace. However, these aspects would be more properly addressed through the building regulations regime. The Council has also raised concerns as to whether the height of the rear parapet wall would satisfy building regulations. I have assessed the appeal on the basis of the plans before me and any deviations from them would require the appropriate approval from the Council.
10. The Council is concerned that allowing this proposal would set a precedent. However, fear of establishing a precedent is not in itself a reason to withhold permission. In this particular case, for the reasons explained, the proposal would have no significant effect on the appearance of the dwelling or Conservation Area. I have no reason to doubt that the Council will determine future planning applications on their merits in accordance with the development plan and other relevant guidance, taking into account local conditions and characteristics. Therefore, I am satisfied that allowing this appeal would not set a precedent.

11. No objections regarding overlooking to adjacent properties have been raised by the Council and I see no reason to take a different view.
12. As the appeal proposal falls within the Regency Square Conservation Area, special attention must be paid to the desirability of preserving or enhancing its character or appearance. Against this background, I conclude that the proposal would preserve the character and appearance of the Regency Square Conservation Area. It would comply with Policies HE6 and QD14 of the Brighton and Hove Local Plan. Together, these require that proposals within Conservation Areas should preserve or enhance the area's character or appearance, and that extensions and alterations should be well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. It would also accord with the underlying aims of the Council's Supplementary Planning Guidance Note (SPGBH1): Roof Alterations and Extensions, which contains more detailed guidance. Whilst the roof form would be altered, it would not result in any significant change to the building's appearance or that of the Regency Square Conservation Area.
13. I have considered the Council's suggested conditions in the light of advice within Circular 11/95: *The Use of Conditions in Planning Permissions*. A commencement condition is necessary to comply with the relevant legislation. A condition requiring compliance with the submitted plans is necessary for the avoidance of doubt. A condition requiring materials to match those in the existing dwelling is necessary to safeguard the character and appearance of the dwelling and Conservation Area. Subject to these conditions, I conclude that the appeal should be allowed.

Matthew C J Nunn

INSPECTOR

Annex A – Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 31847/1 (details as existing); 31847/3 Rev B (details as proposed); 31847/3 (location plan); 31847/4 (site plan).
- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.



Appeal Decision

Site visit made on 23 April 2013

by M C J Nunn BA BPL LLB LLM BCL MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 8 May 2013

Appeal Ref: APP/Q1445/D/13/2194014
136 Warren Road, Brighton, East Sussex, BN2 6DD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Tony De Grasse against the decision of Brighton and Hove City Council.
 - The application Ref: BH2012/03891, dated 20 November 2012, was refused by notice dated 29 January 2013.
 - The development is 'proposed front dormer to facilitate existing loft conversion'.
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Decision

1. The appeal is allowed and planning permission granted for a front dormer to facilitate the existing loft conversion at 136 Warren Road, Brighton, East Sussex, BN2 6DD, in accordance with the terms of the application, Ref: BH2012/03891, dated 20 November 2012, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: BW/791/1 and BW/791/2
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the dwelling and the surrounding area.

Reasons

3. The appeal dwelling, set back from the road and at a higher level, comprises a bay-fronted, semi-detached property that has been previously extended, including with a 'hip to gable' roof extension, two front roof lights, as well as a dormer window to the rear. The attached property retains its original hipped roof form. The surrounding residential area is varied, characterised by a wide mix of dwelling styles and sizes, including detached and semi-detached properties, as well as a number of chalet bungalows with front dormers. The
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large open green space on the opposite side of the road gives the area an attractively spacious character.

4. Whilst I acknowledge that the adjoining semi-detached property does not have a front dormer, the appearance of the two properties is already unbalanced because of the significant changes to the roof design at the appeal property. The small size of the proposed gabled dormer, positioned centrally, and set below the roof ridge, means it would appear subservient to the size of the existing roof. It would be adequately assimilated in the roof slope and not appear prominent or dominant. Nor would there be large areas of cladding either side of the window or below it.
5. Moreover, given the wide variety of designs of dwellings nearby, a significant number with front dormers, I consider the proposal would not appear out of place, and would have a neutral effect on the area. Whilst I acknowledge the Council's point that most front dormers in the vicinity are found on bungalows rather than houses, this is not exclusively so, and the appellant has drawn my attention to local examples of two storey dwellings with front dormers.
6. I conclude on the main issue that the proposal would not harm the character and appearance of the dwelling or the surrounding area. It would comply with Policy QD14 of the Brighton and Hove Local Plan. This requires that extensions and alterations should be well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area.
7. It would also comply with the Council's Supplementary Planning Guidance Note (SPGBH1): Roof Alterations and Extensions, which contains more detailed guidance, including for the construction of dormer windows. It requires that dormers should generally be kept as small as possible, no larger than the windows below and have minimal cladding.
8. A commencement condition is necessary to comply with the relevant legislation. A condition requiring compliance with the submitted plans is necessary for the avoidance of doubt. A condition requiring materials to match those in the existing dwelling is necessary to safeguard the character and appearance of the area. Subject to these conditions, I conclude that the appeal should be allowed.

Matthew C J Nunn

INSPECTOR



Appeal Decision

Site visit made on 26 March 2013

by **H Lock BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 9 May 2013

Appeal Ref: APP/Q1445/A/12/2187667

6 Livingstone Road, Hove, East Sussex, BN3 3WP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Linda Rolf against the decision of Brighton & Hove City Council.
 - The application Ref BH2012/01571 dated 15 May 2012, was refused by notice dated 20 September 2012.
 - The development proposed is a ground floor rear kitchen extension.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. At the appeal site visit it was evident that drawing nos. 4 and 5 submitted with the appeal differed from drawing nos. 4 and 5 determined by the Council. The essential difference between the two versions is that the appellant's plans have a dimensioned depth for the extension of 3.100 (3.1 metres), whereas the Council's plan shows this dimension as 3.400 (3.4 metres). In view of the disagreement between the parties regarding the plans, I have had regard to both versions in determining this appeal, and my conclusions apply equally to the scheme with the lesser projection.
3. The appellant has also submitted revised drawings nos. 4A and 5A as part of this appeal, but as these plans have not been the subject of formal consultation and consideration by the Council I have not taken them into account in the determination of this appeal.

Main Issue

4. The main issue in this case is the effect of the proposed extension on the character and appearance of the appeal property and the surrounding area.

Reasons

5. The appeal property is a mid-terraced building that has been converted into flats. It has a two-storey flat roofed element at the rear of the building, and
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there is a mix of single, two and three-storey projections on other buildings in the vicinity.

6. The proposed extension would be materially wider than the existing rear wing, and as a result it would appear disjointed and poorly related to the original plan form of the main building. Taken cumulatively with the outrigger, the proposal would project disproportionately into the rear garden, and although it would be flat roofed, combined with its width, this would result in an unduly bulky addition. This would conflict with the requirements of Policy QD14a of the Brighton & Hove Local Plan 2005 (LP), which requires extensions to be well designed, sited and detailed in relation to the property to be extended, adjoining properties and the surrounding area. Whilst the proposal would be seen only from the rear of neighbouring buildings, this does not override the need for it to be well designed relative to the host building, and to avoid inapt extensions which undermine the character of the surrounding area.
7. There are a number of rear extensions visible in the vicinity of the site, some of which have a significant impact on the buildings of which they form part. However, there is little information before me to indicate the circumstances of their construction and the policy framework against which they were assessed. The appellant has also drawn attention to other extensions for which planning permission has been granted. However, nearby extensions and those cited by the appellant do not appear to be directly comparable to the appeal proposal in terms of design and form, and as such they do not justify acceptance of the appeal scheme.
8. Notwithstanding the limited visual impact beyond the appeal site, I conclude that the proposal would be detrimental to the character and appearance of the appeal property, and therefore the wider area, contrary to the aims of LP Policy QD14a and national policy set out in the National Planning Policy Framework (the Framework), a core principle of which is to always seek to secure high quality design. Although this policy predates the publication of the Framework, it is broadly consistent with that document, and I therefore accord it appropriate weight.

Other Matters

9. Whilst I note the appellant's concern about the determination process of the planning application, its handling is not a matter for consideration as part of this appeal, which has been determined on its planning merits.
10. The appellant indicates that an extension which aligns with the width of the existing rear wing would provide little floor space gain. Whilst this is acknowledged, it would not justify the provision of the extra accommodation in the form proposed.

Conclusion

11. For the reasons given above I conclude that the appeal should be dismissed.

Hilary Lock

INSPECTOR



Appeal Decision

Site visit made on 1 May 2013

by John D Allan BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 13 May 2013

Appeal Ref: APP/Q1445/D/13/2194791
79 Carden Avenue, Brighton BN1 8NF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Hughes-King against the decision of Brighton & Hove City Council.
 - The application Ref BH2012/03635, dated 15 November 2012, was refused by notice dated 10 January 2013.
 - The development proposed is erection of single-storey rear extension with flat roof and rooflights.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the living conditions at 81 Carden Avenue with regard to visual impact and daylight/sunlight.

Reasons

3. Policy QD14 of the Brighton & Hove Local Plan 2005 (LP) deals with extensions and alterations to existing buildings. Part b. states that, amongst other things, permission will only be given where such works would not result in significant loss of outlook, daylight/sunlight or amenity to neighbouring properties. The policy's explanatory text in paragraph 3.57 states that badly sited extensions can reduce the privacy, block daylight or seriously interfere with the outlook of adjoining properties. It points to an important guideline when assessing proposals to extend properties by checking whether the extension cuts a 45-degree line (both horizontal and vertical) drawn from the centre of the nearest ground floor window of a kitchen or habitable room on a neighbouring residential property.
 4. There is no dispute between the parties that, due to its depth, the proposed extension would breach the 45-degree guideline when measured from the mid-point of the nearest ground floor window to the attached property at 81 Carden Avenue. However, the appellant argues that any impact would be mitigated by the 2m high timber fence that separates the properties along their common boundary.
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5. Nevertheless, the plans show that the extension would project noticeably above the top of the fence line. For this reason it would be clearly seen from within the neighbouring property and significantly more so than a typical boundary enclosure. Moreover, its depth, beyond the Council's normal guidelines, would mean that the extension would be likely to result in some loss of outlook. In addition, there is no substantive evidence from the appellant to indicate that there would be no material overshadowing or loss of sunlight to the adjoining living space, despite and due to the orientation of the appeal property to the south side of No 81.
6. I have noted the permission that was given for a similar extension to the appeal property in September 2012 (Ref BH2012/ 02095). However, in that case the extension was shorter in depth and would not have breached the 45-degree guideline. The current appeal proposal would have a noticeably greater and more harmful impact upon the living conditions at No 81 compared with that which has previously been permitted. It would also undermine the objectives of the Council's guidelines and would be contrary to not only Policy QD14 but also to LP Policy QD27 which seeks to protect the amenity of adjacent residents or occupiers.
7. I recognise that the neighbour at No 81 has apparently expressed support for the proposal. I also appreciate that the extension would provide some further additional floorspace to satisfy the needs of the appellant's family. However, these factors, combined or otherwise, do not outweigh the harm that I have identified to the living conditions at 81 Carden Avenue. Accordingly, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

John D Allan

INSPECTOR



Appeal Decision

Site visit made on 1 May 2013

by John D Allan BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 13 May 2013

Appeal Ref: APP/Q1445/D/13/2195246
17 Glebe Villas, Hove, East Sussex BN3 5SL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Nicola Joseph against the decision of Brighton & Hove City Council.
 - The application Ref BH2012/02053, dated 3 July 2012, was refused by notice dated 20 February 2013.
 - The development proposed is rear and side single-storey extension and crossover; front boundary brickwork pier to be re-built in new location to allow crossover.
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Decision

1. The appeal is allowed and planning permission is granted for rear and side single-storey extension and crossover; front boundary brickwork pier to be re-built in new location to allow crossover at 17 Glebe Villas, Hove, East Sussex BN3 5SL in accordance with the terms of the application, Ref BH2012/02053, dated 3 July 2012, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos 01, 02, 04 C, 05 C, 06 C, 07 A, 09 A and 10 A.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Preliminary Matters

2. At the time of my visit the works to the front of the property, including the repositioned brick pier, had been completed.
3. The original application was amended through the submission of various revised drawings, which I have relied upon and referred to in my decision.

Main Issue

4. The Council raised no concern in relation to the works to the front of the property, which I saw to be well integrated within the street scene. The main
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issue therefore is the effect of the proposed rear and side single-storey extension on the character and appearance of the area.

Reasons

5. The appeal property is a 2-storey, semi-detached dwelling with a 2-storey, flat roof projection to the rear that is shared with the attached neighbour at No 15 and which extends across part of each dwelling's rear elevation. The proposed extension would project beyond the 2-storey projection and wrap around its side to run contiguous with the side elevation of the main dwelling, effectively squaring the footprint of the building.
6. The Council accepts that the works would not be readily visible from Glebe Villas but is concerned that they would be poorly related to the existing and adjoining buildings. However, the extension would approximately align with a single-storey addition to the rear of the attached neighbour at No 15. In addition, there would be no encroachment towards the property to the opposite side at No 19, which is well separated by, what appeared to be, an original shared driveway running between both properties, but which is now centrally divided by an approximate 2m high solid timber fence. As such, despite the extension's depth at this point, there would be no significant visual impact when viewed from this neighbouring property.
7. In my assessment the scale of the proposed extension would not be particularly noticeable beyond the confines of the property's curtilage. Furthermore, I find that it would be appropriately designed and sited in relation to No 17 itself and to both neighbouring properties. I can therefore detect no conflict with the aims and objectives of Policy QD14 *Extensions and alterations* of the Brighton & Hove Local Plan 2005.
8. For these reasons I conclude overall that there would be no harm to the character or appearance of the area. Therefore, and having regard to all other matters raised, the appeal is allowed.
9. For the avoidance of doubt and in the interests of proper planning it is necessary to impose a condition requiring that the development is carried out in accordance with the approved plans. In order to safeguard the character and appearance of the area I impose a condition requiring the materials of construction to match the existing dwelling.

John D Allan

INSPECTOR



Appeal Decision

Site visit made on 23 April 2013

by M C J Nunn BA BPL LLB LLM BCL MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 16 May 2013

Appeal Ref: APP/Q1445/A/12/2187872
73 Gordon Road, Brighton, East Sussex, BN1 6PE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Miss Fiona MacDonald against the decision of Brighton and Hove City Council.
 - The application Ref: BH2012/02949, dated 18 September 2012, was refused by notice dated 6 November 2012.
 - The development is described as 'joint application comprising works to both No 71 and 73 Gordon Road comprising of: demolition of existing single storey and construction of new double storey on same footprint '.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The address above, taken from the planning application form, refers only to No 73 Gordon Road, although the scheme involves an identical 'mirror' extension to No 71. I have assessed the appeal accordingly.

Main Issue

3. The main issue is the effect on living conditions at No 31 Balfour Road, in terms of outlook.

Reasons

4. The appeal dwellings, Nos 71 & 73, form part of a terraced group of late 19th century or early 20th century properties, which rise up Gordon Road, with No 73 at its easternmost end. Both appeal properties have single storey rear additions. No 31 Balfour Road, set at a higher level, on the corner of Gordon Road and Balfour Road, is positioned at an acute angle to No 73, and forms part of a separate terrace group.
 5. The proposed extensions would follow the same footprint as the existing back additions, although they both would be two storeys. Although I agree with the Council that no significant harmful effect would be caused to No 69 Gordon Road, I have concerns regarding the impact at No 31 Balfour Road. As a consequence of the height of the addition at No 73, it would appear
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- overbearing and create an unacceptable sense of enclosure to the rear of No 31, specifically the rear patio area, creating a 'hemmed in' feeling.
6. This enclosed feeling is the result of the relative positions of the two properties, with the rearmost part of No 73 projecting well beyond the rear of No 31, as well as the angled position of No 31 in relation to No 73. The proposed arrangement would significantly diminish the enjoyment of the patio area, especially in the summer months, when this area is used for sitting out and relaxation. I am not convinced that the 'set back' of the second storey of the addition would overcome this problem.
 7. Although I consider that the proposal's design is sympathetic to the host dwellings, and would not harm the character of the surrounding area, this does not alter my concerns regarding the scheme's effect on living conditions at No 31. I note that there are other similar two storey additions within the terrace in Gordon Road, but because of the specific relationship of No 73 and No 31, I find this scheme to be unacceptable.
 8. I conclude on the main issue that the proposal would harm living conditions at No 31 Balfour Road. It would conflict with Policies QD14 and QD27 of the Brighton and Hove Local Plan. Together, these require that extensions and alterations should be well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area, and not result in significant loss of outlook or amenity to neighbouring properties.
 9. In reaching my view, I have considered the scheme in the context of the presumption in favour of sustainable development set out in the National Planning Policy Framework. However, one of its core principles is the achievement of a good standard of amenity for all existing and future occupiers.
 10. For the reasons given, I conclude that the appeal should be dismissed.

Matthew C J Nunn

INSPECTOR

NEW APPEALS RECEIVED

WARD

APPLICATION NUMBER

ADDRESS

DEVELOPMENT DESCRIPTION

APPEAL STATUS

APPEAL RECEIVED DATE

APPLICATION DECISION LEVEL

SOUTH PORTSLADE

BH2012/02418

Gardeners Arms 103-105 and flat at 103-105 Abinger Road Portslade

Demolition of existing rear extensions and erection of a rear and side extension and other alterations to facilitate conversion to a convenience store. Alterations to the existing 1st floor flat including a new roof terrace.

APPEAL LODGED

25/04/2013

Delegated

WARD

APPLICATION NUMBER

ADDRESS

DEVELOPMENT DESCRIPTION

APPEAL STATUS

APPEAL RECEIVED DATE

APPLICATION DECISION LEVEL

HOVE PARK

BH2012/02307

Land Rear of 6-8 Kelly Road Hove

Erection of two/three storey four/seven bedroom dwelling on land rear of 6 and 8 Kelly Road. Demolition of garage at 8 Kelly Road to form access to proposed dwelling.

APPEAL LODGED

29/04/2013

Delegated

WARD

APPLICATION NUMBER

ADDRESS

DEVELOPMENT DESCRIPTION

APPEAL STATUS

APPEAL RECEIVED DATE

APPLICATION DECISION LEVEL

WOODINGDEAN

BH2012/01394

Land adjoining 64 Connell Drive Brighton

Demolition of existing garages and erection of a 2no storey, 3no bedroom end of terrace dwelling.

APPEAL LODGED

25/04/2013

Planning Committee

WARD

APPLICATION NUMBER

ADDRESS

DEVELOPMENT DESCRIPTION

APPEAL STATUS

APPEAL RECEIVED DATE

APPLICATION DECISION LEVEL

PATCHAM

BH2012/01253

25 Stoneleigh Avenue Brighton

Erection of two bedroom semi-detached residential dwelling to replace existing garages.

APPEAL LODGED

30/04/2013

Delegated

WARD

APPLICATION NUMBER
ADDRESS
DEVELOPMENT DESCRIPTION

APPEAL STATUS
APPEAL RECEIVED DATE
APPLICATION DECISION LEVEL

REGENCY

BH2012/03538
55 Western Road Brighton
Display of internally illuminated fascia and projecting signs.
APPEAL LODGED
26/04/2013
Delegated

WARD

APPLICATION NUMBER
ADDRESS
DEVELOPMENT DESCRIPTION

APPEAL STATUS
APPEAL RECEIVED DATE
APPLICATION DECISION LEVEL

BRUNSWICK AND ADELAIDE

BH2012/03954
5 - 6 Western Road Hove
Erection of timber and glass screen enclosing an external smoking area with roller blinds over and access gates to front elevation (Part Retrospective).
APPEAL LODGED
30/04/2013
Delegated

WARD

APPLICATION NUMBER
ADDRESS
DEVELOPMENT DESCRIPTION

APPEAL STATUS
APPEAL RECEIVED DATE
APPLICATION DECISION LEVEL

QUEEN'S PARK

BH2012/03985
178 Edward Street Brighton
Display of non-illuminated directional sign.
APPEAL LODGED
03/05/2013
Delegated

WARD

APPLICATION NUMBER
ADDRESS
DEVELOPMENT DESCRIPTION

APPEAL STATUS
APPEAL RECEIVED DATE
APPLICATION DECISION LEVEL

PRESTON PARK

BH2012/04019
43 Dyke Road Drive Brighton
Loft conversion incorporating rear dormer and front rooflights.
APPEAL LODGED
08/05/2013
Delegated

WARD

APPLICATION NUMBER
ADDRESS
DEVELOPMENT DESCRIPTION

APPEAL STATUS
APPEAL RECEIVED DATE
APPLICATION DECISION LEVEL

BRUNSWICK AND ADELAIDE

BH2012/03267
40 Western Road Hove
Installation of new shopfront. (Retrospective)
APPEAL LODGED
08/05/2013
Delegated

WARD**APPLICATION NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****PATCHAM**

BH2013/00019

23 Graham Avenue Brighton

Erection of single storey rear extension and first floor side extension.

APPEAL LODGED

07/05/2013

Delegated

WARD**APPLICATION NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****WOODINGDEAN**

BH2012/00736

Land to West of 42 Falmer Gardens Brighton

Erection of a 2no storey detached dwelling with associated car parking and new access.

APPEAL LODGED

03/05/2013

Planning Committee

WARD**APPLICATION NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****ROTTINGDEAN COASTAL**

BH2012/03724

54A Nevill Road Rottingdean Brighton

Conversion of existing detached garage into habitable living space. (Retrospective)

APPEAL LODGED

08/05/2013

Delegated

WARD**APPLICATION NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****WISH**

BH2012/03254

Workshop, 1A Marmion Road Hove

Demolition of warehouse and erection of 4no two bedroom terraced houses and 1no office unit (B1).

APPEAL LODGED

10/05/2013

Planning Committee

WARD**APPLICATION NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****PATCHAM**

BH2013/00096

115 Carden Hill Brighton

Certificate of Lawfulness for an existing street level off-road parking area to front of property.

APPEAL LODGED

09/05/2013

Delegated

WARD**APPLICATION NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****GOLDSMID**

BH2012/03650

25 Hove Park Villas Hove

Erection of 1no three bedroom detached dwelling to rear of existing property.

APPEAL LODGED

13/05/2013

Delegated

WARD**APPLICATION NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****HOLLINGDEAN & STANMER**

BH2011/03215

2A Hollingbury Place Brighton

Demolition of existing storage building and erection of two storey building with ground floor office and 1no one bedroom flat over.

APPEAL LODGED

09/05/2013

Delegated

WARD**APPEALAPPNUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****NORTH PORTSLADE**

BH2013/00517

420 Mile Oak Road Portslade

Erection of a single storey rear extension with associated external alterations.

APPEAL LODGED

13/05/2013

Delegated

WARD**APPLICATION NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****WITHDEAN**

BH2012/03971

14 The Beeches Brighton

Erection of single storey side and rear extensions.

APPEAL LODGED

15/05/2013

Delegated



**Brighton & Hove
City Council**

**INFORMATION ON HEARINGS / PUBLIC INQUIRIES
5 JUNE 2013**

This is a note of the current position regarding Planning Inquiries and Hearings

115 Carden Hill, Brighton

Planning application no: BH2011/0159 (Enforcement)
Description: Hardstanding at front of property
Decision: Enforcement
Type of appeal: Hearing
Date: 6th August 2013
Location: Hove Town Hall

Information on Pre-application Presentations and Requests

Date	Address	Ward	Proposal
17 March 2010	Former Nurses Accommodation, Brighton General Hospital	Hanover & Elm Grove	Demolition of the former nurses accommodation buildings and the construction of three residential apartment blocks comprising 95 units and a 105 square metre community facility with associated car parking and landscaping.
27 April 2010	Open Market	St Peter's & North Laine	Proposed replacement, covered market, 87 affordable housing units, 12 x B1 workshops and public realm improvements.
29 June 2010	Former Royal Alexandra Children's Hospital, Dyke Road, Brighton	Regency	<i>A) Conversion scheme</i> Conversion of a retained main building to provide 118 units. The scheme is 100% private housing and does not include provision of a GP surgery. <i>B) New building scheme</i> Demolition of all existing buildings with a new development comprising 136 units with 54 affordable units (40%) and a GP surgery.
20 July 2010	The Keep, Wollards Field, Lewes Road, Brighton	Moulsecoomb & Bevendean	A new historical resource centre for East Sussex, Brighton & Hove.
10 August 2010	Former Sackville Hotel, Kingsway, Hove	Westbourne	Construction of 47 flats (mix of 1, 2, 3, & 4 bed units) within 6 to 9 floor building, and to incorporate basement parking of 49 spaces, and 2 spaces at ground floor level.
21 September 2010	3Ts	East Brighton	3T's (teaching, tertiary & trauma). Comprehensive redevelopment of southern half of RSCH on Eastern Road to provide replacement modern clinical facilities over three phases.

