





**Brighton & Hove
City Council**

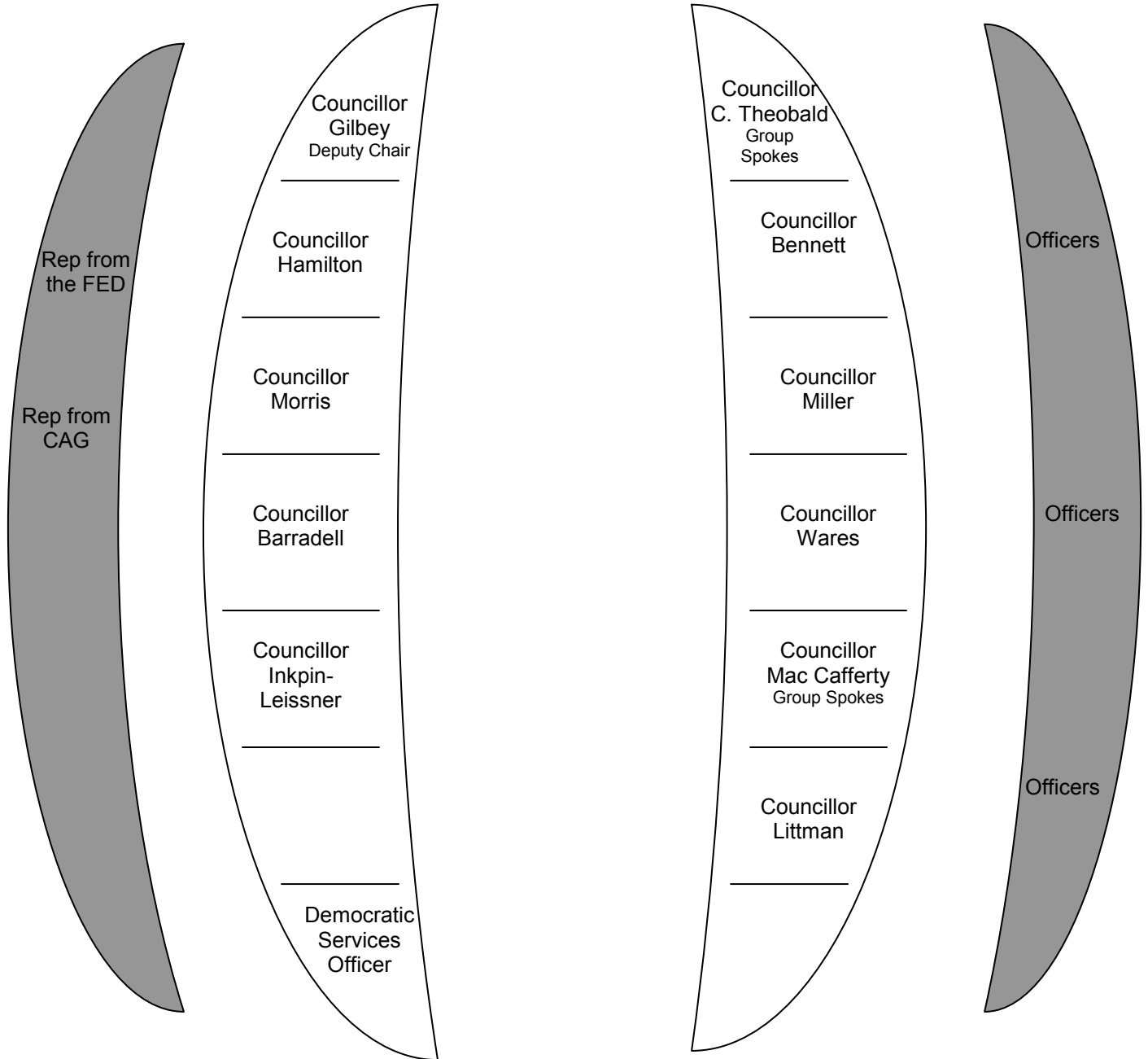
Planning Committee

Title:	Planning Committee
Date:	17 February 2016
Time:	2.00pm
Venue	The Ronuk Hall, Portslade Town Hall
Members:	<p>Councillors: Cattell (Chair), Gilbey (Deputy Chair), C Theobald (Group Spokesperson), Mac Cafferty (Group Spokesperson), Barradell, Bennett, Hamilton, Inkpin-Leissner, Littman, Miller, Morris and Wares</p> <p>Co-opted Members: Jim Gowans (Conservation Advisory Group)</p>
Contact:	<p>Ross Keatley Democratic Services Manager 01273 29-1064/5 planning.committee@brighton-hove.gov.uk</p>

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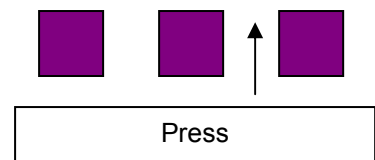
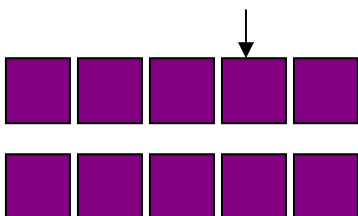
Democratic Services: Planning Committee

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



AGENDA

137 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;
- (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.

(d) Use of mobile phones and tablets: Would Members please ensure that their mobile phones are switched off. Where Members are using tablets to access agenda papers electronically please ensure that these are switched to 'aeroplane mode'.

PLANNING COMMITTEE

138 MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting held on 27 January 2016 (to follow).

139 CHAIR'S COMMUNICATIONS

140 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 11 February 2016.

141 TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

142 TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

Please note that the published order of the agenda may be changed; major applications will always be heard first; however, the order of the minor applications may be amended to allow those applications with registered speakers to be heard first.

MAJOR APPLICATIONS

A BH2015/03148 - St Mary's Hall, Eastern Road, Brighton - Full Planning 1 - 14

Erection of 3 storey modular building on existing tennis court and car parking area for use as construction site offices for the 3Ts hospital development for a temporary period of up to eight years.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: East Brighton

B BH2015/03285 - Land Adjacent to the American Express Community Stadium, Village Way, Brighton - Full Planning 15 - 42

Construction of a 3no storey plus basement building comprising of a hotel at ground and upper floors (C1) providing total of 150no bedrooms, restaurant, bar, reception, gymnasium, meeting room, lounge and plant facilities and provision of Stereotactic Radiotherapy Unit (D1) at basement level, incorporating hard and soft landscaping, creation of new access, provision of 62no car parking spaces and other associated works.

RECOMMENDATION – REFUSE

Ward Affected: Moulsecoomb & Bevendean

PLANNING COMMITTEE

MINOR APPLICATIONS

- C BH2015/02509 - Pavilion & Avenue Lawn Tennis Club, 19 The Drove, Hove - Full Planning 43 - 54**

Installation of 8no eight metre high floodlights to courts 6, 7 and 8.

RECOMMENDATION – GRANT

Ward Affected: Hove Park

- D BH2015/01562 - 70 Barnett Road, Brighton - Full Planning 55 - 64**

Change of use from four bedroom single dwelling (C3) into five bedroom small house in multiple occupation (C4).

RECOMMENDATION – GRANT

Ward Affected: Hollingdean & Stanmer

- E BH2015/03913 - 40 Tongdean Avenue, Hove - Householder Planning Consent 65 - 76**

Remodelling of house incorporating erection of two storey extension to front, two storey extension to side and rear, alterations to roof, revised fenestration and other associated works.

RECOMMENDATION – GRANT

Ward Affected: Hove Park

- 143 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

- 144 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 77 - 80**

(copy attached).

- 145 LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 81 - 170**

(copy attached)

- 146 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 171 - 178**

(copy attached).

PLANNING COMMITTEE

147 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 179 - 180

(copy attached).

148 APPEAL DECISIONS 181 - 244

(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>

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.

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For further details and general enquiries about this meeting contact Ross Keatley, (01273 29-1064/5, email planning.committee@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk.

PLANNING COMMITTEE

Date of Publication - Tuesday, 9 February 2016

**BRIGHTON & HOVE CITY COUNCIL
ENVIRONMENT, DEVELOPMENT & HOUSING**

APPLICATIONS FOR PLANNING COMMITTEE

Date: 17 February 2016

MAJOR APPLICATIONS

	Application Number	Ward	Address	Proposal	Recommendation
A	BH2015/03148 Full Planning	East Brighton	St Mary's Hall, Eastern Road, Brighton	Erection of 3 storey modular building on existing tennis court and car parking area for use as construction site offices for the 3Ts hospital development for a temporary period of up to eight years.	Minded to Grant
B	BH2015/03285 Full Planning	Moulsecoomb & Bevendean	Land Adjacent to the American Express Community Stadium, Village Way, Brighton	Construction of a 3no storey plus basement building comprising of a hotel at ground and upper floors (C1) providing total of 150no bedrooms, restaurant, bar, reception, gymnasium, meeting room, lounge and plant facilities and provision of Stereotactic Radiotherapy Unit (D1) at basement level, incorporating hard and soft landscaping, creation of new access, provision of 62no car parking spaces and other associated works.	Refuse

MINOR APPLICATIONS

	Application Number	Ward	Address	Proposal	Recommendation
C	BH2015/02509 Full Planning	Hove Park	Pavilion & Avenue Lawn Tennis Club, 19 The Droveaway, Hove	Installation of 8no eight metre high floodlights to courts 6, 7 and 8.	Grant
D	BH2015/01562 Full Planning	Hollingdean and Stanmer	70 Barnett Road, Brighton	Change of use from four bedroom single dwelling (C3) into five bedroom small house in multiple occupation (C4).	Grant
E	BH2015/03913 Householder Planning Consent	Hove Park	40 Tongdean Avenue, Hove	Remodelling of house incorporating erection of two storey extension to front, two storey extension to side and rear, alterations to roof, revised fenestration and other associated works.	Grant