NOTE: The Pre Application Presentations are not public meetings and as such are not open to members of the public. All Presentations will be held in Hove Town Hall on the date give after scheduled site visits unless otherwise stated.

Date	Address	Ward	Proposal
14 December 2010	Brighton Station, Block J	St Peters & North Laine	Proposed mixed use scheme comprising 3500 sq m B1 commercial office space, 147 residential units, 3* hotel in buildings of between 5-8 storeys, provision of civic square, Southern SNCI, and 250 sq m A1 retail / A3 café
11 January 2011	Park House	Hove Park Ward	Demolition of former residential language school buildings and the residential redevelopment of the site by way of flats in buildings of between 4 and 5 storeys.
15 March 2011	Anston House, 137-147 Preston Road	Preston Park	Demolition of existing building and proposed mixed scheme. Exact details of the scheme are not finalised. The presentation is to show Cllrs the concept of the scheme and how they have come to the point that they are now at.
15 July 2011	3Ts	East Brighton	3T's (teaching, tertiary & trauma). Comprehensive redevelopment of southern half of RSCH on Eastern Road to provide replacement modern clinical facilities over three phases and erection of a helipad on top of the Thomas Kemp Tower.
20 September 2011	Ice Rink & No.11 Queens Square	St Peter's & North Laine	Demolition of former ice rink and no.11 Queens Square and erection of 5-6 storey building to provide ApartHotel (58 serviced apartments) with associated restaurant/café and alterations to public realm.
22 November 2011	Park House	Hove Park	Demolition of former residential language school buildings and the residential redevelopment of the site by way of flats in buildings of between 4 and 5 storeys.

Date	Address	Ward	Proposal
21 February	Anston House, 137-139 Preston Road, Brighton	Preston Park	Demolition of existing building and proposed mixed scheme. Exact details of the scheme are not finalised. The presentation is to show Cllrs the concept of the scheme and how they have come to the point that they are now at.
24 April 2012	PortZed, 9-16 Aldrington Basin, Land south of Kingsway, Basin Road North, Portslade	Wish	Demolition of business unit to east of Magnet showroom. Erection of new five and a half storey building at Kingsway level and a further one and half storeys of car parking beneath Kingsway ground floor accessed via Basin Road North. Development comprises mixed use commercial premises with associated new access and car parking at Kingsway level and 52 residential units in 6 blocks.
15 May 2012	1. Brighton Station, Block J 2. Woolards Field, Lewes Road	1. St Peters & North Laine 2. Moulsecomb & Bevendean	1. The commercial and residential blocks will be developed separately. An amended 6/8 storey mixed use commercial building, plus basement, comprising hotel, office and retail uses, is proposed at the southern end of the site. 2. A 1-3 storey building to be used as a make ready ambulance centre including cleaning, maintenance and preparation of ambulances with office, staff facilities, training and education facilities. Associated landscaping car parking (158 spaces) and cycle parking.
28 August 2012	Infinity Foods, Norway Street	South Portslade	An office block (Class B1) of 743sqm, served by 15 parking spaces accessed from Franklin Street to the north of the site. 1 2, 3 and 4 bed dwellings including 12 affordable housing units served by 50 parking

			spaces access from Norway Street and Franklin Road.
09 October 2012	<p>1. Hannington Lane</p> <p>2. Brighton Square</p>	<p>1. Regency</p> <p>2. Regency</p>	<p>1. Creation of new retail shopping lane behind the former Hanningtons Store connecting Meeting House Lane with Brighton Place, with new links to North St and Brighton Square. Accommodation comprising 9 new residential units (approx 900 sqm) and office accommodation (approx 520 sqm) over 21 new/refurbished/extended retail units (A1/A3 mix TBA) (approx 1,300 sqm). Please note that approximately half of the retail area is to be within existing building envelopes. Relocation of sub-station.</p> <p>2. Remodelling facades of Brighton Square. New 50 bedroom hotel and reception (approx 1,500sqm) fronting Brighton Place with rooftop café/restaurant (approx 75sqm) and roof terrace and 5 new residential units (approx 500 sqm), office accommodation (approx 300 sqm) over 7 new/refurbished/extended retail units (A1/A3 mix TBA) (approx 300 sqm).</p>
30 October 2012	Brighton & Hove Bus Depot, Industrial House, Gill House, Tecore House & The Builder Centre all on Conway Street, Units 1 – 3 Ellen Street & The Agora, Ellen Street	Goldsmid	Demolition of all buildings expect for The Agora, Ellen Street. Redevelopment of the site to comprise the following: A1 retail unit (food) of 3,716 square metres and an A1 retail unit (non food) of 4,650 square metres; 4 No. A1 (non food) retail units (but could also be A3/A4 restaurant/bar uses) totalling 1,716 square metres; 8 No. A3/A4 restaurants/bars totalling 2730 square metres; Exhibition space 232 metres; B1 office units totalling 8,820 square metres; 9 screen D2 cinema of

			3,875 square metres. 400 Residential units to be mainly provided at upper levels including 5 tower blocks ranging in height of between 10 and 25 storeys. Car parking for 800 vehicles.
20 November 2012	City College, Pelham Street	St Peters & North Laine	Demolition of all buildings. Redevelopment of the site to provide a 11,800 sqm educational building, a building accommodating 501 student units, 22 townhouses, two buildings containing 72 residential flats and a public square.

PLANS LIST 05 JUNE 2013

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

BH2012/03252

150 Ladies Mile Road Brighton

Demolition of garage and outbuilding in garden to North side of existing bungalow and erection of new two storey detached dwelling.

Applicant: Mr R Holness

Officer: Wayne Nee 292132

Approved on 30/04/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Proposed floor plans	n/a	C	21/11/2012
Proposed elevations	n/a	C	21/11/2012
Existing site plan	n/a		10/10/2012
Proposed site layout	n/a		10/10/2012
Street scene details	n/a		10/10/2012
Site plan	n/a		10/10/2012
Side elevation	n/a		10/10/2012

3) 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, including the boundary walls and gates, 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) 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 extension, enlargement or other alteration of the dwellinghouse 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.

5) 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. Any further development shall be carried out in accordance with the approved method statement.

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.

6) UNI

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.

7) 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 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.

8) UNI

No development shall take place until a programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority and the works shall be undertaken in accordance with the approved details.

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 policy HE12 of the Brighton & Hove Local Plan.

9) UNI

No development shall take place until full details of the boundary treatments 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 safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Building Research Establishment issued Final Code Certificate confirming that the unit has achieved a Code for Sustainable Home 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.

11) UNI

The development hereby approved shall not be occupied until details of refuse and recycling and cycle parking facilities, 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 and shall be thereafter retained as such.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and the parking of cycles and to comply with policies TR14 and QD27 of the Brighton & Hove Local Plan.

12) UNI

Prior to occupation, the side windows on the north elevation of the development hereby permitted shall be obscure glazed and non-opening, unless part of the windows which can be opened are more than 1.7m 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.

BH2013/00228

145 Vale Avenue Brighton

Application for approval of details reserved by condition 5, 6a, 6b, 6c, 6d, 6e, 6f, 7, 8, 9, 10, 11 and 12 of application BH2011/02889.

Applicant: Griston Vahame & Cross LLP

Officer: Sue Dubberley 293817

Approved on 29/04/13 DELEGATED

BH2013/00700

28 Highview Way Brighton

Formation of half gable roof extension to front elevation and installation of rooflight to side elevation.

Applicant: Ms Helen Shires

Officer: Pete Campbell 292359

Refused on 08/05/13 DELEGATED

1) UNI

The proposed half-gable end roof extension represents an uncomplimentary and foreign feature within this street scene which would detract from the original design and appearance of the host property and would disrupt the harmony and rhythm of roof forms within Highview Way to the detriment of the character of the area. The application is therefore considered contrary to policies QD2 & QD14 of the Brighton & Hove Local Plan and guidance set out in SPGBH01 Roof Alterations and Extensions.

BH2013/00736

10 Baranscraig Avenue Brighton

Erection of single storey rear extension and replacement of existing garage with new garage in the same location.

Applicant: Mr & Mrs Haren

Officer: Pete Campbell 292359

Refused on 03/05/13 DELEGATED

1) UNI

The proposed rear extension by virtue of its height, length and siting, in close proximity to the southern boundary, represents an imposing, unneighbourly and overbearing addition which would negatively impact upon the outlook from and daylight to the patio doors at the rear of no.8 Baranscraig Avenue, and consequently would cause material harm to the amenity of the occupants of this neighbouring property. The application is contrary to policy QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2013/00891

96 Carden Avenue Brighton

Erection of single storey rear extension and installation of windows to side elevation.

Applicant: Mr Larry Pearce

Officer: Pete Campbell 292359

Approved on 15/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site and location plan	P00	C	06/05/2013
Existing & proposed ground plan	P01	C	20/03/2013
Existing & proposed elevations & sections	P02	E	15/05/2013

PRESTON PARK

BH2012/02205

Anston House 137 - 147 Preston Road Brighton

Demolition of existing building and erection of a new building ranging from 7no to 15no storeys providing 231 residential units, circa 2,019 sqm of non-residential floor space (including a mix of B1a Office, Retail (A1, A2, A3, A4 and A5 uses) and Community D1 and Leisure D2 floorspace) 158 car parking spaces and 240 cycle spaces, landscaping and other associated works.

Applicant: bruUrban Splash & Investec

Officer: Anthony Foster 294495

Refused on 01/05/13 PLANNING COMMITTEE

1) UNI

The proposed development by reason of its height, density, bulk and form is

overbearing, out of keeping with the surrounding area and would have a detrimental effect on properties to the rear in Dyke Road Drive and the listed Preston Park and would set an undesirable precedent. The proposed development is therefore contrary to policies QD1, QD2, QD4, QD27, HE6 and HE11 of the Brighton & Hove Local Plan 2005 and SPGBH15: Tall Buildings.

2) UNI2

It has not been satisfactorily demonstrated that 40% Affordable Housing cannot be achieved and the proposal is therefore contrary to policy HO2 of the Brighton & Hove Local Plan 2005 and policy CP20 of the Brighton & Hove Submission City Plan Part One.

3) UNI3

The amount of commercial floorspace proposed does not comply with policy DA4 of the Brighton & Hove Submission City Plan Part One and policy EM2 of the Brighton & Hove Local Plan 2005 and would result in a potential shortfall of office space in the City.

BH2013/00114

11A Preston Park Avenue Brighton

Demolition of existing dwelling.

Applicant: Mr Errol Barrett

Officer: Liz Arnold 291709

Approved on 29/04/13 DELEGATED

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.

BH2013/00506

122 Waldegrave Road Brighton

Loft conversion incorporating rooflight to front roofslope

Applicant: Mr Alexander Scott

Officer: Louise Kent 292198

Approved on 29/04/13 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 development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Existing plans, elevations & sections	122WR		18/02/2013
Proposed plans, elevations & sections	122WR-02	Rev. A	16/04/2013

BH2013/00519

21 Grantham Road Brighton

Loft conversion incorporating rear dormer and rooflights to front and rear.

Applicant: Mr & Mrs Moscovici

Officer: Sonia Gillam 292265

Approved on 26/04/13 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) BH12.05A

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.

4) UNI

The rear dormer window hereby permitted shall be painted softwood, double hung vertical sliding sash 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.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	Drawing 2		25/04/013
Existing and proposed floor plans and elevations	Drawing 1		24/04/13

BH2013/00656

17 Hythe Road Brighton

Erection of rear side extension.

Applicant: Mr & Mrs R Thorpe

Officer: Wayne Nee 292132

Refused on 26/04/13 DELEGATED

1) UNI

The proposed rear infill extension, by virtue of its depth in close proximity to the site boundary as well as its height, would result in an un-neighbourly form of development that would have an overbearing impact on occupiers of the ground floor flat at no. 15 Hythe Road as well as an increased sense of enclosure. This would be to the detriment of residential amenity, which is contrary to policies QD14 and QD27.

BH2013/00657

20 Port Hall Place Brighton

Loft conversion incorporating front and rear rooflights, replacement of existing windows with UPVC double glazed units, insertion of new windows to front and rear elevations and installation of rooflight to rear elevation.

Applicant: Darryl & Martha Hunt

Officer: Anthony Foster 294495

Approved on 08/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site location plan	12/090/02		01/03/2013
Block plan	12/090/03		01/03/2013
Loft Conversion	12/090/01	A	01/03/2013
Window specification brochure			11/04/2013
Technical Specification			11/04/2013

BH2013/00658

103A Beaconsfield Villas Brighton

Erection of single storey rear conservatory extension.

Applicant: Mr A Power

Officer: Chris Swain 292178

Approved on 26/04/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Location plan			1/03/2013
Existing plans and elevations	5584-01		1/03/2013
Proposed plans and elevations	5584-02	A	25/04/2013
Existing and proposed site plans	5584-03		1/03/2013

BH2013/00662

Flat F 18 Highcroft Villas Brighton

Installation of new roof terrace with timber fencing.

Applicant: Mr Andrew Mann

Officer: Pete Campbell 292359

Refused on 03/05/13 DELEGATED

1) UNI

The proposed roof terrace and provision of 1.8m high timber screening at this high level is considered an alien, inappropriate and out of character development which would be visually prominent and significantly detrimental to the appearance and character of both the host building and the surrounding area. The application is thereby contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

BH2013/00695

51 Port Hall Road Brighton

Erection of side and rear extension to ground floor.

Applicant: Mr Lloyd Hampshire

Officer: Wayne Nee 292132

Approved on 08/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Existing and proposed	459(PL)1		05 March 2013
Site plan	459(PL)2		05 March 2013

BH2013/00701

247-249 & Land Adjacent to 251 Ditchling Road Brighton

Application for approval of details reserved by condition 13 of application BH2011/03487.

Applicant: Mr D J Cook

Officer: Anthony Foster 294495

Approved on 03/05/13 DELEGATED

BH2013/00705

Yew Tree House 5B Preston Park Avenue Brighton

Proposed extension to existing garage.

Applicant: Mr Mick Paskins

Officer: Robin K Hodgetts 292366

Approved on 02/05/13 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

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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Existing plans and elevations	257/01	a	06/03/13
Proposed plans and elevations and location plans	257/03	a	07/03/13

BH2013/00793

134 Havelock Road Brighton

Installation of conservation rooflight to front roof slope.

Applicant: Miss H Joran

Officer: Liz Arnold 291709

Approved on 30/04/13 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 rooflight 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 listed below.

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

Plan Type	Reference	Version	Date Received
OS Site Plan			11/03/2013
Proposed Conservation Rooflight			11/03/2013

BH2013/00975

9 York Villas Brighton

Non Material Amendment to BH2010/00941 to remove 1no consented sash window on north elevation and replace with painted timber and glass door to allow access to lower floor.

Applicant: C/O Agent

Report from: 25/04/2013 to: 15/05/2013

Officer: Chris Swain 292178

Refused on 10/05/13 DELEGATED

1) UNI

The proposed revisions to the scheme approved under application BH2010/00941 are considered material and warrant the submission of a further application for planning permission to enable the Local Planning Authority to fully assess the revised proposals

REGENCY

BH2012/01614

Royal Alexandra Hospital 57 Dyke Road Brighton

Application for Approval of Details Reserved by Conditions 13,15, 18, 20, 21, 26, 27, 28, 30 and 32 of application BH2010/03379.

Applicant: Taylor Wimpey UK Ltd

Officer: Guy Everest 293334

Split Decision on 02/05/13 DELEGATED

1) UNI

The details pursuant to conditions 26, 27 & 28 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 13, 15, 18, 20, 21, 30 & 32.

2) UNI2

Condition 13

The use of zinc cladding (VM Zinc, Quartz Zinc) to attic storeys would result in a heavier / bulkier appearance to the affected buildings to the detriment of their appearance and the wider surrounding area. The material is not therefore considered acceptable. In respect of block D samples of materials for the exposed northern elevation and rear extensions are required. Accordingly, it is not possible to agree details for condition 13.

3) UNI3

Condition 15

The submitted details for the entrance gate, at the southern apex of the site, are inappropriate to the site and wider Conservation Area. A fabrication detail for the proposed balcony balustrading and details of the proposed treatment to perimeter walls on Clifton Hill and Dyke Road is required as part of condition 15.

4) UNI4

Condition 18

Details of the proposed balustrading to unit B-18, which should make provision for obscured screening to prevent overlooking of adjoining properties on Clifton Hill, are required as part of condition 18.

5) UNI5

Condition 20

The proposed trees to the shared western boundary with Clifton Hill (1 no. Acer campestre and 1 no. Fraxinus 'Jaspidea') would provide inadequate landscaping in this section of the site. Alternative species are therefore required (Alnus cordata or Acer platanoides, such as Drummondii, or Emerald Queen, are recommended as potential alternatives in this section of the site).

6) UNI6

Condition 21

Whilst the height (of 2.4 metres) is acceptable details of the proposed design and materials of shared boundaries with properties on Clifton Hill are required as part of condition 21.

7) UNI7

Condition 30

Further details, including the site investigation (dated March 2012) and a details of site investigation works up to the present time, are required as part of condition 30 (i). Condition 30 (ii) requires the submission of a verification report.

8) UNI8

Condition 32

A scheme for the proposed treatment of all plant and machinery against the transmission of sound and / or vibration is required as part of condition 32.

BH2012/03584

32 Upper North Street Brighton

Replacement of shop front and installation of 2no entrance doors.

Applicant: Mr Justin Salisbury

Officer: Helen Hobbs 293335

Approved on 09/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site Location Plan		810/01	
(proposed elevation superseded)			12/11/2012
Existing elevation and floor plan	810/02		12/11/2012
Shopfront as existing	810/04		12/11/2012
Shopfront as proposed	810/03	A	18/03/2013

BH2012/04036

43 Russell Square Brighton

Internal alterations to layout including creation of basement level flat. External alterations including increased roof height and provision of slate roof to rear extension. (Part Retrospective).

Applicant: AR Properties (Brighton) Limited

Officer: Christopher Wright 292097

Approved on 29/04/13 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 external finishes of the walls to the reconstructed rear extension shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall be lined out with ashlar joint lines to match the original building and shall not have bell mouth drips above the damp proof course or above the windows, doors or archway openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building and shall be maintained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan 2005.

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 policies HE1 and HE6 of the Brighton & Hove Local Plan 2005.

4) UNI

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

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan 2005.

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.

6) UNI

No works shall take place until details of the method of the sound proofing and fire protection of the walls, floors, ceilings and doors, including 1:5 scale sections through walls and ceilings, and 1:1 scale sections of the doors, have been submitted to and approved in writing by the Local Planning Authority. All existing original doors shall be retained and where they are required to be upgraded to meet fire regulations, details of upgrading works shall be submitted to and approved in writing by the Local Planning Authority. Self-closing mechanisms, if required, shall be of the concealed mortice type, unless otherwise agreed in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved 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 2005.

7) UNI

A new top rail to the glazed borrowed light shall be formed below the false ceiling in the rear basement room of the main part of the building in accordance with 1:1 scale section details that shall be submitted to and approved by the Local Planning Authority prior to the works taking place. These works shall be carried out and completed fully in accordance with the approved details within one calendar month of the date of their approval.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan 2005.

8) UNI

All existing original fabric including floors, lathe and plasterwork, shall be retained, except where shown to be removed in the approved drawings, and shall be repaired and made good exactly like for like, and shall not be covered over, except where otherwise agreed in writing by the Local Planning Authority before works commence. The original walls and ceilings shall not be skimmed over and only defective lathe and plaster shall be removed and shall be replaced exactly like for like using timber lathes and lime plaster.

9) UNI

The damaged ceiling cornices in the ground floor front and rear rooms shall be repaired and reinstated to match exactly the original mouldings within one month of the date of this decision.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan 2005.

10) UNI

The staircase and its spindles, newel posts and handrail, shall be repaired and reinstated to its original design and any missing elements reinstated within one calendar month of the date of this decision.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan 2005.

11) 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 policies HE1 and HE6 of the Brighton & Hove Local Plan 2005.

12) UNI

No works shall take place until:

- (i) 1:1 scale section drawings of the new windows, glazing bars and reveals;
- (ii) 1:20 scale elevations of all new internal doors;
- (iii) 1:1 scale section details of the new doors' panel mouldings; and
- (iv) 1:1 scale sections of the new window and door architraves, 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 the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan 2005.

BH2013/00053

St. Mary Magdalen Catholic Primary School Spring Street Brighton

Alterations to windows and doors and installation of ventilation system to flat roof of existing kitchen building.

Applicant: The Governors of St Mary Magdalen Catholic Primary School

Officer: Christopher Wright 292097

Refused on 29/04/13 DELEGATED

1) UNI

The proposed inlet and extraction system is considered to be large and bulky with a discordant and incongruous design and appearance in respect of the site context, to the detriment of views from within the conservation area and to the setting of adjoining listed buildings. As such the proposal is contrary to policies HE3, HE6 and QD14 of the Brighton & Hove Local Plan 2005.

BH2013/00158

4A Powis Square Brighton

Erection of single storey rear extension. Internal and external alterations including replacement of timber sliding sash window to rear, installation of steel spiral staircase to the rear courtyard and alterations to layout.

Applicant: Ms Hilary Morison

Officer: Robert McNicol 292322

Approved on 02/05/13 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 a sample of the red clay pavers to be used in the construction of the extension roof hereby permitted 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 the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The new and replacement windows shall be of painted timber with no visible trickle vents to match exactly the original sash windows, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details and the sash window shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match the original sash windows.

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 doors shall be recessed within their openings to the same depth as the original sash windows and shall have masonry steps and their timber thresholds/subcills shall not project beyond the outer faces of the walls.

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

5) UNI

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

- i. a 1:2 scale section showing the masonry steps to the doors;
- ii. 1:1 scale horizontal and vertical cross sections through each type of window and door showing their internal architraves, frames, subcills, sash boxes, stiles, top rails, meeting rails, bottom rails and glazing bars, door panels and their relationship to the masonry reveals;
- iii. details of the new metal spiral staircase, including a 1:20 scale elevational drawing;
- iv. 1:1 scale sectional details of the spindles, top rail and bottom rail of the railings.

The works shall be carried out and completed in their entirety fully in accordance with the approved details and shall be 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.

6) UNI

The existing brick vaulted roof above the existing rear door and window to the existing bathroom shall be retained.

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

BH2013/00159

4A Powis Square Brighton

Erection of single storey rear extension. Alterations to fenestration and installation of steel spiral staircase to rear courtyard.

Applicant: Ms Hilary Morison

Officer: Robert McNicol 292322

Approved on 02/05/13 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) 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.

3) UNI

The new and replacement windows shall be of painted timber with no visible trickle vents to match exactly the original sash windows, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details and the sash window shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match the original sash windows.

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 development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Existing floor plan, block plan and location plan	262.12.01		17/01/2013
Existing section and elevations	262.12.02		17/01/2013
Proposed floor plan and block plans	262.12.03	C	5/03/2013
Proposed sections, elevations, windows and door details	262.12.04	B	5/03/2013
Window section	262.A4.D001		17/01/2013
Window section	262.A4.D002		17/01/2013

5) UNI

No works shall take place until a sample of the red clay pavers to be used in the construction of the extension roof hereby permitted 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 the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

No development shall take place until a scheme for landscaping has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of two replacement trees for the one that is to be lost, to include planting plans, written specifications, schedule of trees noting species and plant size.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD15 and QD16 of the Brighton & Hove Local Plan.

7) UNI

The existing brick vaulted roof above the existing rear door and window to the existing bathroom shall be retained.

Reason: To ensure the satisfactory preservation of this listed building and to

comply with policy HE1 of the Brighton & Hove Local Plan.

8) UNI

No development shall take place until the following details have been submitted to and approved in writing by the local planning authority:

- i. a 1:2 scale section showing the masonry steps to the doors;
- ii. 1:1 scale horizontal and vertical cross sections through each type of window and door showing their internal architraves, frames, subcills, sash boxes, stiles, top rails, meeting rails, bottom rails and glazing bars, door panels and their relationship to the masonry reveals;
- iii. details of the new metal spiral staircase, including a 1:20 scale elevational drawing;
- iv. 1:1 scale sectional details of the spindles, top rail and bottom rail of the railings.

The works shall be carried out and completed in their entirety fully in accordance with the approved details and shall be 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.

9) UNI

The doors shall be recessed within their openings to the same depth as the original sash windows and shall have masonry steps and their timber thresholds/subcills shall not project beyond the outer faces of the walls.

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

BH2013/00213

32B Clifton Terrace Brighton

Replacement of existing timber framed clear glass window with UPVC Cotswold obscured glass window.

Applicant: G White

Officer: Helen Hobbs 293335

Refused on 26/04/13 DELEGATED

1) UNI

The drawings submitted contain inaccuracies and inconsistencies and do not accurately represent the existing elevations of the subject property. As such, it is not possible for the local authority to fully assess the impact of the proposed development on the character and appearance of either the listed building or the surrounding Montpelier and Clifton Hill Conservation Area. The proposals are thereby contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

Notwithstanding the first reason for refusal, by virtue of the proposed inappropriate window frame materials, design and detailing the replacement window would result in significant harm to the appearance and character of both the Grade II listed building to which it would be installed and the wider Montpelier and Clifton Hill Conservation Area. The proposals are thereby contrary to policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

BH2013/00267

66 Preston Street Brighton

Internal alterations and refurbishment including raising of floor level and ceiling height in South bar area, relocation of bar and formation of new opening in existing structural wall.

Applicant: Indigo Pub Group Ltd

Officer: Clare Gibbons 292454

Refused on 29/04/13 DELEGATED

1) UNI

The proposal would result in the loss of fabric and inappropriate intrusions and insufficient information and justification has been provided to demonstrate that the proposed alterations would not detract from or cause harm to the special historical and architectural character and historic interest of the building. This is contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Notes SPGBH11 (Interiors), SPGBH13 (General Advice) and Supplementary Planning Document 9 (Architectural features).

BH2013/00291

212-215 Kings Road Arches Brighton

Display of externally illuminated fascia signs.

Applicant: Brand Shoosh

Officer: Helen Hobbs 293335

Refused on 29/04/13 DELEGATED

1) UNI

The proposed fascia signs, by reason of their excessive number, would result in an overly cluttered and inappropriate appearance to the club frontage, significantly detracting from the appearance of the building, Kings Road Arches and the overall visual amenity of the conservation area. The proposal is therefore contrary to policy QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 7 on Advertisements.

2) UNI2

Insufficient information has been submitted regarding the fascia sign above the entrance within the most eastern arch of the application site. Therefore the impact of the proposal cannot be fully assessed. The proposal is therefore contrary to policy QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 7 on Advertisements.

BH2013/00412

Mitre House 149 Western Road Brighton

Application for variation of condition 3 of application BH2011/03434 (Change of use of North block and addition of fourth storey contained within a mansard roof to form hotel (C1) with associated works) to allow for the access doors at the corner of Hampton Street and Spring Street to be the main access to the café and be used between the hours of 8am and 8pm after which the doors will be locked shut whilst maintaining egress in the event of a fire.

Applicant: Tareem Ltd C/o Montague Management Ltd

Officer: Guy Everest 293334

Refused on 14/05/13 DELEGATED

1) UNI

The proposed access and hours of use would result in additional movements, both pedestrian and vehicular, to and from the premises in close proximity to neighbouring residential properties. The resulting impact would lead to additional noise and disturbance to the detriment of the amenities of the occupiers of residential properties that adjoin the site. The proposal is thereby contrary to the provisions of policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2013/00440

9 Clarence Gardens Brighton

Display of non-illuminated fascia sign. (Retrospective)

Applicant: Brighton Little Theatre

Officer: Jason Hawkes 292153

Approved on 26/04/13 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.

BH2013/00562

Odeon Cinema West Street Brighton

Display of 1no internally illuminated fascia sign to south elevation.

Applicant: Ben & Jerrys

Officer: Helen Hobbs 293335

Approved on 02/05/13 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.

BH2013/00660

12 Clifton Terrace Brighton

Internal alterations to layout of basement and replacement of external basement door with metal gate. (Part retrospective).

Applicant: Mrs Sharon Lappo

Officer: Jason Hawkes 292153

Approved on 01/05/13 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 air vent shall be painted white to match the outer basement wall and retained as such thereafter.

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

BH2013/00665

4 Powis Grove Brighton

Relocation of front gate and installation of external stairs from basement to ground floor level.

Applicant: Mr Matthew Hyde

Officer: Jason Hawkes 292153

Approved on 01/05/13 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

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Location Plan	109		4/03/2013
Block Plan	110		4/03/2013
Existing & Proposed Plans	401		4/03/2013
Existing & Proposed Elevations	402		4/03/2013

BH2013/00669

181 - 185 Western Road Brighton

Installation of 6no condensing units to roof (Retrospective).

Applicant: Hennes & Mauritz UK Ltd

Officer: Mark Thomas 292336

Approved on 29/04/13 DELEGATED

1) UNI

Noise associated with the condenser units hereby permitted shall be controlled such that the rating Level, measured or calculated at 1-metre from the façade of the nearest 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 BS4142:1997.

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

BH2013/00670

51 West Street Brighton

Display of 2no internally illuminated fascia signs, 2no internally illuminated projecting signs, 5no non-illuminated externally applied vinyl overlays and 1no internally illuminated buckle.

Applicant: Lloyds Banking Group
Officer: Christopher Wright 292097

Approved on 25/04/13 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.

BH2013/00673**Flat 3 6 Montpelier Terrace Brighton**

Replacement of existing front window & removal of external pipework to South elevation. (Part retrospective).

Applicant: Mr Joe McNulty

Officer: Jason Hawkes 292153

Approved on 01/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Location & Block Plans	1222/P/001		4/03/2013
2nd Floor Plan as Existing	1222/P/101		4/03/2013
2nd Floor Plan as Proposed	1222/P/102	B	4/03/2013
Window Elevations & Details	1222/P/103		4/03/2013
Skirting Detail	1222/P/104		4/03/2013

BH2013/00690**4 Powis Grove Brighton**

Application for removal of condition 5 of application BH2012/00194 (Extension to existing garage to create double garage incorporating 2no rooflights, installation of PV solar panels to roof of garage against raised back wall, replacement of rear wall with new garage door and widening of dropped kerb facing Clifton Hill. Replacement windows to front elevation, alterations to front and rear entrance steps and associated works.) which states the flat roof of the garage should be clad in lead.

Applicant: Mr Matthew Hyde

Officer: Jason Hawkes 292153

Approved on 03/05/13 DELEGATED

1) UNI

The development hereby permitted shall be commenced on or before 11th April 2015.

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 listed below.

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

Plan Type	Reference	Version	Date Received
Existing ground floor plan	101	A	15/02/2012
Existing front elevation	102		24/01/2012
Existing rear elevations	103		24/01/2012
Existing side elevations	104		24/01/2012
Proposed ground floor plan	105	B	10/04/2012
Proposed front elevations	106		24/01/2012
Proposed rear elevations	107	A	10/04/2012

Proposed side elevations	108	A	10/04/2012
Location plan	109		4/03/2013
Block plan	110		4/03/2013
Car manoeuvring diagram	203		10/04/2012

3) UNI

The walls of the rebuilt window bay shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall be lined out with ashlar joint lines to match the original building and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building. The decorative moulding band below eaves level around the bay shall be reinstated to match exactly the existing.

Reason: So as to ensure the preservation and enhancement of the conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until full details of the proposals have been submitted to and approved by the local planning authority in writing, including:

- i) 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new external joinery work including all types of new windows and doors;
- ii) 1:5 scale sample sections and 1:1 sectional profiles of the new render mouldings;
- iii) a 1:5 scale elevational and sectional detail of the coping to the rear garage wall and a 1:5 scale detail of the brick quoining;
- iv) a 1:2 scale section through a typical front step riser and tread showing the details of the new step cladding.
- v) details of the lintel over the garage door;
- vi) details of the rooflights;
- vii) details of the crossover and amended kerbing which shall be traditional to the character of the area;
- viii) details of the raised decking including large scale sections and plans;
- ix) samples of materials;
- x) a large scale (1:20) side elevation of the stairs showing their relationship to the building;

The works shall be carried out in accordance with the approved details and maintained as such thereafter.

Reason: So as to ensure the preservation and enhancement of the conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan.

5) UNI

The flat roof of the garage hereby permitted shall be a green roof. No development shall commence until full details of the proposed green roof have been submitted to and approved by the Local Planning Authority. The scheme shall include full specification of plants, including densities, distribution and arrangements for future maintenance. All planting comprised in the approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the works, whichever is the sooner. Any plants which within a 5 year period 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 enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD1 and HE6 of the Brighton & Hove Local Plan.

6) UNI

Before the work commences, a sample panel of flintwork shall be constructed on the site and shall be approved by the local planning authority in writing and the works shall be carried out and completed to match the approved sample flint panel.

Reason: So as to ensure the preservation and enhancement of the conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan.

7) UNI

The new and replacement windows shall be painted timber vertical sliding sashes with no trickle vents to match exactly the original sash windows, including their frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match.

Reason: So as to ensure the preservation and enhancement of the conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan.

BH2013/00697

34 Temple Street Brighton

Erection of a single storey rear extension.

Applicant: Mrs Jane Eaton

Officer: Christopher Wright 292097

Approved on 14/05/13 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 and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Location Plan	L-100		5 Mar 2013
Block Plan	L-101		5 Mar 2013
Proposed and Existing Drawings	L-102		5 Mar 2013

BH2013/00728

Priory House Bartholomew Square Brighton

Change of use at lower ground and ground floor level from offices (B1) to Restaurant (A3) including elevational alterations to north elevation at ground floor level and south elevation at lower ground floor level.

Applicant: Baron Homes Corporation Ltd

Officer: Adrian Smith 290478

Refused on 02/05/13 DELEGATED

1) UNI

Insufficient evidence has been submitted to demonstrate that this centrally located modern office site is genuinely redundant and unsuitable for continued office use. The application therefore conflicts with the strategic aims of policy EM5 of the Brighton & Hove Local Plan and policies SA2, CP2 and CP3 of the Submission City Plan Part One which seek to protect such floorspace given the identified shortfall in good quality modern office accommodation within central Brighton.

BH2013/00815

1-3 Prince Albert Street Brighton

Replacement of existing ground floor windows with bi-fold windows to North and bi-fold doors to East elevations.

Applicant: InnBrighton Ltd

Officer: Robin K Hodgetts 292366

Refused on 07/05/13 DELEGATED

1) UNI

The proposed changes to the joinery details of the shopfront would, by reason of thick, heavy vertical divisions and inappropriate profiles, disrupt the architectural unity of the façade and thereby be harmful to the character and appearance of the Grade II listed building and the Old Town Conservation Area, contrary to policies HE1, HE6 & QD10 of the Brighton & Hove Local Plan 2005.

2) UNI2

When open, the proposed bi-folding windows and doors would create a void in the appearance of the shopfront that would be significantly harmful to the character of the Grade II listed building and Old Town Conservation area, contrary to policies HE1, HE6 & QD10 of the Brighton & Hove Local Plan 2005 and to advice in the Council's Supplementary Planning Document 02 'Shop Front Design.'

BH2013/00816

1-3 Prince Albert Street Brighton

Replacement of existing ground floor windows with bi-fold windows to North and bi-fold doors to East elevations.

Applicant: InnBrighton Ltd

Officer: Robin K Hodgetts 292366

Refused on 08/05/13 DELEGATED

1) UNI

The proposed changes to the joinery details of the shopfront would, by reason of thick, heavy vertical divisions and inappropriate profiles, disrupt the architectural unity of the façade and thereby be harmful to the character and appearance of the Grade II listed building contrary to policy HE1 of the Brighton & Hove Local Plan 2005.

2) UNI2

When open, the proposed bi-folding windows and doors would create a void in the appearance of the shopfront that would be significantly harmful to the character of the Grade II listed building contrary to policy HE1 of the Brighton & Hove Local Plan 2005 and to advice in the Council's Supplementary Planning Document 02 'Shop Front Design.'

BH2013/00904

16 Little Preston Street Brighton

Conversion of ancillary retail storage to 1no one bedroom maisonette including alterations to fenestration and associated works.

Applicant: Mr F Miah

Officer: Jason Hawkes 292153

Approved on 15/05/13 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) 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) BH03.04

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: In the interests of the character and appearance of the building(s) and the visual amenities of the area 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) 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.

7) BH06.05

The development hereby permitted shall not begin until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

Reason: To ensure that the development is car-free and to comply with policy HO7 of the Brighton & Hove Local Plan

8) UNI

No development shall commence until a scheme for the soundproofing of the building where the residential unit hereby approved adjoins the neighbouring commercial unit at 16 Preston Street, 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.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Plan			20/03/2013
Block Plan			20/03/2013
Existing & Proposed	1319/01	D	13/05/2013

10) UNI

The rear first floor window 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.

11) UNI

No works shall take place until full details of the proposed windows including 1:20 scale sample elevations 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: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

12) 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.

13) UNI

The front elevation shall be finished in matching materials to the existing building.

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

BH2013/00934**123 - 124 Western Road Brighton**

Application to extend time limit for implementation of previous approval BH2009/03047 for Change of use from retail (A1) to retail and café/restaurant (A1/A3) at basement and ground floor levels.

Applicant: David Hutchison

Officer: Jason Hawkes 292153

Approved on 15/05/13 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) BH07.03

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.

3) BH07.04

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Plan			14/12/2009
Block Plan	164/01		14/12/2009
Block Plan with roof plan	164/01		6/01/2010
Existing Basement	164/02		14/12/2009
Existing Ground Floor	164/03		14/12/2009
Existing Section	164/04		14/12/2009
Existing Western Road Elevation	164/05		14/12/2009
Existing Temple Road Elevation	164/06		14/12/2009
Proposed Basement Plan	164/07	Rev A	6/01/2010
Proposed Ground Floor Plan	164/08	Rev A	6/01/2010
Proposed Western Road Elevation	164/09	Rev A	6/01/2010
Proposed Temple Road Elevation	164/10	Rev A	6/01/2010
Proposed Section	164/11	Rev A	6/01/2010
Existing Temple Road Elevation (Showing Proposed Chimney / Extract)	164/12		6/01/2010

5) UNI

The entrance to the unit from Temple Street shall not be used to provide access for customers at any time. Use of this entrance shall be restricted to servicing and staff use only.

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.

6) UNI

The proposed chimney extension shall be finished in painted render to match the existing rendered wall at roof level.

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

7) UNI

No alcohol shall be served in the premises except to persons seated and consuming food prepared and purchased from the premises.

Reason: To safeguard the amenities enjoyed by neighbouring properties, in the interests of public order and crime prevention and in accordance with policy QD27 of the Brighton & Hove Local Plan.

8) UNI

The use hereby permitted shall not be open to customers except between the hours of 0800 and 2200 on any day.

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

9) UNI

No development shall commence until a scheme for the soundproofing of the building has been submitted to and approved in writing by the Local Planning Authority. The soundproofing measures shall be implemented in strict accordance with the approved details prior to the occupation of the A3 element of the development hereby permitted 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.

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the Class A3 use shall be restricted to the basement and the raised section to the northern part of the ground floor only as shown on drawing no.164/08A hereby approved. Further, notwithstanding the indicative internal layout submitted, no seating or other facilities for customers associated with the A3 use shall be provided within the lower (southern) section of the ground floor of the unit, which shall be strictly reserved for retail uses falling within Use Class A1 only.

Reason: To retain a retail use and frontage fronting Western Road in accordance with policy SR4 of the Brighton & Hove Local Plan.

ST. PETER'S & NORTH LAINE

BH2012/01641

Unit 1 North Street Quadrant Brighton

Display of internally illuminated fascia sign and internally illuminated lettering.

Applicant: Supergroup

Officer: Pete Campbell 292359

Approved on 03/05/13 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 advertisements 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 07:00 on any day.

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

BH2012/02173

39 Upper Gardner Street Brighton

Change of use from retail (A1) to café (A3) on lower ground, ground and first floors and retrospective change of use from café (A3) to office (B1) on second floor and replacement of ground floor sliding doors and fenestration above.

Applicant: EU Recruitment

Officer: Christopher Wright 292097

Approved on 30/04/13 PLANNING COMMITTEE

1) UNI

Prior to the installation of the new entrance doors and transom windows to the front elevation, a 1:1 scale horizontal section of the proposed fenestration in situ detailing the set back within the opening reveal shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and maintained as such thereafter.

Reason: To ensure successful integration with the existing building and to limit the impact of the development on the character of the building and the wider North Laine Conservation Area, and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

2) UNI

Prior to the installation of the proposed external extraction outlet, a roof plan detailing its exact location shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and maintained as such thereafter.

Reason: To ensure successful integration with the existing building and to limit the impact of the development on the character of the building and the wider North Laine Conservation Area, and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

3) 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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Location Plan			12 Jul 2012
Existing Layout Plans	01	A	12 Jul 2012
General Arrangement Existing Plans	02		12 Jul 2012
General Arrangement Existing Elevation	03	D	20 Nov 2012
General Arrangement Proposed Plans	11	A	12 Nov 2012
General Arrangement Proposed Plans	10	D	7 Mar 2013
General Arrangement Proposed Elevations	12	A	7 Mar 2013

5) 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 facing a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and the conservation area and to comply with policies QD1, QD27 and HE6 of the Brighton & Hove Local Plan 2005.

6) UNI

The ground floor and first floor restaurant use (Use Class A3) hereby permitted shall not be open to customers except between the hours of 7.30am and 8.30pm Sundays to Wednesdays and between 7.30am and 10.30pm Thursdays to

Saturdays.

Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan 2005

7) 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.

8) UNI

The premises shall only be used as a restaurant/café (Use Class A3) on the ground and first floors, and as offices (Use Class B1) on the second floor, and for no other purposes (including any other purposes within Classes A3 and B1 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.

9) UNI

The kitchen mechanical extract system shall not be in use outside the opening hours for the A3 restaurant use hereby permitted, as set out in condition 4 of this consent.

Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan 2005.

10) UNI

No alcohol shall be sold or supplied within the Use Class A3 premises hereby approved except to persons who are taking meals on the premises and who are seated on chairs at tables. 'Meals' means food that has been cooked or prepared and purchased within the premises. Any bar area shall be ancillary to the approved A3 restaurant use.

Reason: In the interest of general amenity and public order and to comply with policies QD27 and SR12 of the Brighton & Hove Local Plan.

11) UNI

The joinery of the new entrance doors and transom windows hereby approved shall be black in colour as seen externally, and shall be retained as such thereafter.

Reason: To ensure successful integration with the existing building and to limit the impact of the development on the wider North Laine Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

12) 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.

13) UNI

No deliveries, servicing, loading or unloading of vehicles associated with the premises shall take place except between the hours of 7.30am and 7.00pm Mondays to Saturdays and between 8.00am and 6.00pm on Sundays.

Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan 2005.

BH2012/03874

41 41A & 41B Bond Street Brighton

Change of Use of first and second floors from retail (A1) to hostel incorporating extensions and alterations to existing building including creation of additional floors with mansard roof, infill extension at second floor level and associated works.

Applicant: Mr George Georgio

Officer: Jonathan Puplett 292525

Refused on 25/04/13 DELEGATED

1) UNI

The proposed flat topped mansard is not of a traditional form and would be of an excessive height, depth and bulk. The proposed front dormers and rooflights would result in an inappropriate and cluttered appearance. The proposed roof extension would be detrimental to the appearance of the building, and to the character and historic skyline and roofscape of this part of the North Laine Conservation Area contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan and the guidance set out in SPGBH1: Roof Extensions and Alterations.

BH2013/00070

49 - 50 Providence Place & 3 & 4 Ann Street Brighton

Application for Approval of Details Reserved by Conditions 19(i) and 19(ii) of application BH2010/02585.

Applicant: Mr Julian Curry

Officer: Jonathan Puplett 292525

Approved on 13/05/13 DELEGATED

BH2013/00225

47 Gardner Street Brighton

Installation of new shopfront and replacement of air conditioning unit to rear of shop.

Applicant: Mr Ozer Karmay

Officer: Sonia Gillam 292265

Approved on 26/04/13 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. In addition, there should be no significant low frequency tones present.

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 air conditioning unit hereby approved shall be installed in the same location as the existing unit on the rear of number 47 Gardener Street at 2.75m above ground level.

Reason: To ensure a satisfactory appearance and to safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10, QD1 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Location Plan			22/02/2013
Block Plan			22/02/2013
Existing and proposed elevations	PL-01		22/02/2013
Existing and proposed floor plans	PL-02		23/04/2013
As existing - Shopfront elevation	PL-02		22/02/2013
As proposed - Shopfront elevation	PL-03		22/02/2013
Section	PL-04		22/02/2013
Air conditioning details FDT Standard Cassette			01/03/2013
Air conditioning details Cassette Recessed Systems - FDT			01/03/2013
Email from applicant			25/04/2013

BH2013/00245

Land Adjoining 10 New England Road and rear of 53 New England Street Brighton

Temporary change of use of land for 5 years from scrap metal yard to residential and the erection of 36 containers in one block of 5 containers in height and one block of 3 containers in height for use as individual dwelling units.

Applicant: QED Capital Assets

Officer: Guy Everest 293334

Approved on 30/04/13 PLANNING COMMITTEE

1) UNI

The buildings hereby permitted shall be permanently removed from the site on or before 07 May 2018 in accordance with a scheme of works which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The planning permission is not suitable as a permanent form of development and to comply with policies HO2, HO3 and HO4 of the Brighton & Hove Local Plan; policy WMP 6 of the East Sussex, South Downs and Brighton & Hove - Waste and Minerals Plan; and policy DA4 of the Brighton & Hove Submission City Plan Part One.

2) UNI

The development hereby permitted shall not be occupied until a scheme for establishing green roofs to blocks 1 and 2, as identified on drawing no. 1250.PL04, has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation.

Reason: To ensure the development enhances the nature conservation value of the site and to comply with policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document 11 on Nature Conservation and Development.

3) UNI

Report from: 25/04/2013 to: 15/05/2013

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan	1250.PL01		28/01/2013
Site Plan as Existing	1250.PL02		28/01/2013
Block Plan	1250.PL04		28/01/2013
Site & Roof Plan	1250.PL05		28/01/2013
Street Scene & Existing Elevations (New England Street)	1250.PL10		28/01/2013
Street Scene & Proposed Elevations (New England Street)	1250.PL11		28/01/2013
Street Scene & Existing Elevations (New England Road)	1250.PL12		28/01/2013
Street Scene & Proposed Elevations (New England Road)	1250.PL13		28/01/2013
Existing Site & Building Sections	1250.PL15		28/01/2013
Proposed Site & Building Sections	1250.PL16		28/01/2013
Ground Floor Plan & Site Layout	1250.PL20		28/01/2013
First Floor Plan	1250.PL21		28/01/2013
Second Floor Plan	1250.PL22		28/01/2013
Third Floor Plan	1250.PL23		28/01/2013
Fourth Floor Plan	1250.PL24		28/01/2013
Roof Plan	1250.PL25		28/01/2013
East Elevation	1250.PL30		28/01/2013
West Elevation	1250.PL31		28/01/2013
North & South Elevations	1250.PL32		28/01/2013
W-Installations	TH.TW1		28/01/2013
Floor Plans and Sections Dimensioned	TH.Prof.ST		28/01/2013

4) UNI

No development shall commence until a scheme for the external treatment of the elevations of the Blocks (including full details of the colour scheme) has 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 QD2 of the Brighton & Hove Local Plan.

5) UNI

No development shall commence until details at a 1:20 scale of external doors, windows, balconies, stairways, walkways and railings and gate to the New England Road frontage 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 QD2 of the Brighton & Hove Local Plan.

6) UNI

No development shall commence until details and a specification for the hard surfacing of the application site has been submitted to and approved in writing by the Local Planning Authority. The re-surfacing shall be completed in accordance with the approved details prior to the commencement of construction works above ground level.

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.

7) UNI

No development shall commence until fences for the protection of trees to the west of the site 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

The development hereby permitted shall not begin until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

Reason: To ensure that the development is car-free and to comply with policy HO7 of the Brighton & Hove Local Plan.