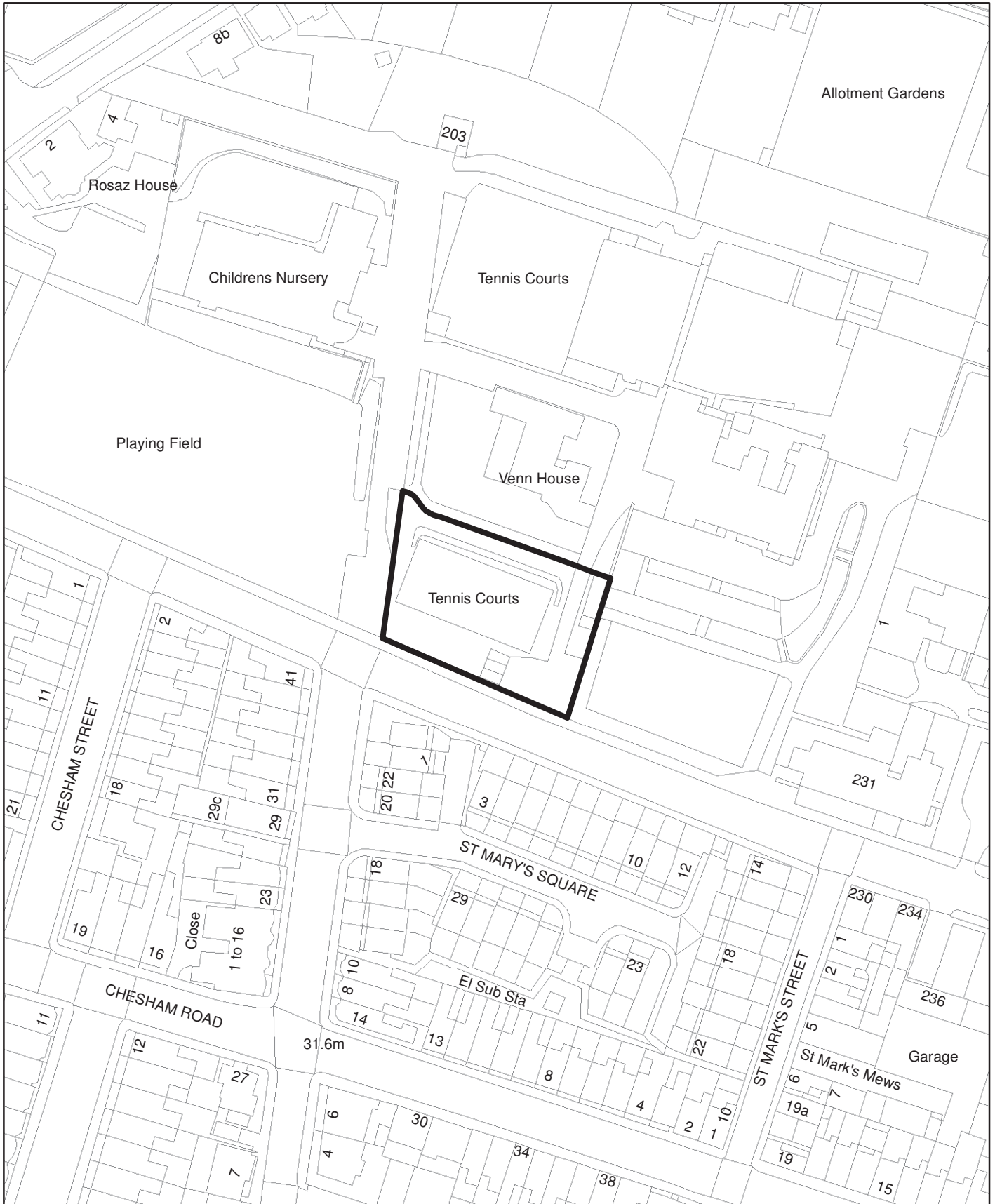
ITEM A

**St Mary's Hall, Eastern Road, Brighton
BN2 5JJ**

**BH2015 /03148
Full Planning**

17 February 2016

BH2015/03148 St Mary's Hall, Eastern Road, Brighton



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2015/03148	<u>Ward:</u>	EAST BRIGHTON
<u>App Type:</u>	Full Planning		
<u>Address:</u>	St Marys Hall Eastern Road Brighton		
<u>Proposal:</u>	Erection of 3 storey modular building on existing tennis court and car parking area for use as construction site offices for the 3Ts hospital development for a temporary period of up to eight years.		
<u>Officer:</u>	Mick Anson Tel 292354	<u>Valid Date:</u>	01/12/2015
<u>Con Area:</u>	Adjoining East Cliff CA	<u>Expiry Date:</u>	01 March 2016
<u>Listed Building Grade:</u>	II		
<u>Agent:</u>	,		
<u>Applicant:</u>	Laing O'Rourke Construction, Bridge Place One Anchor Boulevard Crossways Dartford DA2 6SN		

1 RECOMMENDATION

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 be **MINDED TO GRANT** planning permission subject to a S106 agreement and the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site comprising a series of former school buildings is bounded by Eastern Road to the south, St Mark's Church and Badger's Tennis club to the East, Brighton College Pre-Prep School on the West side and dwellings in Bristol Gate to the north. The Kemp Town Conservation Area and the East Cliff Conservation Area adjoin the site to the east and south respectively. The Kemp Town Conservation Area boundary runs adjacent to St Mark's Church along Church Place whilst the East Cliff Conservation Area runs parallel to the south side of Eastern Road to meet with the Kemp Town Conservation Area boundary at Church Place.
- 2.2 The site encompasses a range of buildings of varying ages and styles. The main Grade II listed former school building is located in the centre of the site dating from 1836 including attached railings, terrace walls and piers. The flint walls fronting Eastern Road as well as parts of the east and west boundary walls and garden walls have a separate Grade II listing. The main building is the set piece of the site with an elevated position overlooking the terraced gardens.

3 RELEVANT HISTORY

BH2013/03437 Alterations to 3no entrances to Eastern Road incorporating gate widening and alterations to walls, piers, fences and gates. Widening of Western access road and pedestrian footpath. (Part retrospective). Approved 30 June 2014

BH2013/00569 Installation of electrical equipment cabins (Retrospective) Approved 3rd May 2013

BH2010/01833 - Change of use from class D1 education to class B1 office use with residential accommodation and retention of swimming pool and tennis courts. Approved 18th October 2010.

4 THE APPLICATION

- 4.1 The application is for a proposed 3 storey modular building to accommodate construction management staff and to provide changing facilities for site operatives who will be delivering the new Brighton 3Ts Hospital development on behalf of Brighton and Sussex University Hospitals (BSUH) NHS Trust (the Trust). 3Ts stands for 'Teaching, Trauma and Tertiary'.
- 4.2 In March 2012 the Trust obtained planning permission (BH2011/02886) for the extensive redevelopment of the Royal Sussex County Hospital (RSCH), Eastern Road. This redevelopment will be constructed in three stages, over an eight year period commencing early this year. The 3Ts development will occupy the full available RSCH site area between the South Service Road which bisects the site across the middle and Eastern Road to the south, and between Bristol Gate to the east and Upper Abbey Road to the west.
- 4.3 With very little spare capacity within the RSCH site to accommodate construction staff and operatives, the applicants, Laing O'Rourke, have agreed a strategy with the Trust to provide a smaller 'satellite' accommodation set-up on the RSCH site and a main site accommodation facility off site as close to the RSCH site as possible. The Trust owned St Mary's Hall has been identified as the ideal location for the off-site accommodation.
- 4.4 The proposed modular building would be 9 metres in height with a flat roof and the footprint would be a maximum 30m in length and 19 m maximum width resulting in a total floor area of 1539 sqm. The building could be in white or cream coloured elevations as indicated in the Design and Access Statement. The units would have windows in a regular spacing on the south elevation facing Eastern Road and on the north elevation facing the gardens. The west and east side elevations would be windowless. The windows to the south elevation facing properties in St Marys Court would be obscured. The building would be set back 4 metres from the flint wall which fronts the site on Eastern Road.

- 4.5 The satellite accommodation on the main 3Ts site would contain toilets, a canteen and a limited number of work stations. That facility would be installed early in 2016 and be removed after 100 weeks, with the relocation of these facilities to the newly constructed basement car park to enable completion of the above-ground works. The proposed modular building at St Mary's Hall is required for a maximum of eight years and would contain changing facilities, toilets, meeting rooms and work stations for 140no staff including the Trust's project management team. There would be a staff kitchen but no canteen or cooking facilities. The facility would be used between the hours of 0630 and 1900 hours Monday to Friday and until 1400 hours on Saturdays (no Sunday working is anticipated).

5 PUBLICITY & CONSULTATIONS

External

Neighbours: Eleven (11) letters of representation have been received from **(4; 6; 12; 19; St. Mary's Square; Brighton Swim Centre, Brighton College Nursery and Pre-Prep School, Eastern Road; 36 Saxon Road; 59 The Avenue; 6, Lucerne Road, Brighton Swimming Club; Swim UK** objecting to the application for the following reasons:

Proposals would increase dangers for pedestrians at this exit onto Eastern Road; sets a precedent for development of recreational facilities; loss of recreational facilities; overlooking into neighbouring house and garden; other sites are available that could be used as well to reduce impact; windows will reflect sunlight into neighbouring windows; temporary structures are not in keeping with the conservation area; increased traffic; 8 years is not temporary; insufficient consultation period; impact on parking/drop off for swimming pool users; the City is short of 5 swimming pools according to Council's 2009 Recreational Study and more pools are closing or threatened with closure. Brighton Swim Centre and Prince Regent swimming pool will be the only public pools open if and when King Alfred closed to serve 300,000 population; 90 people work at Brighton Swim Centre with 3000 visitors per week would be compromised by construction worker vehicle parking; pool parking must not be compromised by this development. Parking in surrounding streets for pool users will be more restricted by this proposal. Increased congestion in the area; parking for parents in the evenings and weekends will not be available on site. Park and Ride needed as a condition of approval; request construction workers arrivals and departures outside of school hours.