9) UNI

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of measures to mitigate disturbance during construction works from noise and dust, plant and equipment and transport movements 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 accordance with the approved CEMP unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that construction operations, vehicles, materials and waste do not impact on highway safety and to protect the amenities of adjacent occupiers and to comply with policies TR7, SU13 and QD27 of the Brighton & Hove Local Plan.

10) UNI

No development shall take place until a scheme to ensure the stability of the adjoining retaining wall and former railway embankment has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation.

Reason: To ensure the stability of the adjacent structure and to comply with policies TR7 and SU8 of the Brighton & Hove Local Plan.

11) UNI

No development shall take place until a Travel Plan for the development setting out measures to promote walking and cycling has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be subject to annual review, which should include regular monitoring of the use and need for additional cycle parking spaces. The Travel Plan shall be implemented in accordance with the approved details and in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage sustainable travel and to comply with policies TR1 and TR14 of the Brighton & Hove Local Plan.

12) UNI

The development hereby permitted shall not be occupied 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.

13) UNI

The development hereby permitted shall not be occupied 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.

14) UNI

The development hereby permitted shall not be occupied until a scheme for installing photovoltaic panels to the roof of block 1', as identified on drawing no. 1250.PL04, has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation.

Reason: To ensure the development makes efficient use of energy resources and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08 on Sustainable Building Design.

15) UNI

The hereby approved development shall only be used as residential accommodation in association with services provided by the Brighton Housing Trust.

Reason: The development hereby approved is not suitable as a permanent residence and to comply with policy QD27 of the Brighton & Hove Local Plan.

BH2013/00344

23 Roundhill Crescent Brighton

Application for approval of details reserved by condition 3 of application BH2012/03118.

Applicant: Mr Karl Simpson

Officer: Wayne Nee 292132

Approved on 07/05/13 DELEGATED

BH2013/00350

23 Roundhill Crescent Brighton

Application for approval of details reserved by conditions 2 and 5 of application BH2012/03117.

Applicant: Mr Karl Simpson

Officer: Wayne Nee 292132

Approved on 30/04/13 DELEGATED

BH2013/00648

1 London Road Brighton

Display of non-illuminated signage panelling with 2no sets of non-illuminated lettering. Display of 2no sets of internally illuminated lettering and 1no internally illuminated logo sign to fascia (retrospective).

Applicant: Aldi Stores Ltd

Officer: Chris Swain 292178

Refused on 02/05/13 DELEGATED

1) UNI

The wraparound fascia signage (Sign 4) by reason of its height, design and bulk results in an overly dominant element that disrupts the original form of the

building. This, in conjunction with the existing signage on the building results in an incoherent, cluttered appearance and detracts from the appearance and character of the building, the street scene and the adjacent Valley Gardens Conservation Area. As such, the advertisements are harmful to amenity and contrary to policies QD12 and HE6 of the Brighton and Hove Local Plan and the Council's Supplementary Planning Document 'Advertisements' (SPD07).

2) UNI2

The centrally positioned "Aldi" lettering (Sign 2) by reason of its overall height, design and excessive scale results in an overly dominant feature that detracts significantly from the appearance and character of the building, the street scene and the adjacent Valley Gardens Conservation Area and, as such, is contrary to policies QD12 and HE6 of the Brighton & Hove Local Plan and the Council's Supplementary Planning Document 'Advertisements' (SPD07).

BH2013/00721

9 Vine Street Brighton

Demolition of garage and erection of 1no three storey town house.

Applicant: Mrs Shelley Bloom

Officer: Wayne Nee 292132

Approved on 02/05/13 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 the following details have been submitted to and approved by the local planning authority in writing:

- i) samples and details of materials (brick, render, panels)
- ii) details of the guttering and downpipes,
- iii) details of the windows and rooflight, including details of opening methods
- iv) 1:20 elevations and sections of all new doors, reveals and cills
- v) Large scale details of all parapets, eaves, copings, Juliet balconies and all other features and the works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

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

3) 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 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 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.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Building Research

Establishment issued Final Code Certificate confirming that the unit has achieved a Code for Sustainable Home 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) UNI

The development hereby approved shall not be occupied until details of refuse and recycling facilities 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 and shall be thereafter retained as such.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policies TR14 and QD27 of the Brighton & Hove Local Plan.

6) UNI

Access to the flat roofed area at second storey level of the development hereby approved shall be for maintenance or emergency purposes only and shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: To ensure the development has an acceptable appearance without the inclusion of non-traditional balcony railings in accordance with policies QD1, QD2 and HE6 of the Brighton & Hove City Council.

7) UNI

The development hereby permitted shall not begin until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit. The development shall then be carried out in strict accordance with the approved scheme.

Reason: To ensure that the development is car-free and to comply with policy HO7 of the Brighton & Hove Local Plan.

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no demolition of the building 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.

9) 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 extension, enlargement or other alteration of the dwellinghouse 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.

10) UNI

Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossover at the front of the existing garage back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

Reason: In the interests of highway safety and to comply with policies TR7 and

TR8 of the Brighton & Hove Local Plan.

11) UNI

All roof ventilation and extract outlets shall use flush, concealed slate or tile vents to match the roof covering, and concealed ridge and eaves ventilators.

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

12) UNI

No cables, aerials, flues and meter boxes etc to front elevation.

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

13) UNI

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.

14) 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.

15) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site plan	TA669/01		07 March 2013
Existing elevations	TA669/Ex03		07 March 2013
Existing section AA	TA669/Ex04		07 March 2013
Existing elevations	TA669/Ex05		07 March 2013
Proposed floor plans	TA669/P10	A	07 March 2013
Proposed elevations	TA669/P11	A	07 March 2013
Proposed section AA	TA669/P12	A	07 March 2013
Proposed elevations	TA669/P13		07 March 2013

BH2013/00722

9 Vine Street Brighton

Demolition of garage.

Applicant: Mrs Shelley Bloom

Officer: Wayne Nee 292132

Approved on 02/05/13 DELEGATED

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.

BH2013/00725

39-40 Gloucester Street Brighton

Installation of sheltered bicycle rack to rear courtyard to accommodate 10no bicycles.

Applicant: Affinity Sutton

Officer: Jonathan Puplett 292525

Approved on 14/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Location plan			13/052013
Block plan			13/05/2013
Proposed cycle store details	AC3040	V1.2	07/03/2013

BH2013/00734

48 Warleigh Road Brighton

Conversion of existing retail unit (A1) and 1no one bedroom flat (C305) to form 1no four bedroom house with associated alterations including erection of single storey flat roof extension to the rear.

Applicant: Ms G MacPherson

Officer: Wayne Nee 292132

Approved on 01/05/13 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 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.

4) UNI

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) 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.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Existing	1468/1675		06 March 2013
Proposed	1468/1676	C	25 April 2013
Window details	1468/1704		25 April 2013
Vent details	n/a		25 April 2013

BH2013/00737

Victory House Trafalgar Place Brighton

Display of 1no halo illuminated fascia sign to north elevation.

Applicant: Sun Shield Limited

Officer: Sue Dubberley 293817

Approved on 14/05/13 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.

BH2013/00742

73 Roundhill Crescent Brighton

Erection of single storey rear extension to second floor.

Applicant: Mr Jack Konarek

Officer: Chris Swain 292178

Refused on 03/05/13 DELEGATED

1) UNI

The proposed development by reason of its height, design, depth and scale would result in an overly dominant and bulky addition that relates poorly to the existing building and the terrace and would have a detrimental impact upon the appearance and character of the property and the wider Roundhill Conservation Area. The proposals are thereby contrary to policy QD14 and HE6 of the Brighton & Hove Local Plan.

BH2013/00813

40 West Hill Street Brighton

Replacement of existing single glazed casement windows with double glazed to front four bays incorporating repair of frames and new chrome catches and stays.

Applicant: Nicholas Hillman

Officer: Sonia Gillam 292265

Approved on 10/05/13 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

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Location Plan			25/03/2013
Elevation and Profile			11/03/2013

BH2013/00824

7 London Road Brighton

Installation of new shop front.

Applicant: British Heart Foundation

Officer: Robin K Hodgetts 292366

Approved on 07/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site location plan			14/03/13
Existing floor plans and elevations	BRI-F-I-DS/01		14/03/13
Proposed floor plans and elevations	BRI-F-I-DS/02		14/03/13

BH2013/00825

7 London Road Brighton

Display of internally illuminated fascia and projecting signs.

Applicant: British Heart Foundation

Officer: Robin K Hodgetts 292366

Approved on 03/05/13 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 advertisements shall not be illuminated later than 22.00 or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before 07.00 on any day.

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

BH2013/00830

14 Kew Street Brighton

Conversion of existing garage into habitable room. Part demolition of boundary wall on New Dorset Street to facilitate new vehicular access with new garage door.

Applicant: Mr A Green

Officer: Chris Swain 292178

Approved on 10/05/13 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 not be commenced until full details of the 'up-and-over' door proposed to the New Dorset Street frontage (including drawings at a metric scale of 1:20 or larger showing the detailed design, materials

and colour of this proposed door) have been submitted to and approved in writing by the local planning authority. This door shall be implemented in strict accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development, to preserve the character and appearance of the West Hill conservation area 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 listed below.

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

Plan Type	Reference	Version	Date Received
Existing site layout	601/4		15 March 2013
Existing and proposed elevations (New Dorset Street)	610/3		15 March 2013
Existing and proposed elevations and plans	610/5		15 March 2013
Proposed site layout	610/6		15 March 2013

BH2013/00882

6 Kew Street Brighton

Certificate of lawfulness for proposed erection of a single storey rear extension.

Applicant: Mr M Steer

Officer: Chris Swain 292178

Approved on 30/04/13 DELEGATED

BH2013/00905

16 Tichborne Street Brighton

Application for Approval of Details Reserved by Condition 13 of application BH2012/00780

Applicant: Mr Patrick Moorhead

Officer: Liz Arnold 291709

Approved on 29/04/13 DELEGATED

BH2013/01070

Land rear of 64 - 65 Upper Gloucester Road Brighton

Application for approval of details reserved by condition 7 of application BH2010/00378.

Applicant: Mr Kieran Treacy

Officer: Sue Dubberley 293817

Approved on 07/05/13 DELEGATED

WITHDEAN

BH2012/03983

44 Fernwood Rise Brighton

Erection of single storey rear extension & decking incorporating balustrade and steps.

Applicant: Mr P Morley

Officer: Helen Hobbs 293335

Approved on 01/05/13 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 1.8m high screen fence along the eastern extent of the raised deck hereby permitted, as shown on drawing no. 544/02, shall be erected prior to the deck being brought into use and shall thereafter be permanently retained in situ.

Reason: To safeguard the privacy of the occupiers of the adjoining properties 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site Plan			13/12/2012
Existing plans	544/01		13/12/2012
Proposed plans	544/02		13/12/2012

BH2013/00496

51 Bates Road Brighton

Loft conversion with rooflights to front and rear.

Applicant: Mr Bruce Elliott

Officer: Helen Hobbs 293335

Approved on 15/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Existing and proposed plans, incl. location and block plans	1052013/01		13/02/2013

BH2013/00570

Varndean School Balfour Road Brighton

Conversion of existing concrete basket ball court into an all weather football pitch.

Applicant: Varndean School

Officer: Jason Hawkes 292153

Approved on 29/04/13 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

Report from: 25/04/2013 to: 15/05/2013

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Twin bar fencing system details			18/03/2013
Proposed basketball court layout with 3G surface			05/03/2013
Existing basketball court with tarmac surface			05/03/2013
Photographic schedule			19/02/2013
Location Plan			19/02/2013
Block Plan			19/02/2013

BH2013/00620

32 Redhill Drive Brighton

Application for approval of details reserved by condition 9 of application BH2009/01400.

Applicant: Scamans Mercer Partnership

Officer: Robert McNicol 292322

Approved on 29/04/13 DELEGATED

BH2013/00629

8 Robertson Road Brighton

Erection of part single part two storey extension to the rear.

Applicant: Mr N Baldgiev

Officer: Adrian Smith 290478

Refused on 29/04/13 DELEGATED

1) UNI

The proposed development, by virtue of its scale, offset positioning of the upper floor element and inappropriate design, represent incongruous additions that would be harmful to the appearance of the building and wider area, contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of its level of projection and scale and bulk relative to both side boundaries, would have a significantly enclosing impact resulting in increased loss of light and outlook to both adjacent properties at Nos.6 & 10 Robertson Road, and an unacceptable tunnelling effect on existing openings to the rear of No.6 Robertson Road. The proposals are thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/00749

9 Hampstead Road Brighton

Creation of secure enclosure at front of house by raising level of dwarf wall and installation of security door.

Applicant: Mr Matthew Wilson

Officer: Mark Thomas 292336

Approved on 14/05/13 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 finish to the external walls of the development hereby permitted shall match

in material, colour and texture those of the existing front boundary wall.

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 security door and doorframe shown on the approved plans shall be painted white prior to development being brought into use, and shall be retained as such thereafter.

Reason: In the interests of the character and appearance of the development and the visual amenities of the area 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 the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site location plan			11 March 2013
Block plan Fig. 2			11 March 2013
Product photo			11 March 2013
Existing plan	Fig. 3		19 March 2013
Proposed plan	Fig. 4		19 March 2013
Existing south east elevation	Fig. 5		19 March 2013
Proposed south east elevation	Fig. 6		19 March 2013
Existing north east elevation and proposed section A-A	Fig. 7		11 March 2013
Proposed north east elevation	Fig. 9		11 March 2013

BH2013/00752

Upperdene Court 4 Westdene Drive Brighton

Application for Approval of Details Reserved by condition 9 of application BH2011/00992

Applicant: Krusio Developments Ltd

Officer: Jason Hawkes 292153

Approved on 01/05/13 DELEGATED

BH2013/00819

Flat 20 Woodside Lodge Tivoli Crescent Brighton

Erection of gazebo to second floor roof terrace.

Applicant: Stephen Reynolds

Officer: Robert McNicol 292322

Refused on 13/05/13 DELEGATED

1) UNI

By virtue of its form, materials, height and position the proposed gazebo structure would be an unsympathetic addition to the recipient property and would be a prominent, unusual and conspicuous addition to both the roofscape and street scene. The proposed structure would therefore detract from the appearance of the building and the wider area contrary to policy QD14 of the Brighton & Hove Local Plan.

EAST BRIGHTON

BH2012/03124

15 Marine Square Brighton

Repair works to balcony soffit at first floor level to front elevation.

Applicant: Parade Properties

Officer: Anthony Foster 294495

Approved on 30/04/13 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.

BH2012/03738

Flat 16A 116 - 118 Marine Parade Brighton

Replacement of existing timber framed windows with new timber framed windows, installation of roof lantern & replacement of brown roof slates with grey.

Applicant: Roger McMahon

Officer: Sue Dubberley 293817

Approved on 25/04/13 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 window/door frames & associated joinery hereby approved shall be painted in a grey colour to match the proposed grey slate roof covering within three months of the completion the works and thereafter so retained.

Reason: To ensure a satisfactory appearance to the development and to preserve the character and appearance of the listed building and conservation area to comply with policies HE1 & HE6 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until a sample of the slate to be used on the roof has been submitted to and approved by the Local Planning Authority. The Development shall be carried out in accordance with the approved material.

Reason: To ensure a satisfactory appearance to the development and to preserve the character and appearance of the listed building and conservation area to comply with policies HE1 & HE6 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Existing plans	EX01	A	10/01/13
Proposed plans	PL01	B	5/03/13
Proposed door details and elevations	JD01		5/03/13
Proposed window details and elevations	JD02		5/03/13

BH2012/04063

45 Bennett Road Brighton

Erection of two storey rear extension.

Applicant: Ms Annabelle Nicoll

Officer: Wayne Nee 292132

Refused on 08/05/13 DELEGATED

1) UNI

The proposed first floor rear extension, by virtue of its form, depth and design which includes a bulky roof light, would be an inappropriate addition which would result in the over extension of the property. The proposal would therefore be detrimental to the character and appearance of the existing building, and the visual amenities of the surrounding area, which is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2013/00252

Flat 16A 116-118 Marine Parade Brighton

Replacement of existing timber framed windows with new timber framed windows, installation of roof lantern & replacement of brown roof slates with grey.

Applicant: Roger McMatton

Officer: Sue Dubberley 293817

Approved on 29/04/13 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 development shall take place until a sample of the slate to be used on the roof has been submitted to and approved by the Local Planning Authority. The Development shall be carried out in accordance with the approved material.

Reason: To ensure a satisfactory appearance to the development and to preserve the character and appearance of the listed building to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The new window/door frames & associated joinery hereby approved shall be painted in a grey colour to match the proposed grey slate roof covering within three months of the completion the works and thereafter so retained.

Reason: To ensure a satisfactory appearance to the development and to preserve the character and appearance of the listed building to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2013/00569

St Marys Hall Eastern Road Brighton

Installation of electrical equipment cabins (retrospective).

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 03/05/13 DELEGATED

1) 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.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Location Plan	AL600	Rev E	21.02.13
GRP Enclosure and Plinth	EDS 07-0102.16 Sheet 1 of 2	A	21.02.13
Earthing layout for metered RMU	EDS 07-0102.16 Sheet 2 of 2	A	21.02.13
Proposal Plot (UK Power networks)	Ukpn/401190695/amm/1a		21.02.13
Electrical Services	AL607		21.02.13
Metered RMU elevations and meter housing	AD75		21.02.13
Appendix G - Metering GRP Housing	EA 07-0003	5.0	21.02.13

3) UNI

The cabinets hereby approved shall not be brought into use until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include means of screening the development. The landscaping scheme shall be implemented in the first available planting season following approval of the submitted scheme.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the site and the historic features of the site to comply with policies QD1, QD15 and HE3 of the Brighton & Hove Local Plan.

BH2013/00596

Royal Sussex County Hospital Eastern Road Brighton

Certificate of Lawfulness for proposed erection of part four, part three storey temporary modular building.

Applicant: Brighton and Sussex University Hospitals Trust

Officer: Mick Anson 292354

Approved on 03/05/13 DELEGATED

BH2013/00600

91 St Georges Road Brighton

Formation of second floor incorporating front and rear rooflights and dormer to side elevation.

Applicant: Kemptown Bookshop

Officer: Anthony Foster 294495

Refused on 30/04/13 DELEGATED

1) UNI

The proposed additional storey by virtue of the proposed roof form, rear dormer and rooflights, and poor window detailing to the front elevation would detract from the character and appearance of the existing property, and as a result would also detract from the character and appearance of the existing street scene and

surrounding East Cliff conservation area. This scheme is therefore considered to be contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would result in an unacceptable impact overbearing impact upon the amenity of the adjoining occupiers in terms of increased building bulk, and increased sense of enclosure and loss of outlook as such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/00644

213 Wilson Avenue Brighton

Erection of single storey rear extension.

Applicant: Mr Peter Gibney

Officer: Louise Kent 292198

Approved on 02/05/13 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) BH02.09

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.

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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Block and location plan	03		28/02/2013
Plans and elevations as existing	01		28/02/2013
Plans and elevations as proposed	02	Rev. A	28/02/2013

BH2013/00753

30 Whitehawk Road Brighton

Application for Approval of Details Reserved by conditions 3 and 4 of application BH2012/02470.

Applicant: Mr Thivakaran

Officer: Pete Campbell 292359

Approved on 03/05/13 DELEGATED

BH2013/00770

2 Chichester Place Brighton

Demolition of existing U.P.V.C conservatory and single storey rear extension and erection of replacement conservatory.

Applicant: Mrs Juliette Wright

Officer: Wayne Nee 292132

Approved on 14/05/13 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 materials, including that of the roof and the internal floor, 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

The exterior walls shall be rendered to ground level to match the original building and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings. The render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building and shall be 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.

BH2013/00771

2 Chichester Place Brighton

Demolition of existing U.P.V.C conservatory & single storey extension to rear and erection of replacement conservatory.

Applicant: Mrs Juliette Wright

Officer: Wayne Nee 292132

Approved on 14/05/13 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 exterior walls shall be rendered to ground level to match the original building and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings. The render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building and shall be 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.

3) UNI

No works shall take place until full details of the proposed materials, including that of the roof, 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

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site plan	12843/001	B	19 March 2013
Existing ground floor	12843/010	A	12 March 2013
Existing first floor	12843/011	A	12 March 2013
Existing roof plan	12843/012	A	12 March 2013
Existing west elevation	12843/013	A	12 March 2013
Existing east elevation	12843/014	A	12 March 2013
Existing section CC	12843/015	A	12 March 2013
Proposed ground floor	12843/020	A	12 March 2013
Proposed first floor	12843/021	A	12 March 2013
Proposed roof plan	12843/022	A	12 March 2013
Proposed west elevation	12843/023	A	12 March 2013
Proposed east elevation	12843/024	A	12 March 2013
Proposed section CC	12843/025	A	12 March 2013
Vale Gardens Houses Ltd	12843/030	A	12 March 2013
Detail sections	12843/031	A	12 March 2013
Window panel sections	n/a		01 May 2013
Opening between extension and kitchen	12843/032	A	01 May 2013
Roof construction	n/a		01 May 2013
Door cill section	n/a		01 May 2013
Window cill section	n/a		01 May 2013
Box gutter section	n/a		01 May 2013

BH2013/00964

24 College Gardens Brighton

Replacement of existing aluminium framed windows with new timber framed sash windows to front.

Applicant: Mr Russell Hamilton

Officer: Liz Arnold 291709

Approved on 14/05/13 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

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 drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Plan	24CG/06		26/03/2013
Front Elevation as Existing	24CG/01		26/03/2013
Front Elevation as Proposed	24CG/02		26/03/2013
Front Elevation and Plan Detail	24CG/03		26/03/2013
Typical Detail			26/03/2013
Proposed Windows	24CG/04		26/03/2013

HANOVER & ELM GROVE

BH2013/00530

90 Hartington Road Brighton

Conversion of existing house to form 4no self contained flats and associated works.

Applicant: Miss Faye Phillips

Officer: Anthony Foster 294495

Refused on 07/05/13 DELEGATED

1) UNI

The proposed basement unit would be substantially enclosed, resulting in a poor level of outlook to the habitable rooms and as such fails to provide an acceptable residential environment for future occupiers, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/00743

12 Pevensey Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating rear dormer.

Applicant: Mr Jack Konarek

Officer: Sonia Gillam 292265

Refused on 09/05/13 DELEGATED

BH2013/00838

205 Queens Park Road Brighton

Erection of single storey rear infill extension and new rear patio door.

Applicant: Gary Nock

Officer: Sonia Gillam 292265

Approved on 09/05/13 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) BH02.09

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.

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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan			15/03/13
Block Plan			15/03/13
Existing and proposed GF plan	Drwg no. 7		15/03/13
Existing first and second floor plan	Drwg no. 8		15/03/13
Existing and proposed elevations	Drwg no. 9		15/03/13

5) UNI

The windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: In the interests of the character and appearance of the building and the visual amenities of the area and to comply with policy QD14 of the Brighton & Hove Local Plan.

BH2013/00878

24 Bear Road Brighton

Erection of part one and part two storey rear extension.

Applicant: Mr John Lewis

Officer: Jonathan Puplett 292525

Refused on 13/05/13 DELEGATED

1) UNI

The proposed development would result in an inappropriate 'over-extended' appearance to the detriment of the character and appearance of the property. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The development would result in a five-bedroom house with a very small rear garden area which would be to the detriment of the amenity of future occupiers, contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

HOLLINGDEAN & STANMER

BH2012/03557

46 Freehold Terrace Brighton

Demolition of existing buildings and erection of a four storey building with office space (B1) on ground and lower ground floors and 21 rooms of student accommodation (sui generis) above, with solar panels to roof and associated landscaping.

Applicant: Q Tel Ltd

Officer: Anthony Foster 294495

Approved after Section 106 signed on 03/05/13 DELEGATED

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 not be occupied until details of a Student Move in Move Out Strategy has been submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be fully implemented from

first occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory moving in and out of students to the development and to encourage travel by means other than private motor vehicles and to comply with policy TR1 of the Brighton & Hove Local Plan.

3) UNI

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

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.

5) 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 remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that any contamination identified during the demolition and construction phases is fully characterised and assessed and to comply with policy SU11 of the Brighton & Hove Local Plan.