Brighton & Hove Archaeological Society: No objections Site lies in an area of archaeological sensitivity. Recommend that ESCC Archaeologist is contacted for recommendations.

Conservation Advisory Group - The Group recommend Approval

In recognition of the importance of the site to the hospital development, subject to: a recommendation that the applicant produce a method statement explaining the steps to be taken to protect the listed wall and a recommendation that the colour of the building should be pale cream.

East Sussex County Archaeologist: No comments: I understand that these are temporary blocks and there will be no or only very limited ground impacts, in which case we would have no comments to make with regard to this application.

East Sussex County Council Ecologist: No objections. Unlikely to be any significant impacts on biodiversity.

East Sussex Fire and Rescue: No objections. Access for fire appliances and firefighting is satisfactory.

Environment Agency: No comments

Southern Water: No objections. Recommend informative requiring connection to sewerage system and a wastewater grease trap be provided in the kitchen waste pipes.

Sussex Police: No objections: Design and Access Statement proposes crime prevention measures. No concerns from a crime prevention viewpoint.

Internal:

Flood Risk Management Officer: No objections due to its temporary nature.

Heritage: No objections

This application is for a substantial utilitarian structure in a prominent location, with an impact on listed buildings and a conservation area. It is considered that it will cause harm to the heritage assets. The temporary nature of the proposal means that the harm is considered to be less than substantial. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the local authority shall have special regard to the desirability of preserving a listed building or its setting when considering an application for Planning Permission. 'Preserving' means doing no harm. There is therefore a statutory presumption, and a strong one, against granting permission for any development which would cause harm to a listed building or its setting. This presumption can be outweighed by material considerations powerful enough to do so. Where the identified harm is limited or less than substantial, the local planning authority must nevertheless give considerable importance and weight to the preservation of the listed building and its setting. In this case, the public benefits from the provision of the new hospital are considerable, and this proposal is crucial to the delivery of this major project, therefore it is considered that the harm is outweighed by the benefits and subject to mitigation measures, it is not proposed to object to this application.

Planning Policy: Support

This proposed scheme will facilitate the safe and efficient delivery of the 3T's development which involves the expansion and refurbishment of the Royal Sussex County Hospital. The 3T's programme will deliver significant sub-regional public benefits, both social and economic. The emerging City Plan

Part 1 supports the delivery of such a programme in policies DA5, CP2 and CP18. The principle of this proposal is therefore supported. The loss of the outdoor sports facility (tennis court/multi use games area) requires justification that takes into account the city's open space objectively assessed needs. In general proposals are expected to retain all existing sports facilities and to incorporate measures so that they are used more effectively/become more accessible to the public. It is considered the individual merits of the principle of this particular proposal outweigh the harm caused by the temporary loss of this outdoor sports space and facility subject to the following:

- mitigation for the temporary loss of the outdoor sports facility. For example, regard should be given to optimising the use of the other outdoor sports and open spaces within the wider St Mary's campus within which the application site lies in order to help compensate for the temporary loss and to help secure healthier lifestyles and/or provide enhancements to nearby sports spaces/facilities (in view of policies QD20, SR20, CP16, CP17 and CP18);
- taking into account responses from other consultees;
- there will be no significant detrimental impact upon the swimming centre to the north of the site (in view of policies CP18, HO20 and SR21); and, a condition securing the restoration of the land to its current condition.

Sustainable Transport: Support

Recommended approval as the Highway Authority has no objections to this application.

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) is a material consideration.
- 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:

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
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of site
QD16	Trees and hedgerows
QD20	Urban Open Space
QD27	Protection of Amenity
SR20	Protection of public and private outdoor recreation space
HE3	Development affecting the setting of a Listed Building.
HE6	Development within or affecting the setting of conservation areas.

Supplementary Planning Guidance:

SPGBH4	Parking Standards
Interim Guidance on Developer Contributions	

Supplementary Planning Documents:

SPD06	Trees and development sites
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Brighton & Hove City Plan Part One (submission document)

SS1	Presumption in Favour of Sustainable Development
DA5	Eastern Road and Edward Street Area
CP2	Sustainable Economic Development
CP17	Sports Provision
CP18	Healthy City

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the appearance and visual impact of the proposed development on the street scene and the setting of the Listed boundary wall, the Main Listed Building and the setting of the Conservation Area. The temporary loss of the outdoor tennis court and any impact on the amenity of the area, adjoining residents as well as impacts on transport should also be considered. The proposal is

required in order to be able to implement the 3Ts redevelopment which will provide a Major medical facility of sub-regional importance including a Major trauma centre including a new helipad. There is no in principle objection to the provision of temporary structures to support on site construction of the 3Ts development.

Planning Policy:

- 8.2 Policy QD20 states that proposals resulting in the loss of private and public recreational and amenity space will be resisted unless the proposal is of essential economic, social or environmental importance. Policy SR20 states that proposals which would result in the loss of outdoor recreational facilities unless it can be demonstrated that there isn't a deficiency in outdoor provision, it cannot be made available to the public and alternative provision will be made in the catchment area.
- 8.3 It is accepted that the City as a whole is deficient in outdoor recreation space but that the East Brighton Ward is not. Some sports facilities in East Brighton however do serve a city wide catchment area, for example the grass and artificial pitches in East Brighton Park. When planning permission was granted in 2010 for the change of use from a school to offices for the Trust, a requirement was made to retain the swimming pool and the 3 tennis courts on site which were to be made available to hospital staff and the public by way of a Community Use Agreement. The pool is occupied by the Brighton Swim Centre on a long lease and runs lessons and courses for the public whilst the tennis courts are available to Trust staff including those living on site and informally to Brighton College Pre-prep.
- 8.4 The Trust have agreed to make a financial contribution towards alternative sports facilities in East Brighton at the Manor Road Sport Club where there is a long standing project to construct new all weather outdoor sports facilities. A previous planning consent for the facility has expired but the club has raised a significant sum of money and there is an identified sum from a S106 developer contribution from the St Augustine's Convent redevelopment on Manor Road. Account must be taken of the fact that the proposed modular building would be for a temporary, albeit a long, period of time and so the applicants have stated that the tennis court would be restored. Given the lengthy period of time that the tennis facility would be lost, it is considered to be reasonable to seek a financial contribution to mitigate the loss. This would be in compliance with policy SR20.

Design:

- 8.5 The modular building would by its nature have a functional appearance. A permanent building of this scale would not be acceptable in this location. In mitigation however, the building would be in a colour that is appropriate in the context of the East Cliff Conservation Area opposite the site. The Conservation Advisory Group have requested a cream colour which would be appropriate in this area but otherwise support the proposals.

- 8.6 The 3 storey height of the building would be dominant in the street scene and would appear two storeys above the height of the flint wall. Although the wall is 2.5m high, the base of the unit would be at the higher ground level of the tennis court above the base of the wall. It is considered that the temporary building would have a harmful impact on the setting of the Listed wall contrary to policy HE3. From some public viewpoints on Eastern Road, the proposal would also wholly obscure the Grade II listed Main building in the middle of the site at the eastern end of the site when viewed from the West.
- 8.7 Proposals are required to be sympathetic to the setting of Conservation Areas under policy HE6 of the adopted Local Plan. The site is opposite a modern housing development built in the 1980's in a pastiche design that was intended to reflect the historic style of development in East Cliff. The modular building would be seen in this context. Viewed to the East its impact on the character and setting of the Conservation Area would be minor but viewed from the West, the impact on the historic terrace to the East would be moderately harmful mitigated by the two mature trees on the footway in front of it and the temporary nature of the building.
- 8.8 The Heritage Officer has clearly stated that the proposal would cause harm to heritage assets but that due to the temporary nature of the development, the harm would be less than substantial. Given that the harm caused would be temporary, the public benefits of the 3Ts development have been weighed up against this harm and would outweigh it in officer's opinion thus the proposal would be acceptable under the guidance in NPPF paragraphs 133 and 134.
- 8.9 The applicants have now agreed that after completion of Phase 1 of the 3Ts, the number of construction workers would have peaked so that the top floor of the proposed modular building could be removed as the number of site workers would have reduced. Phase 1 completion is programmed for October 2019. The majority of 3Ts hospital staff could by then be accommodated into Phase 1. Phase 2, replacing the Barry building, would be a new cancer centre due to commence construction in October 2019 for 3 years and Phase 3 comprises a service yard with single storey storage buildings with a build period of 12 months until March 2024.
- 8.10 It is considered that the need for the modular building should be kept under review after the completion of Phase 1 and that the applicants should reduce it further in height or relocate construction workers onto the main site should it be practical.

Impact on Amenity:

- 8.11 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.
- One objection to the proposals is based upon the availability of alternative locations for this building. Considerable time has been spent by the Trust in consultation with planning officers over the past 12 months in seeking to

identify sites required for accommodating the construction process. The essential requirement has been to maintain a fully functioning hospital on site whilst redeveloping half of the site area. Every space in the northern half of the site has been taken up with temporary buildings to accommodate staff required to be decanted from those buildings to be demolished. Phase 1 in the south east quarter of the site is the largest phase with a build period of 4 years. The Barry Building at the western end to be redeveloped in Phase 2 would remain in operation during Phase 1. It is exactly 4 years since the Planning Committee were Minded to Grant permission for the 3Ts development since when the project costs have risen by £60m. Alternative compound sites which would be available for 8 years have been difficult to identify and would increase the Trust's costs of leasing and transport. St Mary's Hall represents the best option for the Trust as it would be on land which it owns and it is close to the construction site to minimise wider disruption and maximise efficiency of construction time.

- 8.12 The applicants have stated that the south facing windows would have obscured windows. The distance between windows of the modular building and the single flank secondary window of No.26 St Mary's Square opposite across Eastern Road would be 17.5 m. The distance to the nearest dwelling facing directly onto Eastern Road (No.3 St Mary's Square) would be 24m viewed at an angle which would be in excess of guidelines for distances for facing windows. It not therefore considered that any loss of privacy to adjoining residents would result. Overlooking into rear gardens would not be possible due to the obscured windows.

Sustainable Transport:

- 8.13 A number of objections have been raised on the grounds of the increased traffic and congestion as well as highway safety. The majority of these concerns have emanated from pool users across the City in addition to the concerns of the Swim Centre itself. Brighton College Pre-Prep School have also objected. The site on which the modular building would be constructed provides 12 unmarked parking spaces for the occupiers and visitors of St Marys Hall as Class B1 offices and residential accommodation for junior doctors. These spaces would be lost for 8 years. Parking would still be available in front of the Main building accessed separately from the East entrance. Transport arrangements for the construction workers are being planned under the Construction and Environmental Management Plan (CEMP) for the 3Ts development which would require the approval of the Planning Authority under the S106 agreement. This would be controlled and managed under the 3Ts planning permission and cannot be controlled under this proposal as it would be unnecessary and thus would not meet one of the tests for using planning conditions or planning obligations. Under the CEMP, no construction workers would be allowed to park on this site, the 3Ts site or in the vicinity of either site. This would be required to be monitored by the applicants, Laing O'Rourke under the CEMP.
- 8.14 The loss of the existing parking spaces would reduce the number of vehicle movements into and out of the St Mary's Hall site. The Trust have also been

granted permanent permission for widening the access and egress from the St Mary's Hall site in order to allow for safer vehicle, bicycle and pedestrian movements in consultation with Brighton College Pre-Prep School and the Brighton Swim Centre who share the western access and central exit onto Eastern Road. The school has its own parking on its site and drop arrangements which would be unaffected by the proposals and the Swim Centre have 2/3 drop off or staff parking spaces outside the pool itself. Pool users have never had allocated parking spaces except for dropping off and the previous planning consent for the change of use (BH2010/01833) only allocated parking for Trust employees based on the site and their visitors. 40 cycle racks have been provided on site for staff and visitors including some directly outside of the pool. The parking and access situation for pool users would not change from the current permitted arrangements as they are not entitled to parking spaces on the site.

9 CONCLUSION

- 9.1 The proposed modular units are an essential component of the construction of the new 3Ts Hospital and it has been demonstrated that there would be no practical alternative location for it on the RSCH site. It is accepted that the building would cause harm to heritage assets but given that the harm would not be permanent, it is not considered to cause substantial harm. The benefits of the 3Ts development which would be of sub-regional significance would outweigh the harm to heritage assets. The applicants have agreed to make a contribution towards a sports and recreational project at Manor Road Gym, in close proximity to the site, and would therefore comply with Local Plan policies and would provide recreational and health benefits for mainly young people.

10 EQUALITIES

- 10.1 There are no issues raised by this development proposal which relate to equalities.

11 PLANNING OBLIGATION / CONDITIONS / INFORMATIVES

S106 Heads of Terms

- Contribution of £30,000 towards sport and recreation provision in the vicinity including Manor Road Gym Multi Use Games Area project.

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
Site Location Plan	LOR-0501	PO1	30.11.15
Existing Block	LOR-0502	PO1	30.11.15
Proposed Block	LOR-0503	PO1	30.11.15
Site accommodation layout			26.08.15

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Ground Floor Plan	LOR-TW-ST1-A00-PL-00-0014	FO1	30.11.15
First Floor Plan	LOR-TW-ST1-A00-PL-00-0015	FO1	30.11.15
Second Floor Plan	LOR-TW-ST1-A00-PL-00-0016	FO1	30.11.15
North and West Elevations	LOR-TW-ST1-A00-PL-00-0017	FO1	30.11.15
South and East Elevations	LOR-TW-ST1-A00-PL-00-0018	FO1	30.01.15
Proposed contextual elevation	LOR-TW-ST1-A00-PL-00-0019	FO1	30.11.15
Tree Protection Plan	TPP 01		30.11.15

- 3) Within 2 months of the completion of Phase 1 of the redevelopment at the Royal Sussex County Hospital Development approved under ref: BH2011/02886, the top storey of the development hereby approved shall be removed from the site.

Reason: In order to minimise the volume of temporary buildings necessary to remain on the site and thus reduce the impact of the development on the setting of the Heritage assets on site and the East Cliff Conservation Area in accordance with policies HE3 and HE6 of the Brighton & Hove Local Plan.

- 4) Should the building hereby permitted be no longer required it shall be completely removed from the site or prior to 1 April 2024 at the latest in any case. Subsequently the existing land and facilities shall be restored to the satisfaction of the Local Planning Authority prior to 1 April 2025 in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority.

Reason: The building hereby approved is not considered suitable as a permanent form of development to safeguard the townscape, outdoor sport and healthier lifestyle requirements and to comply with policies QD1, QD2 and SR20 of the adopted Brighton & Hove Local Plan and policies DA5, CP12, CP17 and CP18 in the City Plan Part 1.

- 5) The walls of the modular building hereby approved shall be finished in a pale cream colour (BS 4800 10 B15 or BS4800 08B15) and so retained.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD27 and HE6 of the Brighton & Hove Local Plan.

- 6) The south facing windows at first and second floor level to the development hereby approved shall be in obscure glazing and thereafter maintained.

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.

Pre-Commencement Conditions:

- 7) Prior to the installation of the modular building hereby approved and again prior to the removal of any individual or group of cabins from the site, a photographic record of the appearance and condition of both sides of the Listed wall bounding the development site shall be submitted to the Local Planning Authority for record purposes.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & 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 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 modular units are an essential component of the construction of the new 3Ts Hospital and it has been demonstrated that there would be no practical alternative location for it on the RSCH site. It is accepted that the building would cause harm to heritage assets but given that the harm would not be permanent, it is not considered to cause substantial harm. The benefits of the 3Ts development which would be of sub-regional significance would outweigh the harm to heritage assets. The applicants have agreed to make a contribution towards a sports and recreational project at Manor Road Gym, in close proximity to the site, and would therefore comply with Local Plan policies and would provide recreational and health benefits for mainly young people.

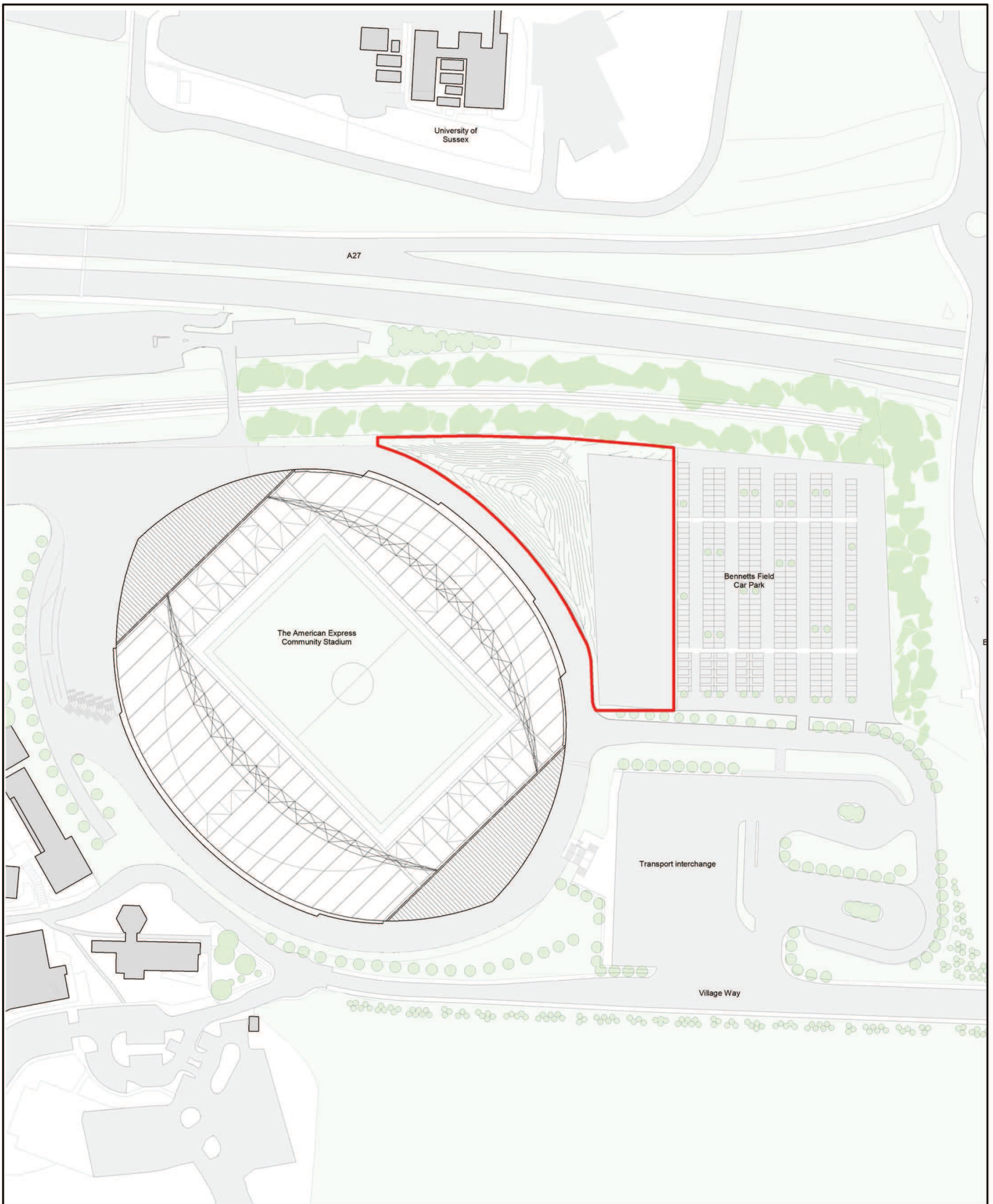
ITEM B

**Land adjacent to the American Express
Community Stadium,
Village Way, Brighton BN1 9BL**

**BH2015 / 03285
Full Planning**

17 February 2016

BH2015/03285 Land Adjacent to the American Express Community Stadium, Village Way, Brighton