6) UNI

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment and to comply with policy SU3 of the Brighton & Hove Local Plan.

7) UNI

The Class B1(C) use hereby permitted shall not be open to customers except between the hours of 08.00 and 22.30 on Mondays to Fridays and 09.00 and 20.00 on Saturdays, Sundays and Bank or other Public Holidays.

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

8) UNI

No industrial activity of any kind, except loading and unloading, shall take place outside the proposed building within the curtilage of the site without the prior written approval of the Local Planning Authority.

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.

9) UNI

Prior to the commencement of the use of the site for Student Accommodation a Site Management Plan is to be submitted to and approved in writing by the Local Planning Authority. The Management Plan should address issues including anti-social behaviour, soundproofing, amenities, repair, fire precautions and safety of the residents. The Management Plan should also contain details of the contact entered into by the Registered Social Landlord and details of the general management of the site. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

10) 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.

11) 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.

12) UNI

No development shall commence until a scheme to enhance the nature conservation interest of the site and a timescale for its implementation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to occupation of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

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

13) 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 hardsurfacing, 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.

14) UNI

No development shall commence until fences for the protection of trees to be retained on the adjoining site 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 adjacent to 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.

15) UNI

15) (i) 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 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,
- (b) 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) (b) above that any remediation scheme required and approved under the provisions of (i) (b) 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 under (i) (b)

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.

16) UNI

No development approved by this permission shall be commenced until the method of piling foundations for the development shall be carried out in accordance with a scheme submitted to and approved in writing by the Local Planning Authority prior to any development commencing. The development shall be carried out in strict accordance with the approved details.

Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

17) UNI

No development shall commence until a scheme for the soundproofing between the commercial and residential floorspace 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.

18) UNI

No development shall commence on site until a Scheme of Management of the vehicle and cycle parking has been submitted to and been approved in writing by the Local Planning Authority. The Scheme must include the following measures:

- Signage stating the allocated flat number on individual car parking spaces
- Signage that details clearly the hours that residents/visitors of the flats can use the office service bay
- Directional signage to enable residents, employees and visitors to locate the cycle parking spaces
- Sustainable transport promotional material being readily available to new employees, residents, and visitors such as cycle and bus routes and timetable brochures and car club information

The above works must be implemented prior to the occupation of the building and thereafter be maintained as such.

Reason: To ensure the development maintains a sustainable transport strategy and to comply with policies TR1, TR14 and TR19 of the Brighton & Hove Local Plan.

19) 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.

20) UNI

The development hereby permitted shall not be commenced until details of disabled 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 TR18 & TR19 of the Brighton & Hove Local Plan.

21) UNI

Prior to the commencement of the development, details of a scheme of works to raise the existing kerb and footway in front of the proposed dwelling are to be submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

Reason: In the interest of highway safety and to comply with policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.

22) 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.

23) 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.

24) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Existing Survey and OS Block Plan	1143-P-401		08/11/2012
Roof Plan	1143-P-502	B	08/11/2012
Floorplans and ground level site	1143-P-503	A	08/11/2012
Elevations 1 of 2	1143-P-504		08/11/2012
Elevations 2 of 2	1143-P-505		08/11/2012
Arboricultural Impact Assessment	ATC-AIA-01		08/11/2012
Tree Protection Plan	ATC-TPP-01		08/11/2012
Tree Constraints Plan	ATC-TCP-01		08/11/2012

BH2012/03873

14 Thompson Road Brighton

Erection of 2no storey two bedroom dwelling.

Applicant: Mr M Sorokin

Officer: Sue Dubberley 293817

Refused on 09/05/13 DELEGATED

1) UNI

The proposed development is considered to represent an over intensive use and an over-development of the site resulting in 'town cramming' and a density of development in excess of what might reasonably be expected to be achieved on this site and would consequently be out of character with the area. The proposed amenity space is consequently also inadequate to serve the development. The proposal is therefore contrary to Policies QD1, QD2, QD3, and HO5 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by reason of its design, form and detailing would fail to provide a suitable standard of design and appearance for new development. The new dwelling would relate very poorly to the existing building and neighbouring development and would result in a prominent, contrived and incongruous appearance within the street scene which would be out of keeping with, and detrimental to, the character of the local area. The proposal is therefore contrary to policies QD1, QD2, QD3, and QD5 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development, by reason of its proximity to existing front and rear windows on the existing building would result in loss of outlook, loss of light and unneighbourly impact, detrimental to the amenities of existing residents. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development would not provide a level of sustainability which would adequately address the requirements of policy SU2 of the Brighton & Hove Local Plan and the guidance set out in SPD08 'Sustainable Building Design'. Sufficient justification has not been provided to demonstrate that the level of sustainability recommended in SPD08 could not reasonably be met.

5) UNI5

The application fails to demonstrate that adequate consideration has been given to ensure that the proposed residential unit would comply with Lifetime Homes requirements. The application is therefore contrary to policy HO13 of the Brighton & Hove Local Plan.

BH2012/04052

5 Hawkhurst Road Brighton

Erection of three bedroom detached house.

Applicant: Mr P Baker

Officer: Andrew Huntley 292321

Refused on 29/04/13 DELEGATED

1) UNI

The proposed detached dwelling does not reflect the original development of the area and fails to integrate well with existing development. The proposal fails to enhance the positive qualities of the key neighbourhood principles of the area and does not respect the building forms, spacing characteristics or uniform building lines of the neighbourhood. The proposed dwelling would appear visually incongruous within the street scene due to the uncharacteristic subdivision of the existing plot, the fact it is detached when all other buildings are terraced or semi-detached, does not reflect the uniform building lines of the neighbourhood and has an uncharacteristically small garden in an area where the majority of gardens are generous. The proposed dwelling would appear as a visually cramped form of development. Consequently the proposal represents a poorly designed, over-development of the site, out of keeping with its surroundings, to the detriment of the character of the area and the visual appearance of the street scene. As such it would be contrary to policies QD1, QD2, QD3 and HO5 of the Brighton & Hove Local Plan (2005).

2) UNI2

The proposed dwelling, by reason of the limited plot size, would represent a cramped and overbearing development to the detriment of the amenities of the occupiers of neighbouring properties. In addition, the proposal would result in an increase in overlooking to 111 Rushlake Road to the detriment of their amenity. The proposal would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/00184

16 Waverley Crescent Brighton

Change of use from dwelling house (C3) to either dwelling house (C3) or House in Multiple Occupation (C4).

Applicant: Graham Currey

Officer: Wayne Nee 292132

Approved on 30/04/13 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 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.

3) 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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Existing	RFA 13/257/01		18/01/2013
Proposed	RFA 257/02		18/01/2013
Site plan	RFA 257/OS		18/01/2013

BH2013/00386

7 Hollingbury Park Avenue Brighton

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer and 2no rooflights to the front.

Applicant: Mr A Daniels

Officer: Louise Kent 292198

Approved on 07/05/13 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2012/03616

93 The Avenue Brighton

Erection of single storey rear extension incorporating additional window to North West elevation on ground floor.

Applicant: Mr Gary Kenton

Officer: Pete Campbell 292359

Refused on 07/05/13 DELEGATED

1) UNI

The proposed extension by virtue of its excessive scale and uncomplimentary design represents an overly dominant structure which fails to integrate successfully as a subservient addition. As a consequence the development would have a significantly detrimental impact upon the character and visual appearance of the host building as well as that of the adjoining property of no.95 The Avenue, contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The development by virtue of its projection and siting, creating additional built form alongside the eastern boundary edge would represent an overbearing

addition which would negatively impact upon the outlook from the rear kitchen window at no.95 The Avenue, and as a consequence would be significantly detrimental to the residential amenity of the occupants who reside at this neighbouring property. The application is contrary to policy QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2013/00372

5 Redvers Road Brighton

Erection of part single storey, part two storey extension to the rear.

Applicant: Mr Ross Wignall

Officer: Sonia Gillam 292265

Approved on 07/05/13 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) BH02.09

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.

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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Location Plan	L-100		6/2/13
Block Plan	L-101		6/2/13
Existing Drawings	L-102		6/2/13
Proposed Drawings	L-103	b	29/4/13

5) UNI

The rooflights in the south western 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.

6) UNI

The window to the south western elevation 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.

BH2013/00735

95 Ewhurst Road Brighton

Erection of rear extension to first floor level.

Applicant: Mr L Thompson

Officer: Jonathan Puplett 292525

Refused on 13/05/13 DELEGATED

1) UNI

The proposed extension would have an awkward and contrived appearance to the detriment of the appearance and character of the main building. Furthermore the proposed extension would result in an overly prominent and dominant appearance due the proximity of neighbouring dwellings and gardens. The proposed development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension would have an overbearing and enclosing impact upon the occupiers of no. 93 Ewhurst Road and no. 46 Coombe Road. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/00833

108A Lewes Road Brighton

Display of 1no internally illuminated advertisement to shop front. (Retrospective)

Applicant: MTM Property Services Ltd

Officer: Sonia Gillam 292265

Refused on 15/05/13 DELEGATED

1) UNI

The advertisement, by reason of the cumulative impact of the internally illuminated logo sign and the existing external and internal graphics to the shopfront, detracts from the character and appearance of the building and appears visually intrusive and unduly prominent within the street scene. The development is therefore contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 'Advertisements'

QUEEN'S PARK

BH2012/01278

74 St James's Street Brighton

Replacement of existing entrance doors and addition of awnings to St James's Street elevation. (Part Retrospective)

Applicant: Pub Leg Ltd

Officer: Chris Swain 292178

Approved on 29/04/13 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 awning hereby permitted shall not be extended or used except between the hours of 10.00 to 22.00 each day. Outside these permitted hours the awning shall be fully retracted.

Reason: To safeguard the amenities of the occupiers of neighbouring properties from potential noise disturbance and to comply with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site plan	101-01		27/04/2012
Block plan	100-11		27/04/2012
Proposed elevation	100-02	B	27/04/2012
Proposed elevation	100-03	B	27/04/2012
Existing elevation	100-04	B	27/04/2012
Existing ground floor plan	100-05	B	27/04/2012
Proposed ground floor plan	100-06	B	27/04/2012
Existing sections	100-07	A	27/04/2012
Proposed sections	100-08	B	27/04/2012
Existing and proposed elevations	100-09	B	27/04/2012
Door and awning details	100-10	B	27/04/2012

BH2012/02925

Brighton College Eastern Road Brighton

Removal and rebuilding of part of wall with railings to facilitate temporary site access. (Part retrospective).

Applicant: Brighton College

Officer: Anthony Foster 294495

Approved on 14/05/13 DELEGATED

1) UNI

The sections of boundary wall and railings hereby permitted to be demolished shall be reinstated to match original to the satisfaction of the Local Planning Authority by 31 August 2014.

Reason: The use hereby approved is not considered suitable as a permanent form of development and to ensure the satisfactory preservation of this Grade II Listed boundary wall and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Location Plan	00 063 P0		14/09/2012
Detail Plan - Existing	01 062P0		14/09/2012
Block Plan - Demolition	01 063P0		14/09/2012
Detail Plan - After Completion of Site Works	01 072P0		14/09/2012
Detail Elevations & Section - Existing	02 062P0		14/09/2012
Detail Elevations - Existing	02 063P0		14/09/2012
Contextual Elevation East - Existing, During Construction and after Completion	02 064P0		14/09/2012
Detail Elevations & Section - After Completion of Site Works	02 072 P0		14/09/2012
Detail Elevations - After Completion of Site Works	02 073P0		14/09/2012

3) UNI

All existing brickwork, flints and other historic features of the wall hereby permitted to be removed shall be carefully removed where possible and then cleaned and stored in a safe dry place until ready for reinstatement. Where necessary any new materials shall match as closely as possible the existing materials to be reinstated.

Reason: To ensure the satisfactory preservation of this Grade II Listed boundary wall and to comply with policy HE1 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

Upon completion of the works the applicant shall reinstate the redundant vehicle crossover to Walpole Road back to footway by raising the existing kerb and footway.

Reason: In the interests of highway safety and to comply with policies TR7 and TR8 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

Prior to the restoration of the sections of boundary wall hereby permitted to be removed, a sample panel to include brickwork, flintwork, lime mortar and jointing details shall be erected in situ for inspection and approval in writing by the Local Planning Authority. The work to each section of the boundary wall should be carried out in accordance with the agreed sample panels.

Reason: To ensure the satisfactory reinstatement and preservation of this Listed boundary wall and to comply with policy HE1 of the Brighton & Hove Local Plan.

8) UNI

Within 3 months of the date of this permission a method statement which clearly identifies site supervision arrangements to prevent vehicular conflicts causing hazards, confirmation of when deliveries will be made, and HGV access routes to the application site, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to comply with policies TR7 and TR8 of the Brighton & Hove Local Plan.

9) UNI

Within 3 months of the date of this permission 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 shall be submitted to and approved in writing by the Local Planning Authority.

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.

BH2012/02926

Brighton College Eastern Road Brighton

Removal and rebuilding of part of wall with railings to facilitate temporary site access. (Part retrospective).

Applicant: Brighton College

Officer: Anthony Foster 294495

Approved on 14/05/13 DELEGATED

1) UNI

The sections of boundary wall and railings hereby permitted to be demolished shall be reinstated to match original to the satisfaction of the Local Planning Authority by 31 August 2014.

Reason: The use hereby approved is not considered suitable as a permanent form of development and to ensure the satisfactory preservation of this Grade II Listed boundary wall and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

2) UNI

Prior to the restoration of the sections of boundary wall hereby permitted to be removed, a sample panel to include brickwork, flintwork, lime mortar and jointing details shall be erected in situ for inspection and approval in writing by the Local Planning Authority. The work to each section of the boundary wall should be carried out in accordance with the agreed sample panels.

Reason: To ensure the satisfactory reinstatement and preservation of this Listed boundary wall and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

All existing brickwork, flints and other historic features of the wall hereby permitted to be removed shall be carefully removed where possible and then cleaned and stored in a safe dry place until ready for reinstatement. Where necessary any new materials shall match as closely as possible the existing materials to be reinstated.

Reason: To ensure the satisfactory preservation of this Grade II Listed boundary wall and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2012/03920

4 Steine Street Brighton

Demolition of existing single storey building and erection of 2no bedroom three storey dwelling.

Applicant: Mr Nigel Dowsing

Officer: Jonathan Puplett 292525

Refused on 29/04/13 DELEGATED

1) UNI

The established lawful use of the premises as B1(a) office space has not been demonstrated as being genuinely redundant. Furthermore, the preferred replacement uses set out in policy EM5 (alternative employment uses followed by affordable housing) have not been demonstrated as having been fully explored. For these reasons, based upon the information submitted, the proposed development is considered contrary to policy EM5 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would have an overbearing and enclosing impact upon neighbouring properties situated to the side and rear of the application site (particularly no. 3 Steine Street and no. 26 Old Steine) leading to a harmful loss of outlook. Furthermore the proposed development would result in loss of daylight and sunlight to neighbouring properties. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed projecting canopy above the front entrance door to the proposed dwelling, which would overhang the pavement alongside, would be of an incongruous appearance out of keeping with the character of the surrounding street scene and surrounding conservation area. Furthermore, the canopy could potentially act as an obstruction to users of the pavement and could also be struck by larger vehicles using the adjoining highway. The proposed canopy is therefore contrary to policies QD1, QD2, HE6 and TR7 of the Brighton & Hove Local Plan.

BH2012/03957

4 Steine Street Brighton

Demolition of existing single storey commercial unit.

Applicant: Dowsing Lincoln

Officer: Jonathan Puplett 292525

Refused on 29/04/13 DELEGATED

1) UNI

In the absence of an acceptable replacement scheme for the site, the demolition of the existing buildings would result in the creation of a vacant unsightly area of land that would be detrimental to the character and appearance of the East Cliff Conservation Area, contrary to policy HE8 of the Brighton & Hove Local Plan.

BH2013/00101

23 Freshfield Street Brighton

Erection of shed in front garden (Retrospective).

Applicant: Mrs Sonya Pettigrew

Officer: Sonia Gillam 292265

Refused on 03/05/13 DELEGATED

1) UNI

The structure, by virtue of its overall design, siting and size results in an unsympathetic and incongruous feature which appears overly dominant, causing harm to the character of the street scene. As such the development is detrimental to the character and appearance of the property and the visual amenities enjoyed by neighbouring properties and is contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The structure, by virtue of its siting and size, combined with the change in site levels, results in an unneighbourly form of development on the boundary with No. 21 Freshfield Street, and results in loss of outlook to this property. As such the development adversely impacts on the residential amenity of this property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/00319

25 - 28 St James's Street Brighton

Application for approval of details reserved by condition 9 of application BH2010/02012.

Applicant: Denne

Officer: Jonathan Puplett 292525

Approved on 10/05/13 DELEGATED

BH2013/00323

25 - 28 St James's Street Brighton

Application for approval of details reserved by condition 5a and 5b of application BH2010/02012.

Applicant: Mr Gil Jackson

Officer: Jonathan Puplett 292525

Approved on 10/05/13 DELEGATED

BH2013/00324

25 - 28 St James's Street Brighton

Application for approval of details reserved by condition 4i - 4vi of application BH2010/02012.

Applicant: Denne

Officer: Jonathan Puplett 292525

Approved on 10/05/13 DELEGATED

BH2013/00326

25-28 St. James's Street Brighton

Application for approval of details reserved by condition 12 of application BH2010/02012.

Applicant: Denne

Officer: Jonathan Puplett 292525

Approved on 10/05/13 DELEGATED

BH2013/00593

19B Camelford Street Brighton

Roof alterations including raising of ridge height, dormer to rear elevation, creation of a rear roof terrace and parapet wall to front elevation.

Applicant: Mr Charles Meloy

Officer: Wayne Nee 292132

Refused on 30/04/13 DELEGATED

1) UNI

The proposed roof terrace would represent an un-neighbourly addition for the occupiers of no. 19A Camelford Street by reason of an increased overlooking and loss of privacy, as well as increased noise and disturbance. This would be to the detriment of residential amenity which is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed rear dormer, by reason of its size, detail and siting, is considered to represent an unsympathetic and non-traditional addition that would over dominate the roof slope. The proposal is therefore contrary to policy QD14 and the advice within Supplementary Planning Guidance SPGBH1.

BH2013/00609

Flat 8 86 Marine Parade Brighton

Replacement of existing single glazed timber sash windows with double glazed redwood sash windows.

Applicant: Sarah Skelt
Officer: Andrew Huntley 292321

Refused on 29/04/13 DELEGATED

1) UNI

The introduction of double glazing replacing the existing traditional style, single-glazed sash windows will have an adverse impact upon the architectural and historic character and appearance of the Regency terraced townhouse, which is a Grade II Listed Building and be visually detrimental to the wider East Cliff Conservation Area. Therefore, the proposal is contrary to policies QD14, HE1 & HE6 of the Brighton & Hove Local Plan and the Council's Supplementary Planning Guidance Notes SPGBH13: Listed Buildings - General Advice.

BH2013/00611

Flat 8 86 Marine Parade Brighton

Replacement of existing single glazed timber sash windows with double glazed redwood sash windows.

Applicant: Mrs Sarah Skelt
Officer: Andrew Huntley 292321

Refused on 29/04/13 DELEGATED

1) UNI

The introduction of double glazing replacing the existing traditional style, single-glazed sash windows will have an adverse impact upon the architectural and historic character and appearance of the Regency terraced townhouse, which is a Grade II Listed Building. Therefore, the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan and the Council's Supplementary Planning Guidance Notes SPGBH13: Listed Buildings - General Advice.

BH2013/00659

16 Circus Street Brighton

Change of use on ground floor from storage (B8) to residential use (C3) and formation of second floor to facilitate conversion of building to form 1no one bedroom and 1no two bedroom maisonette with associated alterations.

Applicant: Ms C Copperwheat
Officer: Andrew Huntley 292321

Refused on 03/05/13 DELEGATED

1) UNI

The development would result in the loss of a small storage unit (Use Class B8) contrary to policy EM6 of the Brighton & Hove Local Plan which seeks to retain small industrial, business and warehouse premises (Use Classes B1, B2 and B8) for employment purposes.

2) UNI2

The proposal is of a poor design by reason of its uncoordinated design approach with its differing elevation treatment, random window arrangement and style. The side elevations are of a poor design resulting in visually bland and uninteresting elevations, which are visible from the street scene. In addition, the contrived roof profile at the rear would be visible, which is poor in design terms and is not in keeping with the overall design approach. The proposal would result in a three storey building and would appear visually bulky, overly large and dominant within the street scene by reason of the increase in height, mass, form and bulk. This is exacerbated by the considerably smaller buildings to the north of the application site. Therefore, the proposal would be detrimental to the character and appearance of the street scene and the adjacent Valley Gardens Conservation Area, contrary to policies QD1, QD2, QD3, and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The application has failed to demonstrate that the increased height and bulk of the proposal would not adversely impact on neighbouring residential amenity by reason of impact on daylight/sunlight and outlook into existing accommodation on the properties on Grand Parade. Therefore, the proposal is contrary to Policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development fails to demonstrate adequate compliance with lifetime homes criteria and as such would be contrary to policy HO13 of the Brighton & Hove Local Plan.

BH2013/00713

Brighton College Eastern Road Brighton

Application for approval of details reserved by condition 11 of application BH2012/01992.

Applicant: Brighton College

Officer: Anthony Foster 294495

Approved on 03/05/13 DELEGATED

BH2013/00807

12 Richmond Place Brighton

Internal alterations to facilitate conversion of 2no offices at ground and first floor levels to 1no two storey office space.

Applicant: Mr Laurence Harris

Officer: Wayne Nee 292132

Approved on 13/05/13 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

2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Existing and proposed floor plans and elevations	454(PL)1		14 March 2013
Site plan	454(PL)2		14 March 2013

BH2013/01131

1 Canning Street Brighton

Non Material Amendment to BH2010/03790 to replace door as shown on section AA of drawings 1609 100a and substitute this for a window.

Applicant: Miss Rowena Easton

Officer: Pete Campbell 292359

Approved on 01/05/13 DELEGATED

ROTTINGDEAN COASTAL

BH2012/00145

11 West Street Rottingdean Brighton

Erection of single storey rear extension (retrospective)

Applicant: Mr & Mrs Stephens

Officer: Louise Kent 292198

Refused on 10/05/13 DELEGATED

1) UNI

The extension, due to its size, form, height, and design, is not well related to the original property and adjoining terrace. It forms an unsympathetic and incongruous addition and is detrimental to the character and appearance of the existing property and wider area contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The extension, due to its height, siting and level of projection results in a loss of daylight and outlook to the ground floor windows of 12 West Street, and has an overbearing impact on that property. The extension adversely impacts on the level of amenity enjoyed by that property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/01808

105 Marine Drive Rottingdean Brighton

Application for removal of condition 16 and variation of condition 17 of application BH2010/03444 (Conversion of existing building to create eight unit residential development comprising 3no two storey houses and 5no flats. Demolition of single storey extension to North, creation of dormer to South elevation and associated altered fenestration and landscaping.) Condition 16 states that prior to first occupation of the residential development the existing single storey flat roof extension shall be demolished. Condition 17 is to be varied to state that the development permitted shall be carried out in accordance with the drawings CEP 101A, AB101, AB102, AL110A, AL111A, AL100B, AL101B, AL102B, AL103C, AL104B, AL105A, AL106B AND AL107B.

Applicant: Mr Paul Hazeldine

Officer: Anthony Foster 294495

Approved after Section 106 signed on 30/04/13 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 servicing the bathrooms/WCs/en-suites 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 approved shall be commenced in strict accordance with the scheme for the storage of refuse and recycling approved under application BH2011/03551 on 25 February 2012. 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.

4) UNI

The stairs approved under application BH2011/03551 on 25 February 2012 shall be used for access, maintenance or emergency purposes only and not be used as a roof garden, terrace or patio or similar amenity area.

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 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) UNI

The development hereby approved shall be commenced in strict accordance with the details of the access to Marine Drive approved under application BH2011/030551 on 25 February 2012. The approved details shall be retained as such thereafter.

Reason: In the interests of highway safety and to comply with policies TR7 and TR8 of the Brighton & Hove Local Plan.