**Brighton & Hove
City Council**



Not to scale

<u>No:</u>	BH2015/03285	<u>Ward:</u>	MOULSECOOMB & BEVENDEAN
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Land Adjacent to the American Express Community Stadium , Village Way Brighton		
<u>Proposal:</u>	Construction of a 3no storey plus basement building comprising of a hotel at ground and upper floors (C1) providing total of 150no bedrooms, restaurant, bar, reception, gymnasium, meeting room, lounge and plant facilities and provision of Stereotactic Radiotherapy Unit (D1) at basement level, incorporating hard and soft landscaping, creation of new access, provision of 62no car parking spaces and other associated works.		
<u>Officer:</u>	Sue Dubberley Tel 293817	<u>Valid Date:</u>	10/09/2015
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	10 December 2015
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	DMH Stallard LLP, Gainsborough House Pegler Way Crawley RH11 7FZ		
<u>Applicant:</u>	Albion Sports and Leisure Limited, Mr Martin Perry American Express Community Stadium Village Way Brighton BN1 9BL		

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(s) set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site lies directly adjacent to the north east of the American Express Community Stadium, Village Way, Falmer. The proposed site is a broadly triangular area of land approximately 0.7 ha and would be accessed from Village Way through the existing car and coach park.
- 2.2 The site is partially made up of an existing car park which has consent for use in connection with the Stadium (Lewes DC Ref: LW/14/0273) while the rest of the site is made up of a landscaped bund, which was constructed as part of the Stadium development.
- 2.3 The application site straddles the administrative boundary of Lewes District Council and an identical planning application has also been submitted to the district council.
- 2.4 In the wider area, Falmer Railway Station lies to the west, Falmer

Village to the east, the University of Sussex to the north, the University of Brighton to the south west and Brighton Aldridge Community Academy to the west.

3 RELEVANT HISTORY

BH2010/03817: Reduction in height to the landscape bund adjacent to the east stand. (Part retrospective). Approved 11/03/2010.

BH2001/02418FP: A Community Stadium with accommodation for Class B1 business, educational, conference, club shop merchandise, entertainment and food and road works, pedestrian and cycle links, coach/bus park and set down area, shared use of existing car parking space at the University of Sussex and shared use of land for recreation and parking at Falmer High School. Granted July 2007.

4 THE APPLICATION

4.1 Planning permission is sought for the construction of a 3 storey plus basement building comprising of a hotel at ground and upper floors (C1) providing 150 bedrooms, restaurant, bar, reception, gymnasium, meeting room, lounge and plant facilities and provision of a Stereotactic Radiotherapy Unit (D1) at basement level, hard and soft landscaping. The restaurant and bar would be available to the public with all other hotel facilities being for guests only. There would be 62 car parking spaces provided (12 of which would be for disabled users) and cycle parking spaces.

4.2 The Stereotactic Radiotherapy Unit would be operated by Brighton and Sussex University Hospitals NHS Trust (BSUH). The unit would be open Monday to Friday and be expected to treat approximately 30 patients a day. It would employ 10 technical and administrative staff (3 new jobs).

Pre-Application Consultation

4.3 On the 23 June 2015 a scheme for a 150 bedroom hotel with bar, restaurant, lobby and reception with ancillary business space/meeting rooms and a separate business/education or medical treatment space within the basement with a 75 space car park was presented to Councillors. The feedback from this presentation was as follows;

- Members were disappointed with the rectangular form, design and appearance of the hotel, which given its location in close proximity to the stadium with its curved walls and roof, could adversely impact on the stadium and its setting. Its position next to the car parking area could result in a harsh environment.
- Members queried the use of aluminium cladding for the roof of the hotel and its impact on long distance views. Could green roofs be provided, particularly as the hotel would replace the existing bund on the site?
- Members need to be convinced that sufficient amounts of car parking will be available in connection with all of the use and events at the stadium, particularly when at full capacity.

- The views of Highways England and East Sussex County Council will be required to ensure that there is adequate capacity on the A27 slip roads and that any necessary improvements are identified and secured.
- The impact on the amenity of the hotel occupants resulting from windows overlooking the stadium, particularly when at full capacity.
- Supporting information, including financial viability, should be provided to justify the hotel and its particular market at this location.
- Members would like to have the opportunity to review the scheme again before the submission of a planning application and after the scheme has been through a design review panel.

- 4.4 A pre-application response from officer also expressed concerns regarding the linear shape of the built form of the hotel and flat roofs being at odds with and harmful to the curved and sloping character of the Stadium. Other issues raised were; further investigation as to why a green roof was not feasible along with investigation of the use of green walls to help soften the impact of the development and mitigate against the loss of the bund and additional landscaping to be incorporated into the layout around the building and within the car park.
- 4.5 In respect of Environmental Impact Assessment (EIA) prior to the submission of the application a Screening Opinion was submitted in January 2015 to the Council and it was confirmed in February that the application proposal is not an EIA development.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Two (2)** letters of representation have been received from **2 Station Approach, Falmer and 46 Wicklands Avenue, Saltdean** objecting to the application for the following reasons:
- The area around the stadium already suffers from serious traffic congestion and on match days a journey to Hove which takes 15 minutes on normal days can take over one and a half hours.
 - On non-match days the stadium generates extra traffic which adds to the rush hour congestion.
 - The A27 is getting busier with the growth of Newhaven port.
 - Number of accidents on the A27 have increased over the years.
 - When events are on at the Stadium the traffic queues can go back to the M23 such as when the Rod Stewart concert was on. Events can often bring the roads to a standstill.
 - Traffic queues on the slip roads can be dangerous with trucks and cars hurtling down the hill and round a blind bend and swerving into other lane or hard shoulder to avoid accidents.
 - Any further development will further exacerbate the misery suffered by local residents.
- 5.2 **Nine (9))** standard letters of representation have been received from, **University of Brighton, University of Sussex, Brighton Aldridge**

Community Academy, Brighton & Hove Economic Partnership, Brighton and Sussex University Hospitals(NHS), The Bridge Community Education Centre, Brighton & Hove Tourism Advisory Board, 285 Dyke Road, Brighton and Flat 6, Tern House, Heron Way, Harwich: supporting the application for the following reasons:

- The project will create an estimated 82 full-time equivalent jobs to the Greater Brighton Economic Area and an economic boost of around £5.8m each year to the local economy.
- A range of job opportunities which should be suitable for people entering or re-entering the labour market, both during the construction phase and upon completion of the development. This provides an excellent opportunity to target recruitment towards the disadvantaged neighbourhoods that are adjacent to the American Express Community Stadium to ensure that the employment benefits are retained locally
- A commitment from the applicant to engage with the local Learning, Skills and Employment Groups to establish how it can best target employment and training opportunities associated with the hotel for local people
- The hotel will provide an accommodation offer for parents, visiting lecturers, academic professionals and conference delegates for both University of Sussex University and the University of Brighton. The specific focus of combining university and stadium activities makes any town centre location inappropriate for the proposed hotel
- The hotel will enable Albion Sports and Leisure Limited (ASLL) to develop accommodation for those seeking access the South Downs National Park, and enable business travellers using the A27 to stay overnight without needing to drive into the city centre.
- The project includes a ‘Stereotactic Radiotherapy’ unit, which Sussex University Hospitals(NHS) will manage and operate, which will provide easily accessible treatment for local cancer patients every weekday. This will make a significant contribution to our local health services for local people.

5.3 **County Archaeologist:** Comment: The area of the proposed development was subject to archaeological investigation as part of the construction of the main stadium complex. This area of the site was found to be of low archaeological interest. Therefore I do not believe that any archaeological remains are likely to be affected by these proposals. For this reason I have no further recommendations to make in this instance.

5.4 **County Ecologist:** Comment: Provided the recommended mitigation measures are carried out, there are unlikely to be any significant impacts on biodiversity and the proposed development can be supported from an ecological perspective.

5.5 **East Sussex Fire and Rescue:** No comments to make.

5.6 **Highways England:** comments dated 26/11/2015 The Transport Assessment should provide details of the previous junction modelling undertaken for the new signalised junction and demonstrate the impact of the development proposals

upon this junction. The Transport Assessment should also detail the impacts of the development for a period of ten year period after the date of registration.

Comments dated 13 January 2016: Offer no objections.

- 5.7 **South Downs National Park:** Overall the scheme raises concerns for the SDNPA, in relation to the setting and special qualities of the National Park. Notwithstanding the dominant presence of the Amex stadium the proposed scheme is likely to have a clear visual impact on this location given the limited mature planting around the periphery of the site, particularly the most northern wing/façade of the hotel close to the railway and A27. It is important that any new development should conserve and enhance the locality and overall setting, to avoid damage to the special setting of the National Park and not detract from the character of the locality.
- 5.8 The proposed landscaping appears to be uniform and without natural flow, it would be more appropriate for the landscaping on this site to be a more natural organic screen that would reflect and compliment the natural landscaped areas near to and within the National Park.
- 5.9 The design and form of the building should be more sculptured with curves to reflect the rolling downs nearby and within which context the building is located this principle is somewhat reflected in the curved roof, form and design of the Amex stadium, the current design has hard edges and elevations that do not reflect the special landscape form and context of the South Downs within the which the site nestles.
- 5.10 Any external lighting should be carefully considered. The SDNPA also consider that it would be appropriate to consider s106 contributions for mitigations/improvements to the landscape and for sustainable traffic and transport solutions.

Internal:

- 5.11 **Aboriculturist:** Support: No objection to the proposals in this application subject to a suitable condition to ensure the protection of the existing hedge during construction.
- 5.12 **City Clean:** Comment: As this application is for commercial premises, CityClean would not be collecting waste and recycling from this development. We would therefore request that the development provide suitable storage for the separation of recycling ensuring the waste generated by its operations is in a sustainable manner.
- 5.13 **Design Review (Internal):** Object:
- It is strongly recommended that the design for the hotel be further developed with the benefit of independent, expert Design/PLACE review.
 - As a minimum, consideration should be given to:

- reducing height and/or breaking up hotel massing to minimise screening of stadium and opening up views of stadium façade and roof line (see views 6 and 10 of Visual and Landscape Assessment);
- moving the footprint away from the stadium to minimise screening of stadium façade;
- using green walls on blank gable ends to soften building and minimise visual and landscape impact;
- consider putting a green roof on part or all of the proposal;
- clarifying the strategy for people movement between hotel, stadium and other stadium activities, in particular in match days;
- clarifying the public realm strategy, in particular how can the new hotel contribute to improving the public realm in and around the stadium for users;
- breaking up the footprint and reconfiguring rooms to enable a central 'atrium', possibly open area, available to hotel and stadium users where entrance to hotel and access to shared facilities (hotel bar, restaurant and so on) can be more clearly defined; and/or
- clarifying the extent and nature of any external plant (i.e. condensers, flues, etc.) which could impact on the skyline.

5.14 **Economic Development:** Support: City Regeneration fully supports this application as the development contributes to the objectives of the C2C Economic Plan and BHCC Economic Strategy. If approved, any S106 agreement should include the requirement for an Employment and Training Strategy to be submitted before commencement and a contribution of £17,000 towards the Brighton & Hove Local Employment Scheme in accordance with the Developer Contributions Guidance, payable before commencement.

5.15 **Environmental Health:** Support : An Acoustic Report, has been submitted with the application. This report describes a background noise survey and plant noise assessment. This was undertaken to determine whether plant noise as part of the development, could match the background noise levels at night time, measured at the nearest noise sensitive receptors. The plant noise assessment considered the lowest background noise level that was monitored during a night time noise survey. It was assessed that the most critical plant noise level that must be achieved 10m from the inlet/outlet position is 58dB. The author of the report states that reaching this target level is feasible.

5.16 It is noted that the target noise levels 10m from the inlet /outlet position with respect to achieving the noise requirements for the receptors in Brighton & Hove, are 9dB to 15dB greater than the critical level of 58dB.

5.17 Therefore, if plant noise can be mitigated to achieve the 58dB level 10m from the inlet/outlet point, it can also be mitigated so that noise levels will reach the background noise level or less, at the receptors in Brighton & Hove. It is noted that the assessment states the predictions have included any characteristics of the noise.

5.18 Therefore, this plan can be recommended for approval with condition.

- 5.19 **Flood Risk Management Officer:** Support In principle, we have no objection to the proposed development provided a condition is included requiring a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods.
- 5.20 **Heritage:**Comment: It would be appropriate for the loss of the bund to be further mitigated and for the planting scheme to be enhanced in recognition of its setting. The massing, bulk and linearity of the building would appropriately be reduced, through greater articulation of the elevations/roofline and a more considered, sinuous form to reflect its location. The material palette should remain complementary to those to the stadium, yet distinct and subservient. The materials should be designed to sit comfortably within the site's downland context. This may include a darker palette and the removal of the white exposed structural steel indicated in the Design and Access Statement. Samples of the materials would be required in due course to fully determine their acceptability.
- 5.21 **Planning Policy:** Support: Within the Submission City Plan Part 1 the Stadium site is located within the DA3 Development Area, a key priority for the area is to further develop and enhance the role of the Lewes Road area as the city's academic corridor. As a major sporting venue, the Stadium is protected by Policy CP17 in the Submission City Plan. The loss of the landscaped bund and car parking does not involve the loss of outdoor sporting facility. The stadium is retained with these proposals, there is no loss of active playing space and there is no indication that the proposed D1 health facility and C1 hotel will constrain the operation of the site as major sporting venue and therefore, subject to the comments of Sport England, would not be considered contrary to CP17 of the Submission City Plan Part 1.
- 5.22 Of material consideration is that the applicant considers the hotel would help to expand the Football Club's existing revenue streams allowing them to continue to invest in both the football team and their existing facilities in order that they are able to compete with other teams in the Football League Championship and to support their aim of promotion to the Premier League. The applicant considers the proposal will also help to establish Brighton & Hove City as a major conference venue and enhance the Stadium's role as a sporting venue.
- 5.23 It is considered that the proposed application has established that there are no sequentially preferable locations in the city centre and the sequential test is passed in accordance with the NPPF and CP6.1 of the Submission City Plan Part 1. Subject to the comments of Visit Brighton, the applicant has also submitted sufficient information to address the requirements of CP6.2 and the socio economic impact study indicates that the hotel proposal is unlikely to have significant adverse impact on the current supply and offer of visitor accommodation in the city and has the potential to add positively to the business conference economy. The proposal is therefore in accordance with CP6.1 and CP6.2 of the Submission City Plan Part 1.
- 5.24 Part 3 of the policy CP6 Visitor Accommodation indicates that the council will work with the hotel industry to encourage the creation of apprenticeship

schemes/ local jobs and this links with Policy CP2 Planning for Sustainable Economic Development which at part 6 seeks to secure apprenticeships, training and job opportunities for local residents through the Brighton & Hove Local Employment Scheme and the linked requirement for contributions from developers from major development schemes towards training. In light of the recommendations of the Socio Economic Impact Assessment Study this should be secured from the applicant.

- 5.25 The submission of a detailed Site Waste Minimisation Strategy should be required by condition in order to demonstrate compliance with the requirements of Policy WMP3d.
- 5.26 **Sustainability:** Support: Whilst the overall BREEAM standard proposed is below that expected, for the reasons given, it is considered that a score of BREEAM 'very good' is acceptable in this case provided the high scores in the energy and water sections of BREEAM are achieved. The scheme has demonstrated that sustainability has been addressed and the scheme will perform particularly well in the energy and water categories of BREEAM; there are technical constraints due to the site usage patterns, that make some credits unachievable that would have contributed to an 'excellent' score; and the scheme will bring additional benefits to the city in terms of healthcare provision.
- 5.27 **Sustainable Transport:** Comment: Recommended approval as the Highway Authority has no objections to this application subject to the inclusion of the necessary conditions on any permission granted and that the applicant enters into a S106 to contribute £28,000 towards bus stop improvements and pedestrian improvements and a requirement to produce a Construction Environmental Management Plan (CEMP) and Travel Plan.
- 5.28 **Tourism:** Support: In principle we'd welcome the above application which we believe has much merit and will positively enhance the City's facilities both for residents and tourists. The proposed development really would help enhance the City's accommodation offer, and potentially would help attract and support tourism outside of the main season, which we are always keen to encourage. It is vital that Brighton & Hove is able to support its tourism and business conference economy by providing a sufficient and wide ranging type and cost of accommodation to cater for visitors. The Tourism Strategy (2008) recognises that good quality hotels help support a strong conference business offer for the city, which we strongly agree with. The Economic Impact of Tourism Study (2014) reports that staying visitors spend 4,926,000 nights in the City. It is crucial that we have the hotel provision to accommodate these stays given that tourism supports 15,902 FTE jobs and 21,682 Actual jobs, around 18% of all employee jobs in Brighton & Hove (Source: The Economic Impact of Tourism Study, Brighton & Hove, 2014). In the face of current economic uncertainty it is critical that we continually seek to innovate Brighton & Hove's facilities in order for our tourism offer to remain competitive.

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) is a material consideration.
- 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:

TR1	Development and the demand for travel
TR2	Public transport accessibility and parking
TR7	Safe development
TR14	Cycle access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU10	Noise nuisance
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
QD5	Design – Street frontages

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QD7	Crime prevention through environmental design
QD15	Landscape design
QD16	Trees and hedgerows
QD27	Protection of Amenity
QD28	Planning Obligations
HE3	Development affecting the setting of a listed building
HE6	Development within or affecting the setting of conservation areas
HE11	Historic parks and gardens
SR14	New hotel and guest accommodation
NC7	Sussex Downs Area of Outstanding Natural Beauty
NC8	Setting of the Sussex Downs Area of Outstanding Natural Beauty
SR23	Community Stadium

Supplementary Planning Guidance:

SPGBH4 Parking Standards

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste
SPD11 Nature Conservation & Development

Brighton & Hove City Plan Part One (submission document)

SS1	Presumption in Favour of Sustainable Development
DA3	Lewes Road Area
CP6	Visitor Accommodation
CP12	Urban Design
CP15	Heritage
CP17	Sports Provision
SA5	The South Downs
CP7	Infrastructure and Developer Contributions
CP8	Sustainable Buildings
CP9	Sustainable Transport
CP10	Biodiversity
CP11	Flood Risk
CP15	Heritage

East Sussex, South Downs and Brighton & Hove Waste and Minerals

Local Plan 2013

WMP3d Minimising and Managing Waste during construction, demolition and excavation

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the principle of development, design, impact on adjoining South Downs National Park, the Grade II registered historic Stanmer Park, impact on listed buildings at the University of Sussex, impact upon neighbouring amenity, transport and sustainability.