7) UNI

The development hereby approved shall be commenced in strict accordance with the scheme for cycle parking approved under application BH2011/03551 on 25 February 2012. The scheme shall be carried out in full as approved prior to first occupation of the development and the cycle parking facilities 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 approved shall be commenced in strict accordance with the scheme for landscaping approved under application BH2011/03551 on 25 February 2012.

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

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

The development hereby approved shall be commenced in strict accordance with the window details approved under application BH2011/03551 on 25 February 2012.

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.

11) UNI

The development hereby approved shall be commenced in strict accordance with the details of the treatment to all boundaries to the site including details of any retained walling approved under application BH2011/030551 on 25 February 2012. The approved details shall be 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.

12) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Location Plan	A.01		13/06/2012
Parking Layout	CEP 101	A	13/06/2012
Ground Floor Plan	AB101		13/06/2012
First Floor Plan	AB102		13/06/2012
Second Floor Plan	AB103		13/06/2012
South and West Elevation	AL110	A	13/06/2012
North and East Elevation	AL111	A	13/06/2012
Flat 1 detailed layout	AL100	B	13/06/2012
Flat 2 detailed layout	AL101	B	13/06/2012
Flat 3 detailed layout	AL102	B	13/06/2012
Flat 4 detailed layout	AL103	C	13/06/2012
Flat 5 detailed layout	AL104	B	13/06/2012
House 2 detailed layout	AL105	A	13/06/2012
House 3 detailed layout	AL106	B	13/06/2012
House 4 detailed layout	AL107	B	13/06/2012

13) UNI

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.

BH2012/03479

10 Lustrells Close Saltdean Brighton

Erection of timber landing area and steps to lower ground floor terrace area and garden beyond (Retrospective).

Applicant: Mrs S Hinds

Officer: Pete Campbell 292359

Approved on 29/04/13 DELEGATED

1) UNI

The existing timber privacy screen along the extent of the entire north western boundary of the raised, upper landing area adjoining 12 Lustrells Close shall hereafter be retained in situ.

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

2) UNI

The balustrades currently in place restricting the useable area of the raised, upper landing area hereby permitted (as shown on drawing no.

H/SC.2012.38.01/A) shall hereafter be retained in situ.

Reason: To limit the area of the landing that can be used as an amenity space to safeguard the amenities of the occupiers of the neighbouring properties from unacceptable levels of activity and disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/04037

2 Cliff Road Brighton

Conversion of existing house to form 3no flats with associated division of rear garden and erection of cycle storage sheds.

Applicant: Mr Danny James

Officer: Jonathan Puplett 292525

Approved on 29/04/13 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Location plan	01		20/12/2012
Site plan	02		20/12/2012
Existing floor plans	04		20/12/2012
Proposed floor plans	05		20/12/2012

2) UNI

All hard surfaces formed as part of the development hereby approved shall be made of porous materials and retained thereafter or else 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.

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 facing a highway.

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

4) UNI

None of the residential units hereby approved shall be occupied until revised details of refuse and recycling storage provision 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.

5) UNI

None of the residential units hereby approved shall be occupied until a revised proposal for landscaping of the rear garden area of the site 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, has been submitted to and approved in writing by the local planning authority. 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.

6) UNI

None of the residential units hereby approved shall be occupied 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.

7) UNI

None of the residential units hereby approved shall be occupied until revised details of cycle storage provision have been submitted to and approved in writing by the Local Planning Authority. The approved features shall be fully implemented and made available for use prior to the occupation of the development hereby approved, and shall be retained as such thereafter.

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

Unless otherwise agreed in writing, none of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure 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.

BH2013/00049

Flat 4 10 Sussex Square Brighton

Installation of mechanical ventilation with cast iron grilles to rear elevation.

Applicant: Ms Taline Halpern

Officer: Chris Swain 292178

Approved on 08/05/13 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 hereby permitted vents shall be cast iron, fitted flush with the external elevations, painted to match the existing render and 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

All electrical cabling 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.

BH2013/00186

3 Lewes Crescent Brighton

Application for approval of details reserved by condition 4 of application BH2010/01881.

Applicant: 3 Lewes Crescent Brighton Residents Co Ltd

Officer: Chris Swain 292178

Approved on 03/05/13 DELEGATED

BH2013/00220

45 Arundel Road Brighton

Erection of single storey front extension and installation of aluminium cladding to fascias and gables.

Applicant: Lidl UK GmbH

Officer: Andrew Huntley 292321

Approved on 29/04/13 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 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. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby approved and shall thereafter be retained for use at all times.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Plan	3253SL100		24.01.2013
Existing Site Plan	4931-0075-PL 01		24.01.2013
Existing Store Plan	4931-0075-PL 02		24.01.2013
Proposed Site Plan	4931-0075-PL 03	Rev A	10.04.2013
Proposed Store Plan	4931-0075-PL 04	Rev A	10.04.2013
Existing Elevations	4931-0075-PL 05		24.01.2013
Proposed Elevations	4931-075-PL 06		24.01.2013

BH2013/00226

5 Chailey Avenue Brighton

Non material amendment to BH2010/03947 to allow for amendments to windows arrangement at rear elevation (Retrospective).

Applicant: Ms Lynda Hyde

Officer: Liz Arnold 291709

Approved on 13/05/13 DELEGATED

BH2013/00261

Flats 7 & 9 20 - 22 Lewes Crescent Brighton

Internal alterations incorporating installation of lift for disabled access between Flat 7 and Flat 9 and creation of shower room in Flat 9.

Applicant: Christopher Goss

Officer: Anthony Foster 294495

Refused on 08/05/13 DELEGATED

1) UNI

The proposed provision of a platform lift between the two flats would result in physical and structural alterations to the flats which would harm the historic integrity of the flats, the proportions of the original room and introduce an alien feature within the flats to the detriment of the architectural and historic character and appearance of the Listed Building contrary to policies HE1, HE4 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11: Listed Building Interiors.

BH2013/00427

23 Roedean Crescent Brighton

Formation of lower ground floor incorporating integral parking, guest annex and external front swimming pool, enlargement of front entrance with first floor side extension above, formation of first floor roof terrace to rear, front balconies, revised fenestration and associated alterations and landscaping.

Applicant: Mrs Joanna Barrett

Officer: Liz Arnold 291709

Refused on 02/05/13 DELEGATED

1) UNI

The proposal, by reason of its poor design, scale, bulk and massing especially at upper levels, would result in the building appearing as an incongruous, out of character and overly dominant dwelling within the Roedean Crescent street scene. In addition the proposed basement level accommodation, in conjunction with the rest of the proposal, results in the property reading as a four storey building which would be substantially out of scale with its surroundings. Overall the various elements of the proposal would relate poorly to one another resulting in a dwelling which lacks cohesion. As such the proposal is considered to be of detriment to the visual amenities of the parent property, the Roedean Crescent street scene and the wider area contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The inclusion of a west facing glazing panel at second floor level would result in an incongruous and unacceptable feature, which would be of detriment to the visual amenities of the parent property, the Roedean Crescent street scene and the wider area. As such the proposal is considered to be of detriment to the visual amenities of the parent property, the Roedean Crescent street scene and the wider area contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

BH2013/00524

West View Steyning Road Rottingdean Brighton

Erection of single storey extension to replace existing conservatory, new entrance porch and installation of a pitched roof to existing flat roof to west elevation.

Applicant: Mr & Mrs Laurillard

Officer: Robert McNicol 292322

Refused on 30/04/13 DELEGATED

1) UNI

By virtue of its height, size and proximity to 6 Vicarage Terrace, the proposed extension would partially block the visual gap to the south of that property as viewed from Vicarage Terrace, would conflict with the diminutive scale of 6 Vicarage Terrace and would be significantly overbearing in relation to the front garden. The proposed development would therefore have a detrimental impact on the setting of this grade II listed building, the character of the Rottingdean conservation area and the amenity of the residents of this property, contrary to policies QD14, QD27, HE3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

By virtue of having a part pitched and part flat roof and having a step down in the ridge height, the proposed extension would have a disjointed and awkward appearance, resulting in a detrimental impact on the appearance of the recipient property. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

3) UNI3

The proposed porch extension would add a further layer of extension to this already significantly extended property; this would be prominent when seen from Steyning Road and would further confuse and detract from the original form of the building. The proposal would therefore have a detrimental impact on the appearance of the recipient property and the wider Rottingdean conservation area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2013/00536

Land at Rear of 50 Roedean Crescent Brighton

Application for approval of details reserved by conditions 3, 6, 12, 13, 15, 16, 17 and 18 of application BH2012/03054.

Applicant: Natterjack Construction

Officer: Anthony Foster 294495

Split Decision on 25/04/13 DELEGATED

1) UNI

Insufficient information in relation to the proposed planting scheme has been submitted in order for the details pursuant to condition 12 of the consent to be approved.

2) UNI2

Insufficient information in relation to the proposed protection of existing trees has been submitted in order for the details pursuant to condition 13 of the consent to be approved.

BH2013/00585

41 Rock Grove Brighton

Internal stud wall with sliding doors to form partitioned area.

Applicant: Mr A Ashford

Officer: Chris Swain 292178

Approved on 14/05/13 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 of the timber joinery work shall be carried out in accordance with the submitted plan D.001B received on 7 May 2013 and 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.

BH2013/00601

24 Longhill Road Brighton

Demolition of existing garage and erection of new single storey side extension to form ancillary accommodation and two storey front extension incorporating associated roof extensions, alterations to fenestration and external finishes.

Applicant: Ian Watson

Officer: Liz Arnold 291709

Approved on 13/05/13 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 annexe extension hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single dwelling house and shall at no time be converted to 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.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Location Plan	SC1003/01		22/02/2013
Block Plan	SC1003/02		22/02/2013
Existing Plans	SC1003/03	Rev. C	22/02/2013
Existing Elevations	SC1003/04	Rev. C	22/02/2013
Ground and First Floor Plan	SC1003/05	Rev. C	1/05/2013
Front and Rear Elevation	SC1003/06	Rev. C	1/05/2013
Side Elevation	SC1003/07	Rev. C	1/05/2013
Sections	SC1003/08	Rev. C	1/05/2013

BH2013/00605

Flat 2 9 Lewes Crescent Brighton

Internal alterations to layout of flat.

Applicant: Mr Ian Clegg

Officer: Sue Dubberley 293817

Approved on 13/05/13 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.

BH2013/00606**Flat 2 9 Lewes Crescent Brighton**

Internal alterations to layout of flat and erection of timber pergola to rear garden to replace existing shed.

Applicant: Mr Ian Clegg

Officer: Sue Dubberley 293817

Approved on 14/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Existing plans and site plan	1301-01	B	25/02/13
Propose plans	1301-02	C	24/04/13

BH2013/00671**15 Lenham Avenue Saltdean Brighton**

Application for variation of condition 3 of application BH2012/00752 (Demolition of existing dwelling and erection of 2no detached dwellings.) to state that no extension, enlargement or other alteration of the dwelling houses excluding works covered by Class B of the Town and Country Planning (General Permitted development) Order 1995, shall be carried out without planning permission obtained from the Local Planning Authority.

Applicant: Ms Kathryn O Connell

Officer: Sue Dubberley 293817

Refused on 03/05/13 DELEGATED

1) UNI

The Local Planning Authority would wish to control any future development to the roof of the property on the basis that roof extensions could cause material harm to neighbouring amenity by way of overlooking contrary to QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/00680**3 Lewes Crescent Brighton**

Application for approval of details reserved by condition 5 of application BH2010/01881.

Applicant: 3 Lewes Crescent Brighton Residents Co Ltd

Officer: Chris Swain 292178

Approved on 09/05/13 DELEGATED

BH2013/00686**7 Westmeston Avenue Saltdean Brighton**

Erection of single storey outbuilding.

Applicant: Mr David Reed

Officer: Sonia Gillam 292265

Approved on 10/05/13 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

2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site location plan			01/03/2013
Existing block plan, plans and elevations			25/03/2013
Proposed block plan, plans and elevations			01/03/2013

BH2013/00707

Pineglade Bazehill Road Brighton

Demolition of existing garage and carport.

Applicant: Mr Richard Byrne

Officer: Pete Campbell 292359

Approved on 10/05/13 DELEGATED

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.

BH2013/00708

Pineglade Bazehill Road Rottingdean Brighton

Demolition of existing garage and carport and erection of two storey building incorporating garage, carport, store and workspace.

Applicant: Mr Richard Byrne

Officer: Pete Campbell 292359

Refused on 10/05/13 DELEGATED

1) UNI

The proposed development by virtue of its excessive scale, overall height and uncomplimentary design, incorporating design elements which are foreign to the setting, is considered visually unacceptable within the locality. The large rear dormer and Juliet balcony are not traditional features on outbuildings and are out of keeping with the character of the area. The proposal would thereby be detrimental to the character and setting of the Rottingdean Conservation Area, detracting from the harmony of the established historic area and contrary to policies QD2 and HE6 of the Brighton & Hove Local Plan 2005.

2) UNI2

An Arboricultural Impact Assessment has not been provided with the application. There is insufficient information to establish that the proposal would not adversely affect the well being of protected trees in the direct vicinity of the development site. The application is therefore contrary to policy QD16 of the Brighton & Hove Local Plan and the guidance set out in Supplementary Planning Document 06 - Trees and development sites.

BH2013/00714**Flat 4 10 Sussex Square Brighton**

Installation of mechanical ventilation with cast iron grilles to rear elevation.

Applicant: Mrs Taline Halpern

Officer: Chris Swain 292178

Approved on 08/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site location plan	362 (PL)001		7 March 2013
Existing floor plan	362 (PL)002		7 March 2013
Proposed floor plan	362 (PL)003		7 March 2013
Existing rear elevations	362 (PL)004		7 March 2013
Proposed rear elevations	362 (PL)005		7 March 2013
Existing site photographs	362 (PL)006		7 March 2013
Manufacturer's brochure outlining details of proposed heritage grilles			7 March 2013

3) UNI

The hereby permitted vents shall be cast iron, fitted flush with the external elevations, painted to match the existing render and retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2013/00766**19 Roedean Way Brighton**

Remodelling of house including creation of second floor of house, extension of patio area, revised fenestration and associated internal and external alterations.

Applicant: Dr David Ross

Officer: Jonathan Puplett 292525

Approved on 03/05/13 DELEGATED

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 listed below.

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

Plan Type	Reference	Version	Date Received
Location plan and existing elevations	GA01		11/03/2013
Existing ground floor plan	GA02		11/03/2013
Existing first floor plan	GA03		11/03/2013
Existing elevations	GA04		11/03/2013
Proposed ground floor plan	GA05	A	11/03/2013

Proposed first floor plan	GA06	A	11/03/2013
Proposed second plan	GA07	A	11/03/2013
Proposed elevation	GA08	A	11/03/2013
Proposed side elevation	GA09	A	11/03/2013
Proposed elevations	GA10	A	11/03/2013
Proposed elevations	GA11	A	11/03/2013

3) UNI

Access to the flat roofs hereby approved, other than the two areas annotated as terrace areas at first floor level on approved drawing no. GA06 rev. A received 11/03/13, and the area hatched and annotated as a terrace area at second floor level on drawing approved no. GA07 rev. A received 11/03/13, shall be for maintenance or emergency purposes only and 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.

4) UNI

The privacy screen to the western side of the South facing second floor balcony hereby approved shall be installed prior to first use of the terrace and 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

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.

BH2013/00856

37 Ainsworth Avenue Brighton

Erection of part single, part two storey rear extension.

Applicant: Ms Linda Eklind

Officer: Andrew Huntley 292321

Refused on 15/05/13 DELEGATED

1) UNI

The scale of the proposal would result in overly large and bulky additions, which do not relate well to the existing dwelling by reason of their flat roof design, width, depth and height and the scheme would result in an overextended appearance to the property. The two-storey element would also create an awkward arrangement at the junction where the proposed flat roof would meet the existing pitched roof over the main dwelling. Therefore, the proposal is unacceptable in terms of design and would be harmful to the character and appearance of the host dwelling and the wider area. As such, the proposal is contrary to policies QD2 & QD14 of the Brighton & Hove Local Plan.

BH2013/00871

Gate Cottage Rest Home 6 Bazehill Road Rottingdean

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2012/00468.

Applicant: Mr Mark Sodean

Officer: Liz Arnold 291709

Approved on 29/04/13 DELEGATED

BH2013/00874

12 Court Ord Road Rottingdean Brighton

Erection of extension to front and rear elevations to facilitate conversion of roof space, incorporating new front porch, new rear roof terrace and new dormers to South West and North East elevations.

Applicant: Mr P Daniels

Officer: Andrew Huntley 292321

Refused on 10/05/13 DELEGATED

1) UNI

The proposed development, by virtue of its design, size, form and massing would result in visually intrusive and bulky additions to the property, which is unsympathetic to the design of the existing modest chalet bungalow and as a result would be of detriment to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The roof terrace at first floor level would cause significant harm to neighbouring amenity by reason of overlooking and loss of privacy to neighbouring properties. Therefore, the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/00883

12 Chorley Avenue Saltdean Brighton

Removal of existing single storey rear conservatory and erection of a single storey rear extension incorporating mono-pitch roof and bi-folding patio doors. Replacement of flat roof with pitch roof over existing rear kitchen to match extension. Extension of existing rear timber decking.

Applicant: Mr Lawrence Andrew

Officer: Andrew Huntley 292321

Refused on 09/05/13 DELEGATED

1) UNI

The proposed extension and replacement roof, by virtue of their design in protruding beyond the north western flank wall of the existing dwelling and intersecting the first floor window cills to the rear of the property, would result in visually poor additions to the property, which are unsympathetic to the design of the existing dwelling and as a result would be of detriment to the visual amenities of the parent property and the wider area. The proposals are thereby contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/00899

37 Coombe Vale Brighton

Erection of single storey rear extension with revised fenestration and alterations to side elevations.

Applicant: Mr E Reid

Officer: Andrew Huntley 292321

Refused on 10/05/13 DELEGATED

1) UNI

The proposed flat roofed rear extension, by virtue of its size, height, design and siting, would result in visually awkward and bulky addition to the property, which is poorly related to the existing bungalow. The result would be of detriment to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

WOODINGDEAN

BH2013/00429

45 Selhurst Road Brighton

Extension of time limit for implementation of previous approval BH2009/02569 for the erection of new two storey side extension incorporating a velux roof terrace at first floor contained within a new pitched roof area and gable wall.

Applicant: Gary Hunter

Officer: Sue Dubberley 293817

Approved on 29/04/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Existing plans	0001a		21/10/2009
Existing elevations and sections	0002a		21/10/2009
Proposed plans	101		21/10/2009
Proposed elevations and sections	102		21/10/2009
Existing and proposed street elevations	103		21/10/2009
Site Plan, Block Plan			12/11/2009

BH2013/00640

73 Balsdean Road Brighton

Erection of extension to the front of the property.

Applicant: Mr Richard Smith

Officer: Wayne Nee 292132

Refused on 29/04/13 DELEGATED

1) UNI

The proposed front extension by virtue of its form would disrupt the visual pattern of the immediate properties on the street. The creation of a single full width gable end would appear as an overly dominant and inappropriate addition. The proposal would harm the appearance of the street scene, and would therefore be contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2013/00789

Elmhurst Warren Road Woodingdean

Non Material Amendment to BH2008/02303 for correction of external levels, alternative design to external balcony balustrade, and corrected floorplans.

Applicant: Bupa Care Services

Officer: Anthony Foster 294495

Approved on 14/05/13 DELEGATED

BH2013/00867

68 Crescent Drive South Brighton

Erection of front and rear extensions. Loft conversion incorporating raising of roof ridge height, hip to gable roof extension, installation of rear balcony and 7no rooflights.

Applicant: Miss Lucy Clifton-Sprigg

Officer: Andrew Huntley 292321

Refused on 07/05/13 DELEGATED

1) UNI

The development, by reason of bulk, depth, height and massing would appear as excessively dominant and incongruous additions that would relate poorly with the existing modest bungalow, harming the appearance and character of the building and the surrounding area. The six rooflights on the south western roof slope, which would be visible within the street scene, would appear visually excessive and cluttered. Therefore, the development is contrary to policy QD14 of the Brighton & Hove Local Plan.

BRUNSWICK AND ADELAIDE

BH2013/00365

Flat 3 34 Lansdowne Place Hove

Internal alterations to layout of flat.

Applicant: Claire Winchester

Officer: Helen Hobbs 293335

Approved on 13/05/13 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 existing entrance door in the communal hallway directly opposite the entrance to flat 4, should be retained in accordance with the 'Large scale section of door' drawing submitted on 2nd May 2013.

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

3) UNI

Any new skirting and cornicing should match any surviving originals in the flat.

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

BH2013/00383

The Meeting Place Cafe Kings Esplanade Hove

Erection of timber decking to south to form outside seating area.

Applicant: Rodney Posner

Officer: Guy Everest 293334

Approved on 29/04/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site Location Plan	9818/11		08/02/2013
Proposed External Decking	9818/G3/01		08/02/2013

BH2013/00432

9 Lansdowne Square Hove

Replacement of roof tiles with slate and new lead valleys.

Applicant: Mrs Katherine Ikoner

Officer: Mark Thomas 292336

Approved on 01/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Existing plans	566/13/02		6 March 2013
Proposed plans	566/13/03		6 March 2013
Slate tile sample			6 March 2013

BH2013/00433

9 Lansdowne Square Hove

Replacement of roof tiles with slate and new lead valleys.

Applicant: Mrs Katherine Ikoner

Officer: Mark Thomas 292336

Approved on 01/05/13 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.

BH2013/00566

146 Church Road Hove

Reinstatement of light well and external opening and erection of railings. Installation of doors and windows at lower ground floor level.

Applicant: Mr F Qassar

Officer: Helen Hobbs 293335

Approved on 29/04/13 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 works shall take place until further details of the proposed railings including 1:20 scale drawings 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 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 listed below.

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

Plan Type	Reference	Version	Date Received
Existing Lower Ground & Ground Floor Plans	RFA12/236/01		18/02/2013
Existing and proposed west elevation	RFA12/236/13		18/02/2013
OS Location Plan and Block Plan	RFA12/236/OS		18/02/2013
Proposed Lower Ground & Ground Floor Plans	RFA12/236/11		18/02/2013
Internal Photographs			18/02/2013

BH2013/00622

100 Western Road Hove

Installation of new shop front incorporating new access to first and second floors.

Applicant: Ackers Chemists

Officer: Mark Thomas 292336

Refused on 09/05/13 DELEGATED

1) UNI

Notwithstanding the apparent discrepancies in the submitted plans, the removal of the existing historic shopfront and its replacement with a new shopfront of differing proportions and unacceptable detailing would result in significant harm to the character and appearance of the recipient property and the wider Brunswick Town Conservation Area. The proposals would be contrary to advice in SPD02, which states that original or historic shopfronts should be retained, and to Policy QD10 of the Brighton & Hove Local Plan which says that permission will not be given to replace good period shopfronts or remove surviving features of interest. The scheme also conflicts with Policy HE6 of the Brighton & Hove Local Plan which states that development within Conservation Areas should preserve or enhance the area.

BH2013/00650

Rear Lower Ground Floor Flat 66 Brunswick Place Hove

Installation of rooflight to replace existing.

Applicant: Ms Wendy Carter

Officer: Mark Thomas 292336

Approved on 09/05/13 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.

BH2013/00717

Flat 7 46 Waterloo Street Hove

New boundary wall incorporating alterations to existing wall.

Applicant: Mrs Lynda Thorne

Officer: Robert McNicol 292322

Approved on 07/05/13 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 wall hereby permitted shall have a finish to the top of the wall that matches in material, colour, style, bonding and texture that of the existing wall which projects from the rear of the building along the north boundary into which it would adjoin.

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

BH2013/00917

31A Adelaide Crescent Hove

Internal alterations to layout of flat.

Applicant: Ms Beverely Garth

Officer: Robert McNicol 292322

Approved on 10/05/13 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.

BH2013/01247

66 Lansdowne Street, Hove

Sycamore - reduce down to 8ft to lessen nuisance.

Applicant: Mr John Thevan

Officer: Di Morgan 292929

Approved on 03/05/13 DELEGATED

CENTRAL HOVE

BH2012/04057

4 Albany Villas Hove

Internal and external alterations including demolition of low garden walls and new ballustrading in front garden, new kitchen and bathrooms, new heating system, part demolition/alteration of internal walls, new windows, new fireplaces, removal of redundant fire escape stairs and soil/waste pipes, removal of internal stair partitions and installation of new ballustrading.