Principle of Development

- 8.2 The adopted Brighton & Hove Local Plan policy SR23 Community Stadium has as an overall default for B1 research and development uses position if the stadium had not come forward. On adoption of the City Plan Part 1 Policy SR23 will be superseded by DA3 Lewes Road.
- 8.3 The Submission City Plan Part 1 proposes to include the Stadium and bund within the Built Up Area boundary in recognition of the development of the Stadium. The Stadium site is located within the DA3 Development Area, a key priority for this area is to further develop and enhance the role of the Lewes Road area as the city's academic corridor. In addition as a major sporting venue, the Stadium is protected by Policy CP17 in the Submission City Plan which seeks the retention, enhancement and more effective use of outdoorsports facilities. Loss of indoor and outdoor sports facilities and spaces are not permitted unless the tests set out in the policy are met. The loss of the landscaped bund and car parking does not involve the loss of outdoor sporting facility. The stadium is retained with these proposals, there is no loss of active playing space and there is no indication that the proposed D1 health facility and C1 hotel will constrain the operation of the site as major sporting venue.
- 8.4 Of material consideration is that the applicant considers the hotel would help to expand the Football Club's existing revenue streams allowing them to continue to invest in both the football team and their existing facilities in order that they are able to compete with other teams in the Football League Championship and to support their aim of promotion to the Premier League. They consider it will also help to establish Brighton & Hove City as a major conference venue and enhance the Stadium's role as a sporting venue.

Use of the site as a hotel

- 8.5 Turning to the proposed use of the site, hotels are defined by the NPPF as main town centre uses and therefore Paragraphs 24 - 27 of the NPPF apply. These paragraphs set out a requirement for a sequential site assessment to be carried out in relation to town centre proposals located outside of centres.
- 8.6 The NPPG, at paragraph 11 clarifies that certain town centre uses have particular market and locational requirements which may mean that they can only be accommodated in specific locations. Where this is the case robust justification must be provided by the applicant. The Submission City Plan Part 1 (in recognition that the particular visitor market being sought by a hotel operator may influence the nature of the location chosen) indicates in the supporting text to CP6 Visitor Accommodation that there may be the potential to locate new hotel development outside central Brighton either for a destination offer or to permit a hotel to service a particular market.
- 8.7 In this case there are particular reasons for locating the hotel adjacent to the American Express Community Stadium and these are associated with the volume of activity linked to events at and around the stadium. The applicant has stated that, the American Express Community Stadium is located further away from a major hotel than any other stadium that hosts Championship level

football. The hotel would also enhance the Stadium's national reputation as an event venue.

- 8.8 The applicant has stated that the following markets would be served by the proposed hotel:
- Attendees of outdoor events and conferences taking place at the Stadium, encouraging more visiting fans to make overnight or weekend stays within the City
 - Visitors (parents, speakers and guests) to the Universities of Sussex and Brighton
 - Visitors to the South Downs National Park
 - Travelling business people needing access to the Strategic Road Network stay overnight without having to enter a town or city centre,
 - and its location means that it will be able to provide easy access to the South Downs National Park for walkers and cyclists, in particular
- 8.9 The sequential site assessment submitted with the application has not identified any town centre or edge of centre sites that could accommodate the proposed development owing to unsuitability in site size, availability or because the sites would not be able to meet the specific needs of people seeking overnight accommodation linked with the use of the Community Stadium, Sussex University, Brighton University, strategic road network or the South Downs National Park. A number of the sites are already owned by residential, hotel or commercial operators that have on-going plans for re-development; none of the sites meet the size (150 bedrooms) or particular locational requirements required to serve the market on which the hotel proposal bases its viability; some of the sites are not currently available as they represent long term strategic developments
- 8.10 When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. In terms of the suitability of this out of centre site in terms of access, it is acknowledged that the site is in close proximity to Falmer Railway Station, there are established high frequency bus services that serve the stadium, as well as the wider footpath and cycle network to the Downs and Sussex coast.
- 8.11 It is therefore considered that the proposed application has established that there are no sequentially preferable locations and the sequential test is passed.
- 8.12 Policy CP6 recognises the need for a sufficient and wide ranging type of visitor accommodation to support the city's tourism and business conference offer for the city. The vision for the city is to be one of Europe's best meeting destination with a sustainable year round profitable business. The Hotel's Future Study 2007 recognised that the city remains a major conference venue with good growth in demand from city conferences and potential for further growth in the residential conference market.
- 8.13 In accordance with CP6.2 an impact assessment has been undertaken by the applicant to ensure that the city is able to support additional bed rooms without significant impact on existing visitor accommodation. The role of the

assessment is to identify how the proposal would add to the current supply and offer of hotel accommodation, whether it has the ability to create new demand and how it might meet any needs currently unsatisfied in the city.

- 8.14 The Socio Economic Impact Assessment accompanying the application has considered the effect of the hotel both in terms of the displacement of existing hotel trade and whether it will generate new visitor trade within the local area.
- 8.15 The proposed hotel (Aloft – an established mid-market boutique style hotel operator) is expected to achieve average hotel occupancy (72%), for the city by its third year of operation, with business expected to be generated from the following main markets: Leisure (44%); Stadium (22%); Business/Corporate (22%); University (12%) and Group Travel (8%).
- 8.16 The city's hotel occupancy rates provided in the submitted Socio Economic Impact Study suggest that currently the hotel sector is buoyant and retail vacancy rates are well below the national average, illustrating the vitality and vibrancy of the city centre.
- 8.17 In conclusion it is considered that the proposed application has established that there are no sequentially preferable locations in the city centre and the sequential test is passed in accordance with the NPPF and CP6.1 of the Submission City Plan Part 1. The socio economic impact study indicates that the hotel proposal is unlikely to have significant adverse impact on the current supply and offer of visitor accommodation and has the potential to add positively to the business conference economy.
- 8.18 It is noted that Economic Development are generally supportive of the application as it is expected that the hotel will create approximately 32 FTE jobs within the hotel itself. In addition, the generation of visitor trade is also likely to lead to creation of a further 47 jobs within the local area, Brighton & Hove and Lewes generally. The Stereotactic Radiotherapy Unit will generate a further 3 new jobs. The hotel proposal has the potential to contribute around £6m towards the local economy each year, once it has become established. This is in addition to the £20m investment during the construction phase of the project.
- 8.19 If the application were acceptable in other respects a commitment to 20% local employment for the demolition and / or construction phases would be required in addition to a contribution the Employment and Training Strategy secured through a S106 agreement.

Loss of Bund

- 8.20 It is relevant that the height of the bund was reduced significantly by the approval of application BH2010/03817 to a maximum height of 3.6 metres, which is 6.2 metres lower than the approved bund. A condition on the approval of the reduction in height of the bund also required a detailed landscaping plan to include semi-mature trees which as noted on the site visit has not been provided on site.

8.21 The reduction in height of the bund and lack of trees has resulted in a bund which has significantly less impact in terms of landscaping and softening and screening the stadium from the east, than was originally visualised. It is therefore considered that the loss of the bund is acceptable providing that its loss is sufficiently mitigated against, for example by the use of green walls or green roofs and landscaping with the scheme.

Design:

8.22 Policies QD1, QD2, QD4 and QD5 state that new development will be expected to demonstrate a high standard of design and should make a positive contribution to the environment and take into account local characteristics including the height, scale, bulk and design of existing buildings. Policies state that all new development should present an interesting and attractive frontage, particularly at street level.

8.23 HE11 relates to historic parks and gardens and seeks to resist development that would harm the structure and setting.

8.24 Policy SA5 of the City Plan and NC8 of the Local Plan require developments to have due regard to the impact on the setting of the South Downs whilst policies QD4 and NC8 of the Local Plan require development to preserve or enhance strategic views, including those from the Downs.

8.25 Policies NC7 and NC8 of the Local Plan relate to the former Area of Outstanding Natural Beauty that was rescinded when the SDNP was designated. However as stated in the associated supporting text, these policies remain relevant within the consideration of applications within the 'future' National Park locations or within its setting, as in this case.

8.26 Although the stadium and application site are outside of the National Park (NP) boundaries, the Park is in close proximity and the stadium is visible in a number of key views from within the Park. The NP boundary runs to the south of the stadium site along Village Way and to the east of the site along the adjacent farm field. Both the main campuses of the University of Brighton and the University of Sussex Campuses are outside of the NP boundaries.

8.27 The design of the hotel is described by the applicant as a "Banana Split" design with its western elevation following the curvature of the adjacent Stadium, with a straight side leg which follows the line of the railway to the north. The materials proposed for the elevation which faces towards the stadium are as the off white split face block, while the north facing elevations would be powder coated cladding panels. The end elevations would have a combination of materials comprising of powder coated aluminium windows and doors. The materials have been chosen to closely reflect those of the stadium. The use of materials and hard surfacing to complement those to the stadium is appropriate.

8.28 The height of the hotel would be approximately 12.5m and would be approximately 2 m lower than the height of the outer wall of the east stand.