Applicant: Dr Dinshaw Masters

Officer: Maria Seale 292232

Approved on 09/05/13 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 wall tiling in the walk-in showers shall be laid on a waterproof back-boarding.

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 non-original doors, architraves, skirtings, dados, cornices and other features that are proposed to be removed, and all missing architectural features that are to be reinstated, shall be replaced with features that exactly match the originals (details of which are required by condition 2), unless otherwise agreed in writing by the Local Planning Authority before work commences.

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 new kitchen and utility room units shall be scribed around the existing skirting boards which shall be retained and not cut into.

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

5) UNI

No development of each of the respective features listed below shall take place until full details of the proposals have been submitted to and approved by the Local Planning Authority in writing, including:

- i) 1:20 scaled elevations and sections of the new doors, windows and stairs and their new balustrading and handrails and 1:10 scaled elevations of the spindle and newel post design;
- ii) 1:1 scaled sections of new stair handrails, reinstated bull nosing and decorative mouldings on the stairs' string, new and replacement skirting boards and new and replacement window, door and archway openings' architraves and linings and door panels;
- iii) 1:5 scaled sample plans/elevations and 1:1 sectional profiles of the new cornices;
- iv) details of the new fireplaces, including 1:10 scaled drawings and/or other details including photographs and if available, photographs and details and samples of their hearth tiles;
- v) the method of any fire protection of the walls, floors, ceilings and doors, including 1:5 section drawings 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;
- vi) the method of any sound and thermal insulation of the floors and walls of the original building that may be required, including 1:5 sections through walls and ceilings;
- vii) the heating system including a sectional detail at 1:1 scale of any under floor heating;
- viii) the method of restoration work to the ground floors and details of new floor tiling, which shall be laid on a waterproof underlay or boarding;
- ix) the new or replacement rooflights;
- x) the new railings, including a 1:1 scale section of the handrail and spindles and a 1:10 scale elevation of the spindles and method of fixing and the works shall be carried out and completed in their entirety fully in accordance with the approved 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.

6) UNI

All existing original fabric and architectural features including floors, lathe and plasterwork, 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, and repaired and made good exactly like for like, and shall not be covered over, except where otherwise agreed in writing with the Local Planning Authority before work commences. The walls and ceilings shall not be skimmed over and only defective lathe and plaster shall be removed and shall be replaced exactly like for like using timber lathes and lime plaster.

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

BH2013/00153

Land to rear of 33 Sackville Road Hove (64 Stirling Place Hove)

Non Material Amendment to BH2011/00897 to form a firewall between no 62 and no 64 Stirling Place Hove and external alterations.

Applicant: Mr & Mrs Colasurdo

Officer: Jason Hawkes 292153

Approved on 07/05/13 DELEGATED

1) UNI

The proposed revisions to the scheme approved under application ref: BH2011/00897 are considered minor as they do not significantly affect the appearance of the building or the surrounding conservation area, the amenity of adjacent properties and do not warrant the submission of a further application for planning permission.

BH2013/00162

Plinth Kings Esplanade Hove

Erection of stone clad plinth with surrounding paving at base, incorporating lighting scheme set flush in ground & on plinth for use to display sculptures & art.

Applicant: Hove Civic Society

Officer: Steven Lewis 290480

Approved on 01/05/13 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

No development shall take place until samples of the materials 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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Plan	HP_100_01	A	17/01/2013
Block Plan	HP_100_02	A	17/01/2013
Plinth Elevations and Plan	HP_100_03	B	17/01/2013
Plinth Paving Proposal	HP_100_04	B	17/01/2013

4) UNI

Within three months of the commencement of the development the hard landscaping and lighting outlined in the application shall be incorporated into the development in strict accordance with the submitted details and thereafter retained.

Reason: To ensure a satisfactory appearance and completion to the development, to preserve the character and appearance of the East Cliff conservation area, in accordance with policies QD1, QD15, QD25 and HE6 of the Brighton & Hove Local Plan.

5) UNI

Within three months of the commencement of development the crime prevention measures outlined in the application shall be incorporated into the development in strict accordance with the submitted details and thereafter retained.

Reason: To ensure that measures to make the development less susceptible to vandalism and the area to antisocial behaviour are included in the development, in accordance with policies QD1, QD15, QD27 and HE6 of the Brighton & Hove Local Plan

BH2013/00242

Flat 2 1 Kings Gardens Hove

Internal alterations incorporating relocation of kitchen, bathroom and toilet facilities, partial removal of wall to bedroom 2 and construction of new partition, removal of existing master en-suite and formation of two openings in existing walls, formation of doorway between new kitchen and living room and formation between bedroom 1 and new en-suite.

Applicant: Mr A Ariyan

Officer: Jason Hawkes 292153

Approved on 14/05/13 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) BH13.05

No works shall take place until full details of the proposed works including 1:20 scale sample elevations 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.

BH2013/00428

119 Church Road Hove

Application for variation of conditions 1 & 2 of BH2010/01342 (Change of Use from Restaurant and Cafe (A3) to a Drinking Establishment (A4) and associated external alterations (Part Retrospective)) that the use will be open to customers and garden be open to customers and staff between the hours of 12.00 - 02.00 (the following day) Monday to Saturday and 12.00 - 01.00 (the following day) on Sunday.

Applicant: Paris Wine Bar

Officer: Adrian Smith 290478

Refused on 29/04/13 DELEGATED

1) UNI

The proposed extension to the permitted hours of use of the premises and garden area as secured via conditions 1 & 2 of the planning permission granted under application reference BH2010/01342 would result in significant detriment to the amenities of nearby residents and the surrounding environment by way of increased late night noise disturbance contrary to policies SU9, SU10 & QD27 of the Brighton & Hove Local Plan.

BH2013/00468

Flat 40 The Priory St Catherines Terrace Hove

Replacement of existing UPVC French doors, walls and side windows to balcony with 3no. full length sliding patio doors, Replacement of existing UPVC kitchen window with UPVC tilt and turn window.

Applicant: Mr Thomas Fourniss

Officer: Mark Thomas 292336

Approved on 13/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site location plan			13/02/2013
Photographs			13/02/2013
"Eclipse" windows technical specification			13/02/2013
Window schedule			13/02/2013

BH2013/00520

6 George Street Hove

Resiting of 2no.satellite dishes and 2no.external air handling plants to rear parapet wall.

Applicant: Ladbrookes Betting Ltd

Officer: Helen Hobbs 293335

Refused on 29/04/13 DELEGATED

1) UNI

The air conditioning units and satellite dishes, by reason of their number, size, positioning and close proximity to the adjoining residential properties to the rear in Ventnor Villas, would be highly visible from the surrounding area and would have an incongruous and discordant appearance that would be detrimental to visual amenity. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance note SPGBH1: Roof alterations and extensions.

2) UNI2

The applicant has not submitted an acoustic report providing details of noise levels generated by the air conditioning units relative to pre-existing background noise levels prior to their installation. As such, it cannot be concluded the noise levels generated by the development would not cause unacceptable disturbance and consequent loss of amenity for occupiers of neighbouring residential units. The development is thereby contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2013/00603**First Floor Flat 34 Stirling Place Hove**

Loft conversion incorporating 2no rooflights to the front and 2no rooflights to the rear.

Applicant: Martin Poole

Officer: Robert McNicol 292322

Approved on 01/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site plan, existing and proposed plans and elevations	PO/02	B	24 April 2013

BH2013/00613**Flat 4 12 Kings Gardens Hove**

External alteration incorporating replacement of single glazed sliding sash windows to the rear with double glazed sliding sash windows.

Applicant: Mrs Tatiana Miller

Officer: Mark Thomas 292336

Refused on 29/04/13 DELEGATED

1) UNI

The proposed windows would be inappropriately detailed, featuring an overly thick meeting rail, and ovolo rather than lambs tongue moulding profiles. Furthermore, joinery profiles and large scale drawings of the proposed glazing bars and horns have not been provided for consideration. As such, all available information would indicate that the proposed windows would result in significant harm to the special historical and architectural character and significance of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan and SPD 09: Architectural Features.

BH2013/00614**Flat 4 12 Kings Gardens Hove**

Replacement of single glazed sliding sash windows to the rear with double glazed sliding sash windows.

Applicant: Mrs Tatiana Miller

Officer: Mark Thomas 292336

Refused on 29/04/13 DELEGATED

1) UNI

The proposed windows would be inappropriately detailed, featuring an overly thick meeting rail, and ovolo rather than lambs tongue moulding profiles. Furthermore, joinery profiles and large scale drawings of the proposed glazing bars and horns have not been provided for consideration. As such, all available information would indicate that the proposed windows would result in significant harm to the special historical and architectural character and significance of the listed building and the wider The Avenues Conservation area, contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan and SPD 09: Architectural Features.

BH2013/00692

Flat 5 Royal Court 8 Kings Gardens Hove

Internal alterations to layout of flat.

Applicant: Ms K Auguste

Officer: Robert McNicol 292322

Refused on 30/04/13 DELEGATED

1) UNI

By virtue of making the missing original upper flight of stairs less obvious, the proposed shower unit within the upper hall would confuse the original layout of the building. The bulk and form of this shower room would also detract from the appearance of this part of the property. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

2) UNI2

By virtue of the loss of original walls, doors and plan form of the front two rooms, the proposal would significantly compromise the historic integrity of the property and would have a detrimental impact on the character of the grade II listed building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2013/00767

13 Haddington Street Hove

Certificate of Lawfulness for a proposed loft conversion incorporating rear dormer extension and front rooflight.

Applicant: Mr Rich Brown

Officer: Robert McNicol 292322

Approved on 03/05/13 DELEGATED

BH2013/00776

Flat 1 29 The Drive Hove

Replacement of 2no metal windows with timber double glazed sash windows on north elevation at ground floor level.

Applicant: Mr Francesco Bottone

Officer: Christopher Wright 292097

Approved on 07/05/13 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

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 drawings listed below.

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

Plan Type	Reference	Version	Date Received
Location Map			12 Mar 2013
Photographs			12 Mar 2013
Plan 1			12 Mar 2013
Proposed Drawings and Sections			12 Mar 2013
Proposed Elevations with Measurements			3 May 2013

BH2013/00823

62-63 George Street Hove

Display of internally illuminated fascia and projecting signs.

Applicant: British Heart Foundation

Officer: Helen Hobbs 293335

Approved on 15/05/13 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.

GOLDSMID

BH2012/03680

203 Dyke Road Hove

Change of use from residential care home (C2) to house of multiple occupancy (SG08).

Applicant: Miss Katie Wynn

Officer: Christopher Wright 292097

Approved on 01/05/13 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 not begin until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

Reason: To ensure that the development is car-free and to comply with policy HO7 of the Brighton & Hove Local Plan.

3) 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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Location Plan			8 March 2013
Existing Floor and Roof Plans	1133/U1B		21 Nov 2012
Proposed Ground Floor			21 Nov 2012
Proposed First Floor			21 Nov 2012
Proposed Second Floor			21 Nov 2012

5) 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.

BH2012/03903

43 Palmeira Avenue Hove

Demolition of existing detached dwelling and erection of 9no apartments.

Applicant: Cedarmill Developments Ltd

Officer: Adrian Smith 290478

Approved on 29/04/13 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 vehicle parking areas shown on the approved plans shall not be used otherwise than for the parking of private vehicles and motorcycles 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.

3) UNI

The south facing windows to the south 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, to avoid prejudicing the future development of the adjacent site, and to comply with policies QD14 and QD27 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 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

All 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.

6) 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 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.

7) 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 Code level 3 as a minimum 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 as a minimum 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.

8) 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.

9) 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 to be retained 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.

10) 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.

11) UNI

No development shall take until full details of how the car lift will operate has been submitted and agreed in writing by the Local Planning Authority. The submission should include full manufacturer details including details on how the car lift will operate when vehicles are both wishing to leave the site and enter the site. The car lift shall be installed in full accordance with the approved details prior to the first occupation of the development and thereafter retained as such.

Reason: To ensure the safe access arrangements to the basement car park and to comply with policy TR7 of the Brighton & Hove Local Plan.

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 Code level 3 as a minimum 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

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 at all times.

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

14) 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.

15) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	TA692/01		07/12/2012
Existing site survey, street scene and sections	TA692/02		07/12/2012
	TA692/03		07/12/2012
	TA692/04		07/12/2012
	TA692/05		07/12/2012
	TA692/06		07/12/2012
Proposed site plan, floor plans and elevations	TA692/10		07/12/2012
	TA692/11		07/12/2012
	TA692/12		07/12/2012
	TA692/13		07/12/2012
	TA692/14		07/12/2012
	TA692/15		07/12/2012
	TA692/16		07/12/2012
	TA692/17		07/12/2012
	TA692/18		07/12/2012
	TA692/19		07/12/2012
	TA692/20		07/12/2012
	TA692/21		07/12/2012
	TA692/22		07/12/2012
	TA692/23		07/12/2012
	TA692/24		07/12/2012
TA692/25		07/12/2012	

BH2012/04042

121-123 Davigdor Road Hove

Change of Use of part of car park to hand car wash. (Retrospective)

Applicant: Mr Florenc Gjona

Officer: Christopher Wright 292097

Approved on 01/05/13 PLANNING COMMITTEE

1) UNI

The use hereby permitted shall be discontinued and the land restored to its condition immediately prior to the use commencing on or before a period of 12

months from the date of this decision, in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: In order to allow the Local Planning Authority to monitor and review the impact of the use on transport and amenity and to comply with policies TR1, TR7, TR19 and QD27 of the Brighton & Hove Local Plan.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan			3 Jan 2013
Block Plan			3 Jan 2013

3) UNI

The use hereby permitted shall not be open to customers except between the hours of 08.00 and 18.30 each day.

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

4) UNI

Within 1 calendar month from the date of this decision, an Operational Management Plan providing details of how the car wash use functions, shall be submitted to the Local Planning Authority. The submitted plan must clearly demonstrate how the car wash will function including how at peak times queues will be managed to prevent vehicles queuing back onto the public highway and how and where vehicles will be parking before and after washing. The car wash use shall operate in accordance with the details approved in writing by the Local Planning Authority.

Reason: To ensure safe development that can provide for the demand for travel the use generates, to address congestion and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan 2005.

5) UNI

Within 1 calendar month from the date of this decision, full details of the waste water drainage systems and measures to prevent contaminated water from being discharged onto the highway or into the foul sewage system shall be submitted to the Local Planning Authority. The measures approved in writing by the Local Planning Authority shall be retained for as long as the use operates on the land.

Reason: To ensure waste water resulting from the car wash use is drained within the site and ensure pollutants are not discharged into the foul sewage system and to comply with policies SU4 and TR7 of the Brighton & Hove Local Plan 2005.

BH2013/00358

11 Cromwell Road Hove

External alteration incorporating installation of gas pipe from basement to ground floor level under front door step into common area.

Applicant: Mr D Martin

Officer: Robert McNicol 292322

Refused on 29/04/13 DELEGATED

1) UNI

By virtue of contributing to the clutter of modern additions to the front of the building, running across the moulding on the western side wall of the bridge and running through the panel beside the front door, the proposed gas pipe would detract from the appearance and character of the grade II listed building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

2) UNI2

By virtue of insufficient information having been supplied with the application, it has not been able to fully assess the impact of the proposal on the historic character and appearance of the grade II listed building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2013/00407

99 Sackville Road Hove

Change of use from A1 Retail to A1 Retail and 2no residential units incorporating erection of single storey extension.

Applicant: Mr G Barnard

Officer: Adrian Smith 290478

Approved on 13/05/13 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 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 dwellinghouses 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) UNI

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.

4) 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.

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

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.

7) UNI

The development hereby permitted shall not begin until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

Reason: To ensure that the development is car-free and to comply with policy HO7 of the Brighton & Hove Local Plan.

8) UNI

(i) 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 under (i) (c).

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) UNI

Prior to the commencement of the development, details of a scheme of works to raise the existing kerb and footway in front of the proposed dwelling are to be submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

Reason: In the interest of highway safety and to comply with policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.

10) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site plans and block plan	SVR1		11/02/2013
	SVR2		11/02/2013
	SVR3		11/02/2013
Existing plans, elevations and section	SVR5	A	18/03/2013
	SVR6	A	20/03/2013
	SVR7		11/02/2013
	SVR8	A	11/02/2013
	SVR9		18/03/2013
	SVR10		11/02/2013
	SVR17		18/03/2013
Proposed plans, elevations and section	SVR11	A	11/02/2013
	SVR12	C	12/04/2013
	SVR13		12/04/2013
	SVR14	A	11/02/2013
	SVR15	A	22/02/2013
	SVR16	A	22/02/2013
	SVR18		12/04/2013

12) UNI

The ground and first floor windows hereby approved to the rear/east elevation shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents to match the existing to the building, and shall be retained as such.

Reason: In the interests of the character and appearance of the building and the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2013/00417

Wavertree House Somerhill Road Hove

Conversion of first and second floors from residential care home (C2) to 6no flats.

Applicant: RNIB

Officer: Robert McNicol 292322

Approved on 07/05/13 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) 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.

4) BH06.05

The development hereby permitted shall not begin until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

Reason: To ensure that the development is car-free and to comply with policy HO7 of the Brighton & Hove Local Plan

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site location plan			11/02/2013
Existing ground floor plan	BS287/01Plan		11/02/2013
Existing first floor plan	BS287/02Plan		11/02/2013
Existing second floor plan	BS287/03Plan		11/02/2013
Proposed ground floor plan	BS287/01Plan		11/02/2013
Proposed first floor plan	BS287/02Plan		11/02/2013
Proposed second floor plan	BS287/03Plan		11/02/2013

BH2013/00556

Flat 16 Eaton Hall Eaton Gardens Hove

Replacement UPVC window and three panel sliding patio door.

Applicant: Mr Roger Thomas

Officer: Helen Hobbs 293335

Approved on 09/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site plan			14/03/2013
Window details			19/03/2013
Window sections			14/03/2013

BH2013/00616

The Vicarage Wilbury Road Hove

Installation of access ramp to side elevation.

Applicant: PCC of All Saints Church Hove

Officer: Adrian Smith 290478

Approved on 15/05/13 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 details on drawing no. 4300/6/03 received on 25 February 2013 and drawing no. 4300/6/04 received on 20 March 2013, no works shall take place until details of a proposed replacement gate fronting Wilbury Road 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 prior to the walkway hereby approved being brought into use and maintained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the details on drawing no. 4300/6/03 received on 25 February 2013 and drawing no. 4300/6/04 received on 20 March 2013, the stone steps directly adjacent to the entrance gateway fronting Wilbury Road shall be retained in their entirety.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	4300/6/00		25/02/2013
	4300/6/01		25/02/2013
Existing plans	4300/6/02		25/02/2013
Proposed plans and elevations	4300/6/03		25/02/2013
	4300/6/04		20/03/2013

5) UNI

The railings shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2013/00617

The Vicarage Wilbury Road Hove

Installation of access ramp to side elevation.

Applicant: PCC of All Saints Church Hove

Officer: Adrian Smith 290478

Approved on 15/05/13 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 details on drawing no. 4300/6/03 received on 25 February 2013 and drawing no. 4300/6/04 received on 20 March 2013, no works shall take place until details of a proposed replacement gate fronting Wilbury Road 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 prior to the walkway hereby approved being brought into use 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.

3) UNI

Notwithstanding the details on drawing no. 4300/6/03 received on 25 February 2013 and drawing no. 4300/6/04 received on 20 March 2013, the stone steps directly adjacent to the entrance gateway fronting Wilbury Road shall be retained in their entirety.

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

4) UNI

This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Site plan and block plan	4300/6/00		25/02/2013
	4300/6/01		25/02/2013
Existing plans	4300/6/02		25/02/2013
Proposed plans and elevations	4300/6/03		25/02/2013
	4300/6/04		20/03/2013

5) UNI

The railings shown on the approved plans shall be painted black within one month of 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.

BH2013/00682

48 Denmark Villas Hove

Replacement of rear first floor UPVC double glazed bay window with timber framed double glazed window. Installation of iron railings to replace front and side boundary wall.

Applicant: Mr P Harle

Officer: Helen Hobbs 293335

Refused on 08/05/13 DELEGATED

1) UNI

Insufficient information has been submitted regarding the proposed replacement windows and railings. Accordingly, the proposal cannot be properly assessed in respect of its impact on character and appearance of the existing property and the surrounding Denmark Villas conservation area. Furthermore, notwithstanding the lack of information, the details that have been submitted with the application indicate an inappropriate appearance to the replacement windows and railings. The proposal is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan

BH2013/00691

All Saints Church Eaton Road Hove

Display of freestanding display boards & non-illuminated fascia boards. (retrospective).

Applicant: PCC of All Saints Church Hove

Officer: Jason Hawkes 292153

Refused on 03/05/13 DELEGATED

1) UNI

The post mounted signs are in close proximity to each other and result in a cluttered appearance on this prominent frontage. Additionally, the size, prominent positioning, colour and materials used for the signs is deemed inappropriate and makes them stand out as unsympathetic and unsightly additions that are harmful to the character and appearance of the Grade I listed church and surrounding conservation area. The advertisements thereby result in material harm to amenity, and the scheme is also contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and to advice in Supplementary Planning Document 7: Advertisements, which are material considerations.

BH2013/00696

23 Ferndale Road Hove

Erection of a single storey rear extension.

Applicant: Brian Jackson

Officer: Helen Hobbs 293335

Refused on 30/04/13 DELEGATED

1) UNI

The proposed extension by virtue of its form, detailed design, projection and siting would result in an overly bulky and incongruous addition which would relate poorly to, and significantly detract from, the character and appearance of the recipient property and the wider area. The proposal is therefore contrary to the policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by virtue of its overall level of projection and height close to the shared boundary with 21 Ferndale Road would have an overbearing impact and lead to a loss of outlook to the occupiers of that residential property. Furthermore, the provision of a large window to the southern boundary, notwithstanding that this would be situated at a high-level, would result in the perception of being overlooked for the occupiers of 21 Ferndale Road, to the detriment of their residential amenities. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/00775

23 Ferndale Road Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr Brian Jackson

Officer: Helen Hobbs 293335

Refused on 09/05/13 DELEGATED

1) UNI

Due to the proposed extension being within 2 metres of a boundary and having a maximum eaves height of more than 3 metres and as the extension would project further than 3 metres from the original rear elevation, the development is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2013/00779

Ridgeland House 167 Dyke Road Hove

Replacement of existing front entrance with automatic sliding doors and replacement of existing shopfront with display windows.

Applicant: The Cooperative Group Food

Officer: Helen Hobbs 293335

Approved on 07/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Block & location plan	1722/SL-28		13/03/2013
Existing ground floor plan & elevation, block plan and location plan	1722/SL-29	A	13/03/2013
Proposed ground floor & elevation	1722/SL-30	A	13/03/2013

BH2013/00879

40 Hovedene 95 Cromwell Road Hove

Replacement of existing windows and doors to front and rear with UPVC double glazed windows and doors and replacement of existing wired glazing in rear balcony with clear toughened glass.

Applicant: Mr Brian John Mills

Officer: Robert McNicol 292322

Approved on 07/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site location plan			18 March 2013
Block plan			18 March 2013
Quotation			18 March 2013
Balcony balustrade elevation			18 March 2013
Window schedule	14062		18 March 2013
Photographs			18 March 2013
Manufacturer's brochure			18 March 2013

HANGLETON & KNOLL

BH2013/00619

42 Fallowfield Crescent Hove

Erection of single storey pitched roof rear extension.

Applicant: Ms A Dathan

Officer: Robert McNicol 292322

Approved on 29/04/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site plan			26/02/2013
Block plan			25/04/2013
Existing and proposed plans and elevations	Mm/01/Fall42		26/02/2013

BH2013/00755

169 Hangleton Way Hove

Change of use from retail (A1) to financial and professional services (A2).

Applicant: IInsure365

Officer: Adrian Smith 290478

Refused on 02/05/13 DELEGATED

1) UNI

The proposed change of use would result in the proportion of A1 retail units and frontages within this local parade falling below 50 percent, whilst insufficient information has been submitted to demonstrate that the existing A1 retail unit is economically unviable in this local parade, contrary to policy SR7 of the Brighton & Hove Local Plan.

NORTH PORTSLADE

BH2013/00637

27 Heathfield Crescent Portslade

Erection of single storey rear extension and formation of raised patio.

Applicant: Miss Georgina Towner

Officer: Helen Hobbs 293335

Approved on 29/04/13 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 details of a scheme to provide a 1.8m high privacy screen along the southern extent of the raised patio hereby permitted, to protect the occupiers of 25 Heathfield Crescent from potential overlooking, has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the raised patio shall not be brought into use until the approved screening is

in place. The privacy screen shall thereafter be retained in situ.

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 high level window positioned on the south-facing elevation of the extension hereby permitted shall be obscure glazed and fixed shut/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.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Block plan			04/03/2013
Site plan			27/02/2013
Existing floor plan	PA-001-01		04/03/2013
Proposed floor plan	PA-001-02		04/03/2013
Existing east elevation	PA-001-03		04/03/2013
Proposed rear elevation	PA-001-04		04/03/2013
Existing south elevation	PA-001-05		04/03/2013
Proposed south elevation	PA-001-06		04/03/2013
Existing north elevation	PA-001-07		04/03/2013
Proposed north elevation	PA-001-08		04/03/2013
Existing roof plan	PA-001-09		04/03/2013
Proposed roof plan	PA-001-10		04/03/2013

BH2013/00688

89 Mile Oak Road Portslade

Erection of single storey front extension, alterations and enlargement of existing garage and associated alterations.

Applicant: Mr R Evans

Officer: Adrian Smith 290478

Approved on 01/05/13 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 garage and front extension hereby permitted shall match in material, colour, style, bonding and texture those of the existing bungalow.

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 listed below.

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	13/02a-01		04/03/2013
	13/02a-02		04/03/2013
Proposed block plan	13/02a-03	A	22/04/2013
Existing plans and elevations	13/02a-05		04/03/2013
Proposed plans and elevations	13/02a-06		04/03/2013
Existing and proposed garage plans and elevations	13/02a-04	A	22/04/2013
			04/03/2013

BH2013/00689

58 Langridge Drive Portslade

Certificate of lawfulness for a proposed single storey rear extension.

Applicant: Stuart Rivers

Officer: Robert McNicol 292322

Approved on 07/05/13 DELEGATED

SOUTH PORTSLADE

BH2013/00812

15-19 rear of 15-19 and 15A Norway Street Portslade

Application for approval of details reserved by conditions 3, 4, 10, 11, 12, 13, 14, 15, 16 and 19 of application BH2012/03940.

Applicant: Spear Development Ltd

Officer: Jason Hawkes 292153

Split Decision on 08/05/13 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 13 & 15 and subject to full compliance with the submitted details.

1) UNI

Does Not Approve the details pursuant to conditions 3, 4, 10, 11, 12, 14, 16 & 19 for the following reasons:

2) UNI2

Condition 3: Details and samples have not been submitted of the proposed roof lights or doors. Additionally, the rough render sample submitted is not deemed appropriate for this development. The requirements of the condition have therefore not been satisfied and the scheme is contrary to policy QD1 of the Brighton & Hove Local Plan.

3) UNI3

Condition 4: Amended plans have been submitted indicating additional flues to the proposed houses. Condition 4 is for information purposes only and does not require the submission of details. Any additional flues not shown on the approved drawings must be considered in a separate application which would involve varying condition 4 of permission BH2012/03940. It is therefore unacceptable to apply for additional flues under the scope of this application.

4) UNI4

Condition 10: No details of the appearance of the proposed cycle stores have been submitted. The requirements of the condition have therefore not been satisfied and the scheme is contrary to policies TR14 and QD1 of the Brighton & Hove Local Plan.

5) UNI5

Condition 11: A suitable Construction Environment Management Plan in line with the requirements of the condition has not been submitted. The requirements of the condition have therefore not been satisfied and the scheme is contrary to policy QD27 of the Brighton & Hove Local Plan.

6) UNI6

Condition 12: A Design Stage / Interim Report and Design Stage certificate showing that the scheme would meet Level 3 of the Code for Sustainable Homes have not been submitted. The requirements of the condition have therefore not been satisfied and the scheme is contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 8: Sustainable Building Design.

7) UNI7

Condition 14: Suitable land contamination reports have not been submitted to comply with the requirements of the condition. The requirements of the condition have therefore not been satisfied and the scheme is contrary to policy SU12 of the Brighton & Hove Local Plan.

8) UNI8

Condition 16: The management plan proposed for the parking areas is deemed inappropriate and the plan submitted could result in overspill car parking adding further parking stress to on-street parking availability. The requirements of the condition have therefore not been satisfied and the scheme is contrary to policy TR1 and TR7 of the Brighton & Hove Local Plan.

9) UNI9

Condition 19: To comply with the requirements of the condition, a Final / Post Construction certificate indicating Level 3 of the Code for Sustainable Homes must be submitted. This has not been submitted and can only be submitted after the scheme is completed. The requirements of the condition have therefore not been satisfied and the scheme is contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 8: Sustainable Building Design.

HOVE PARK

BH2013/00262

Park House Old Shoreham Road Hove

Application for variation of condition 3 of BH2012/00114 (Demolition of former residential language school and erection of 5 storey block of 71 flats) which states that no cables, wires, aerials, pipework, meter boxes or flues shall be fixed to any elevation facing a highway be amended to allow boiler flues and rain water pipes to be fixed to the elevations facing a highway.

Applicant: Denne Construction

Officer: Christopher Wright 292097

Refused on 07/05/13 DELEGATED

1) UNI

Due to their positions and overall number, the proposed boiler flues would be visually noticeable and would detrimentally affect the external appearance of the development to a material extent. They would not contribute positively to the character and appearance of the development, which is intended to be a modern and high quality design. As such, the proposal to vary the condition would conflict with policy QD1 of the Brighton & Hove Local Plan 2005.

BH2013/00615

48 Hill Brow Hove

Certificate of Lawfulness for proposed loft conversion incorporating dormer and rooflights to rear elevation.

Applicant: Mr A Nelson

Officer: Helen Hobbs 293335

Approved on 26/04/13 DELEGATED

1) UNI

The development is permitted under Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2013/00633

59 Benett Drive Hove

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2012/02393.

Applicant: Ms B & Mr R Kennington

Officer: Jason Hawkes 292153

Approved on 29/04/13 DELEGATED

BH2013/00703

Goldstone Valley Gospel Hall Edward Avenue Hove

Erection of a single storey front extension with associated external alterations including the creation of an access ramp.

Applicant: Trustees of Rutland Road Gospel Hall

Officer: Christopher Wright 292097

Approved on 09/05/13 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 secondary office window on the south-west facing flank elevation of the extension 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 shall thereafter be permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining residential property at 225 Goldstone Crescent and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) 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.

5) UNI

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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
As Existing (includes Location Plan)	AC/GH/01		6 Mar 2013
Block Plan	AC/GH/07	A	14 Mar 2013
As Proposed	AC/GH/10		9 May 2013

BH2013/00773

64 Goldstone Crescent Hove

Conversion and extension of garage to form habitable living space with new pitched roof with rooflights.

Applicant: Mr J Mason

Officer: Mark Thomas 292336

Approved on 09/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Existing and proposed plans	3343-01	Rev A	12 March 2013

BH2013/00803

Land at 4 Elrington Road Hove

Erection of 3no bedroom detached house.

Applicant: Mr David Dayan

Officer: Guy Everest 293334

Refused on 13/05/13 DELEGATED

1) UNI

The development by reason of its design, form and resulting scale would appear visibly cramped and create a contrast and sense of bulk, in relation to adjoining properties and the wider surrounding area, which would be out of context with and harm the existing character and appearance of the area. The development is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

BH2013/00817

Bishop Hannington Church Nevill Avenue Hove

Application for approval of details reserved by conditions 2, 3, 4, 5 and 6 of application BH2012/02428.

Applicant: Bishop Hannington Church

Officer: Steven Lewis 290480

Approved on 07/05/13 DELEGATED

Report from: 25/04/2013 to: 15/05/2013

BH2013/00834

198 Old Shoreham Road Hove

Application to extend time limit for implementation of previous approval BH2010/00439 for first floor extension above existing rear extension.

Applicant: Jan Purdie

Officer: Steven Lewis 290480

Approved on 30/04/13 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) BH03.02

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.

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 in the walls or roof of the extensions 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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Plan			19/02/2010
Block Plan			19/02/2010
Floor Plans and Elevations			18/02/2010

BH2013/00836

10 Park View Road Hove

Erection of a part two storey, part single storey rear extension incorporating a pitch roof behind parapet wall. Installation of bay window with pitch roof over existing ground floor bay to front elevation.

Applicant: Mr & Mrs C McNicholl

Officer: Helen Hobbs 293335

Approved on 09/05/13 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) BH14.02

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further 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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Location/block plan	4134/LBP		15/03/2013
Existing plans	4134/EX		15/03/2013
Proposed plans	4134/13/101		15/03/2013

BH2013/00865

4 Dyke Close Hove

Demolition of existing conservatory and erection of rear extension.

Applicant: Mr Steve Spink

Officer: Mark Thomas 292336

Refused on 13/05/13 DELEGATED

1) UNI

The proposed extension, by virtue of its excessive height, scale and massing would represent a bulky and incongruous addition to the recipient property and would result in the building having an overextended appearance. The proposals would thereby cause significant harm to the character and appearance of the recipient property and wider area contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/00876

7 Lullington Avenue Hove

Certificate of lawfulness for a proposed single storey extension incorporating rooflights and bi-folding double glazed doors.

Applicant: Mr & Mrs L Ashton

Officer: Adrian Smith 290478

Approved on 29/04/13 DELEGATED

BH2013/01078

170A Old Shoreham Road Hove

Replacement of existing wooden framed sash windows with new UPVC windows.

Applicant: Mr Colin Hughes

Officer: Adrian Smith 290478

Refused on 15/05/13 DELEGATED

1) UNI

The proposed replacement windows, by virtue of the absence of horizontal divisions to reflect the existing windows and those to the attached building and elsewhere in the street, would unbalance the appearance of the building to the detriment of the appearance of the building and wider street scene, contrary to policy QD14 of the Brighton & Hove Local Plan.

WESTBOURNE

BH2013/00347

29 Westbourne Street Hove

Conversion of garage into habitable room including formation of new link to main building.

Applicant: Mr Rupert Maitland

Officer: Steven Lewis 290480

Approved on 07/05/13 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

Prior to the occupation and use of the garage as living accommodation in conjunction with the ground floor flat at 29 Westbourne Street, the rear facing window shall be removed and rear elevation of made blank./ No new openings shall be inserted into the garage without the express permission of the Local Planning Authority.

Reason: in the interests of the amenity of neighbouring occupiers and to accord with policy 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site Plan, Block Plan and Existing Floor Plan	156.01.a		05/02/2013
Existing elevations and Sections	156.02	A	16/04/2013
Proposed Plans	156.09.a	A	16/04/2013
Proposed Elevations	156.10		05/12/2013

BH2013/00500

119 Portland Road Hove

Erection of 1no. three bedroom dwelling house.

Applicant: Mr D & Mrs R Lumba

Officer: Jason Hawkes 292153

Refused on 01/05/13 PLANNING COMMITTEE

1) UNI

The proposed dwelling, by virtue of its design, scale and siting, relates poorly to

the adjacent properties and to the host property and would stand out in the street scene as an incongruous and unsympathetic addition. The proposed dwelling is therefore considered overdevelopment of the site and would look out of character with the existing residential development in the area. For this reason the development is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan which seek to ensure that new developments emphasise and enhance the positive qualities of the local neighbourhood.

2) UNI2

The scheme proposes relocating existing plant to the side elevation of the property fronting Rutland Road and the removal of one of the rear first floor windows. These alterations would significantly detract from the appearance of the host property and would stand out in the street scene as unsympathetic alterations. The scheme is therefore considered contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI3

Due to the position and bulk of the proposed dwelling, the proposal would result in a significant loss of outlook, light and a heightened sense of enclosure to the residents of 117A Portland Road. The proposal would therefore lead to an unacceptable material loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The scheme does not include suitably sized outside private amenity areas which would be appropriate for a family sized dwelling. The scheme is therefore considered contrary to policy HO5 of the Brighton & Hove Local Plan.

5) UNI5

The ground floor bedroom would suffer severe lack of privacy or have limited light and outlook if blinds or curtains were constantly drawn to the window serving the bedroom in order to maintain privacy. The lounge area also has limited outlook and light with one window facing south. Having regard to above, the scheme is deemed to result in an inappropriate standard of accommodation and is contrary to policies SU2, QD2 and QD27 of the Brighton & Hove Local Plan.

BH2013/00551

67 New Church Road Hove

Extension of rear roof slope incorporating rooflights and alterations to fenestration including installation of two sets of folding doors to rear elevation.

Applicant: Mr Len Lewis

Officer: Helen Hobbs 293335

Approved on 25/04/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan and Existing	6250-PL001	A	20/02/2013
Proposed plans, elevations and sections	6250-PL002	A	20/02/2013
Proposed kitchen arrangement	6250-SK1	A	20/02/2013

BH2013/00579

Flat 2 13 Lawrence Road Hove

Replacement of rear window from timber to UPVC.

Applicant: Richard Gibson

Officer: Helen Hobbs 293335

Approved on 25/04/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Existing photograph			19/02/2013
Site plan			19/02/2013
Window drawing			24/04/2013

BH2013/00652

Flat 2 8 Pembroke Crescent Hove

Replacement of existing rear windows with double glazed metal folding doors.

Applicant: Mr Shaun Everet

Officer: Helen Hobbs 293335

Approved on 15/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site location plan			26/02/2013
Block plan			26/02/2013
Existing and proposed plans	1254 01		26/02/2013

BH2013/00681

34 Pembroke Crescent Hove

Installation of new roof covering on rear flat roof to allow for the insertion of additional insulation.

Applicant: Mr & Mrs R Robbins

Officer: Helen Hobbs 293335

Approved on 02/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site plan	1		7th March 2013
Block plan	2		7th March 2013
Ground floor plan	3		7th March 2013
First floor plan	4		7th March 2013
Existing roof plan	5		7th March 2013
Proposed roof plan	6		7th March 2013
Existing side elevation	7		7th March 2013
Proposed side elevation	8		7th March 2013
Proposed rear elevation	9		7th March 2013
Existing rear elevation	10		7th March 2013
Front elevation	11		7th March 2013

BH2013/00704

45 Braemore Road Hove

Loft conversion incorporating hip to gable roof extension, rear dormer with Juliet balcony, front rooflights and side windows.

Applicant: Mrs Helen Holt

Officer: Andrew Huntley 292321

Refused on 08/05/13 DELEGATED

1) UNI

The proposed rear dormer window, by virtue of its design, size and bulk would result in visually intrusive addition to the property, which is unsympathetic to the design of the existing dwelling and as a result would be of detriment to the visual amenities of the parent property and the wider area. In addition, the front rooflights are poorly arranged and do not reflect the fenestration below. This results in a messy and contrived appearance, which is visually to the host dwelling. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2013/00730

39 Walsingham Road Hove

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

Applicant: Ms Heather Gratton

Officer: Andrew Huntley 292321

Approved on 29/04/13 DELEGATED

BH2013/00810

Princes Court Princes Avenue Hove

Application for Approval of Details Reserved by Condition 3 of application BH2012/03448.

Applicant: Princes Court

Officer: Robert McNicol 292322

Approved on 07/05/13 DELEGATED

Report from: 25/04/2013 to: 15/05/2013

BH2013/00841

112 Wordsworth Street Hove

Erection of rear extension.

Applicant: Mr Terry Long

Officer: Christopher Wright 292097

Refused on 15/05/13 DELEGATED

1) UNI

The proposal would, by reason of the design, detailing, form and scale, have a discordant and unsympathetic relationship with the recipient building to the detriment of visual amenity and the character of the dwellinghouse. The proposal is thereby contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan 2005.

2) UNI2

The siting and scale of the extension would have an overbearing impact leading to an increased sense of enclosure for neighbouring residents, to the detriment of residential amenity and contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2013/00842

43 Lawrence Road Hove

Erection of side extension.

Applicant: Mr Tony Franco

Officer: Robert McNicol 292322

Refused on 14/05/13 DELEGATED

1) UNI

The street scene in this part of Lawrence Road and Reynolds Road is characterised by dwellings that are set back from the edge of the highway. The proposed extension would be sited in a visually prominent location at the junction of these two roads and would extend along the entire extent of the flank elevation of the property, infilling an important visual gap. By virtue of its height, depth and proximity to the pavement, the proposed extension would therefore visually dominate this street corner. Furthermore, by virtue of its form and bulk, the proposed extension would have a boxy appearance that would detract from the traditional pitched roof structure of the recipient property. The proposal is therefore considered unsympathetic to the character and appearance of the recipient property and the wider area, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2013/00852

Post Office 104 Portland Road Hove

Display of internally illuminated ATM surround.

Applicant: Cennox

Officer: Steven Lewis 290480

Approved on 03/05/13 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.

BH2013/00884

56 New Church Road Hove

Erection of a single storey rear extension incorporating a mono-pitched roof.

Applicant: Mrs Nicola Law

Officer: Christopher Wright 292097

Refused on 13/05/13 DELEGATED

1) UNI

The proposed development would, by reason of the scale, length, design and form, relate poorly with the design and character of the recipient building and have an over-extended appearance, to the detriment of visual amenity and the positive characteristics of the Sackville Gardens Conservation Area. As such the proposal is contrary to the requirements of policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

WISH

BH2013/00873

4 Glendor Road Hove

Erection of single storey rear extension replacing existing conservatory.

Applicant: Mr S McGregor

Officer: Adrian Smith 290478

Approved on 13/05/13 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 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site plan, block plan and existing elevations	GR4PRO/02		02/04/2013
Existing floor plans	GR4PRO/01		19/03/2013
Proposed floor plans and elevations	GR4PRO/02		19/03/2013
	GR4PRO/03		19/03/2013
	GR4PRO/05		02/05/2013

BH2013/00898

12 Brittany Road Hove

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer, side window and front rooflights.

Applicant: Mr James Dean

Officer: Steven Lewis 290480

Approved on 30/04/13 DELEGATED

BH2013/00994

Ground Floor Flat 6 Amesbury Crescent Hove

Erection of rear extension. Demolition of existing outbuilding and erection of new outbuilding.

Applicant: Della Duffy

Officer: Robert McNicol 292322

Approved on 14/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Existing plans and elevations	1339/1691		27 March 2013
Proposed plans and elevations, site plan and block plan	1339/1692	A	27 March 2013

BH2013/01013

24A Saxon Road Hove

Erection of timber and metal staircase to rear garden.

Applicant: Miss Louise Alexander

Officer: Robert McNicol 292322

Approved on 14/05/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Proposed garden layout, site location plan	0442/P2/100	A	27 March 2013
Proposed plan and elevations	0442/PD/101	D	27 March 2013
Pre-existing plans and elevations	0442/P2/102		27 March 2013
Photographs of rear staircases at 48 & 30a Saxon Road			27 March 2013

BH2013/01085

9 Portland Avenue Hove

Certificate of lawfulness for proposed loft conversion incorporating dormer to rear and rooflights to sides.

Applicant: Mr & Mrs R Kennedy

Officer: Adrian Smith 290478

Approved on 14/05/13 DELEGATED

BH2013/01234

Hove Deep Sea Anglers Club Western Esplanade Hove

Non material amendment to BH2011/01149 to substitute approved timber doors with galvanised metal doors and substitute approved timber roof with concrete roof (Retrospective)

Applicant: Hove Deep Sea Anglers Club

Officer: Adrian Smith 290478

Approved on 07/05/13 DELEGATED

WITHDRAWN APPLICATIONS

BH2013/00653

33 Woodhouse Road Hove

Demolition of existing conservatory, garage and outhouse and erection of single storey rear extension and two storey side extension. Loft conversion with hip to gable roof extension, dormers to front and rear and rooflight to front.

Applicant: Mrs D Tallon

Officer: Steven Lewis 290480

WITHDRAWN ON 01/05/13

PLANS LIST 5 June 2013

PRESTON PARK

Application No: BH2013/01158

8 Southdown Place Brighton

Fell 1no Leylandii (T4) - not visible from any public space thus has no public amenity.

Applicant: Ms Melanie Hickford

Approved on 03 May 2013

Application No: BH2013/01228

19 Edburton Avenue Brighton

Fell 1no Pine (T1) - the tree has no amenity value in either the public or private context.

Applicant: Ms Jane Goodenough

Approved on 03 May 2013

Application No: BH2013/01313

8 Southdown Place Brighton

2no Leylandii (T1, T2) - reduce by 25-30%. 1no Cupressus macrocarpa (T3) - reduce by 20%. 4no Leylandii (T5,T6,T7,T8) - reduce by 30%.

Applicant: Ms Melanie Hickford

Approved on 03 May 2013

Application No: BH2013/01321

50 Beaconsfield Villas

Fell 1no Sycamore (T3) -no public visibility thus not eligible for a TPO.

Applicant: J Hatch

Approved on 03 May 2013

Application No: BH2013/01322

50 Beaconsfield Villas

2no Sycamore (T1,T2) – re-pollard.

Applicant: J Hatch
Approved on 03 May 2013

REGENCY

Application No: BH2013/01277
Brighton & Hove High School Montpelier Road Brighton

Fell 2no Cherry (T6) - trees hold no public amenity.

Applicant: Brighton & Hove High School
Approved on 03 May 2013

Application No: BH2013/01306
Brighton & Hove High School Montpelier Road Brighton

1no Sycamore (T1), 1no Beech (T2) - sever ivy. 5no Sycamore (G3) - remove dead and diseased wood, repollard back to old points, stub (reduce back small semi-mature adjacent Sycamore to give a 2-3metre clearance from the building). 1no Sycamore (T7) - remove dead and diseased wood.

Applicant: Brighton & Hove High School
Approved on 03 May 2013

Application No: BH2013/01409
Brighton & Hove High School Montpelier Road Brighton

Fell 1no multi-stemmed Sycamore (T5).

Applicant: Brighton & Hove High School
Refused on 03 May 2013

ST. PETER'S & NORTH LAINE

Application No: BH2013/01365
27 Crescent Road, Brighton

1no Cherry in rear garden - reduce and re-shape crown by 30% and thin crown by 15% approximately. 3no Sycamore in rear garden overhanging from garden in Richmond Road - crown raise low overhanging branches and reduce back higher branches.

Applicant: Mr R Stevens
Approved on 03 May 2013

HANOVER & ELM GROVE

Application No: **BH2013/01061**
Brighton General Hospital Elm Grove Brighton

North-east car park - 4no Elm T7-T13, 3no Sycamore - crown reduce by approx. 30% and shape, crown lift to approx. 5.5m. Outside City View Children's Centre - 4no Elm T74, 76, 77 & 78 - reduce back to previous points, remove trunk growth.

Applicant: Mr Carlos Daly
Approved on 09 May 2013

ROTTINGDEAN COASTAL

Application No: **BH2013/01211**
The Grange, Greenways, Ovingdean, Brighton

Fell one Alder - tree has very limited public visibility thus is of low public amenity.

Applicant: Henry Mason
Approved on 10 May 2013

Application No: **BH2013/01474**
Chyngton, The Twitten

Fell 4no Elm (T1,T2,T3,T4) to ground level. Trees proximity to the wall means their retention in the long term is not practical.

Applicant: Mr Godfrey Lazarus
Approved on 10 May 2013

CENTRAL HOVE

Application No: **BH2013/01363**
19 Sackville Road, Hove

7no Elms (T1-7) - reduce by 20-30%; Conifer (T8) - reduce by 30%.

Applicant: Mr C Irving
Approved on 03 May 2013

GOLDSMID

Application No: BH2013/01364
Ground Floor Flat, 66 Denmark Villas, Hove

Fell one Beech - whilst the tree is slightly visible from a public space it is not sufficient to warrant a TPO.

Applicant: Ms E Pleavin
Approved on 03 May 2013

HOVE PARK

Application No: BH2013/01509
56 Woodland Drive, Hove

Fell four conifers in front garden. Trees are unsuitable for location and are of only short-term potential.

Applicant: Mr J Mendelson
Approved on 16 May 2013

WESTBOURNE

Application No: BH2013/01266
16 Sackville Gardens Hove

Fell 1no multi-stemmed Elm (T1) - no public visibility.

Applicant: Mr Taylor
Approved on 03 May 2013