- 8.29 At present the stadium forms a prominent architectural element in the area and at the approach/entrance to the city from the east. As such, the association between the two buildings requires careful consideration such that it does not erode or detract from the Stadium's architectural presence. The stadium itself was carefully designed to nestle within the curves of the surrounding downland and the existing bund on site provides an element of green buffer/screening which helps to lessen the bulk of the stadium and integrate it into the surrounding downland setting when viewed from the northeast.
- 8.30 It is considered that, the massing and angular, linear nature of the proposed building would detract from the curved 'sinuous' form of the stadium, which was designed to reflect the surrounding curves of the downland landscape. It is considered that the design of the hotel would benefit from a greater degree of articulation to the elevations and roofline in order to reduce the bulk, massing and linearity of the development in relation to the stadium. As currently designed the hotel when viewed from the front, would appear as a rectangular form and a more sinuous, considered, form would be more appropriate and respect and reflect the form of the stadium and surrounding downland.
- 8.31 This view is echoed by the South Downs National Park Authority who have objected to the application stating that the building should be more sculptured with curves to reflect the rolling downs nearby and within which context the building is located and this principle is somewhat reflected in the curved roof, form and design of the Amex stadium. The current design has hard edges and elevations that do not reflect the special landscape form and context of the South Downs within which the site nestles.
- 8.32 Furthermore it is noted, from the Visual Impact Assessment submitted with the application, that the hotel would be clearly visible from the A27 slip Road and the Bridge that crosses the A27 (viewpoints 6 and 10). The hotel would particularly in these views effectively screen much of the main public views of the stadium.
- 8.33 The applicant has been made aware of the concerns over the design of the hotel and has been advised to present the application to an external Design Review Panel both at the pre-application stage and again during the course of the current application. The applicant has declined on the basis that having considered a number of options, it is their view that design is appropriate for the location and that the proposed design offers the best solution to providing a building which meets the operational requirements of a hotel and limits the impact on the South Downs National Park and the adjacent stadium, whilst providing a viable development.
- 8.34 It is clear that the preferred footprint poses significant challenges when it comes to the internal layout of the building in particular, when it comes to the area where the curve and angled part of the building meet. This results in a deep floor plate that is difficult to light and generates less clearly defined routes and spaces.

- 8.35 It is further noted that the proposed landscaping near and around the hotel is poor and appears to have been designed for parked and moving vehicles. It is considered that the design could be significantly improved in order to provide a better and more attractive public realm area.

Landscape and visual impact including heritage assets

- 8.36 A visual assessment of the impact of the proposals includes views of the surrounding heritage assets. Some of these viewpoints are located within Lewes District and the South Downs National Park.
- 8.37 The visual impact assessment shows that the hotel will be visible from locations within Stanmer Park and it is acknowledged that it is viewed in association with the Stadium, which remains dominant. However, the cumulative impact of the numerous developments in this area erodes the setting of the park. The design and massing of the building requires further consideration from these viewpoints. There are views from the south/southeast in which Stanmer Park forms the backdrop to the development. It is acknowledged that the development sits at the base of the valley in these views, which minimizes its impact. However in View 15 in particular the proposed hotel is nevertheless clearly visible in conjunction with Stanmer, and rises above the low eastern section of the stadium, creating an awkward relationship between the two buildings.
- 8.38 In regard to the impact on the listed building located on the University of Sussex campus viewpoint 3 taken from within the campus taken from the library steps show that the hotel would not be visible and viewpoint 4 from the corner of Pevensey Road show the hotel to be obscured by existing vegetation and the height and location of the proposed development. It is therefore considered that there would not be an impact on the setting of the listed buildings arising from the hotel development.
- 8.39 In conclusion it is considered that in this case the design, height and massing, do not respond to the wider context and would not be in keeping with existing stadium development and would adversely affect the setting of the listed Stanmer Park.

Arboriculture:

- 8.40 There are no trees that will need to be removed to facilitate the proposed development. However to the north of the site is an overgrown hedge of various species that provides screening between the proposed development site and the A27. There is currently a post and rail fence between this screening and the proposed development site, and the Arboriculturist has recommended that this screening is protected as far as is practicable during the course of the development in order to ensure its retention post-development.
- 8.41 With regard to the landscaping proposals for the site, the Arboriculturist has recommended that the *Quercus robur* (English Oak) is substituted for *Quercus cerris* (Turkey Oak) or similar as the Turkey Oak is more likely to thrive long-term on our chalky soils.

- 8.42 Overall, the Arboricultural Section has no objection to the proposals in this application subject to a suitable condition to ensure the protection of the hedge during construction.

Ecology

- 8.43 The County Ecologist has commented that the site offers opportunities for enhancement that will help the Council address its duties and responsibilities under the NPPF and the NERC Act (Natural Environment and Rural Communities). Opportunities include the provision of a peregrine nest box/platform on the roof, provision of a water feature and insect houses, and the use of species of known value to wildlife within the landscaping scheme. The recommendations made in paragraphs 4.13 to 4.20 of the Ecological Assessment Report submitted with the application and are considered appropriate and proportionate. The County Ecologist has also commented that given the multiple benefits that green roofs provide, it is disappointing that one is not being provided for the current development.

Impact on Amenity:

- 8.44 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.
- 8.45 In regard to impact on amenity the nearest residential properties are some distance away located in Falmer Village, Station Approach, along with Brighton University student accommodation at Falmer Station, and there are therefore no issues of overlooking or loss of privacy. However Environmental Health has commented that there is the potential that plant installed as part of this development could disturb the existing residents that live nearby. A condition is therefore recommended to ensure that the development achieves a rating level for plant of 5dB below background noise levels at the nearest noise sensitive receptors. From the findings of the acoustic report it is considered that that this should be possible.

Construction site noise.

- 8.46 Any issues regarding the impact of construction noise and vibration and mitigation, could be addressed in a Construction Environmental Management Plan (CEMP).

Sustainable Transport:

- 8.47 Policy TR1 confirms that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling.
- 8.48 Policy TR2 relates to public transport accessibility and parking and confirms that permission will only be granted where the development proposal has been assessed to determine the level of accessibility to public transport.

- 8.49 It is noted that two objections have been received which related to traffic issues and congestion in the area.
- 8.50 The site will be accessed from the south through the existing car park, a security booth is located at the southern end of the site from where cars would be permitted access. Vehicles will then travel north through the hotel car park to the main vehicular drop off point directly in front of the hotel. A separate access from the Stadium concourse into the west of the site and hotel car park will be provided for coaches, delivery/refuse vehicles, cycle and pedestrian users. The shared surface drop off area will be defined by concrete paving with a central landscaped area. The entrance of the hotel would be made clear by a colourful curved canopy.

Pedestrian Access

- 8.51 The main pedestrian entrance to the hotel would be on the eastern elevation of the building with a secondary access on the western elevation facing the stadium; the medical facility entrance would also be on this side of the building. The Highway Authority has raised no objections to the pedestrian access arrangements.

Cycle Parking

- 8.52 SPGBH4 states that for hotels a minimum of 1 cycle parking space is required per 10 staff. For this hotel development with 32 employees the minimum cycle parking standard is 3 cycle parking spaces. The minimum cycle parking standard for the D1 medical centre is 1 space per 200m². For a development of this scale (688m²) the minimum cycle parking standard is 3 for the medical facility.
- 8.53 There are 16 cycle parking spaces (8 Sheffield stands) proposed to the north west side of the site. The level and nature of the provision is deemed acceptable. However, the Traffic Engineer has stated that it would be beneficial to have some level of cycle parking to the front of the hotel by the main entrance as this would benefit from a greater level of natural surveillance and is more likely to be used. Further details of the cycle parking could be secured via condition.

Disabled Parking

- 8.54 The existing car park on Bennett's Field currently contains a maximum of 524 vehicles of which 25 are for disabled visitors. This development proposes the loss of 156 car parking spaces. From the submitted plans it appears that none of the lost car parking spaces are disabled and that 25 car parking spaces for disabled users are still provided on match/event days.
- 8.55 The proposed development is proposing 62 car parking spaces, of which 12 are disabled user bays. This level of provision is in accordance with the minimum disabled parking standards in SPG0, however not all the disabled bays are proposed in accordance with the guidance which requires a 1.2m clear zone to both sides of the bay. If the application were acceptable in other respects revisions to the disabled bays could be made either with the submission of amended plans or further details secured via condition.

Servicing & Deliveries (including goods & people pick up / drop off)

- 8.56 Servicing, delivery and taxi movements would take place from within the site in the area to the front of the main entrance. The Highway Authority has no objections to these arrangements.

Vehicular Access

- 8.57 The main vehicular access to the site is via Village Way and through the existing stadium site.

Car Parking

- 8.58 SPG04 states that the maximum car parking standard for a hotel outside a CPZ is 1 space per bedroom, plus 1 space per resident staff plus 1 space per 2 other staff. There are 62 car parking spaces proposed in total of which 12 are disabled car parking spaces. Therefore the proposed level of car parking is in line with the maximum standards and is deemed acceptable.

- 8.59 The proposals would result in the loss of 156 car parking spaces on Bennetts Field car park. Currently there are 524 spaces and as a result of this development this will reduce to a total of 335 spaces including 25 spaces for disabled users. The match/event day trips associated with the lost parking spaces are likely to still occur but it is considered that these trips are likely to be either displaced elsewhere to other car parks or people will change their travel habits and travel to the site by alternative means. The Highway Authority therefore has no objection to the loss of the car parking spaces.

Trip Generation/Highway Impact

Existing Trips:

- 8.60 It is acknowledged that the trips associated with the current use of the land (156 match/event day car parking spaces) will be removed from the immediate area of the road network or change to alternative modes of travel (walk, cycle, public transport) on a match/event day. However, the trips would still take place on the wider transport network as events and matches would still be held at the stadium and these people who used to travel by car and park in these spaces would still attend events; their travel habits would change though. The loss of car parking spaces is not the same as the loss of a building in terms of reducing the total number of trips taking place.

Proposed Trips:

- 8.61 In order to calculate the likely trip generation from the proposed hotel development the applicant has used the TRICS database to find comparable survey data. It has been agreed with East Sussex County Council at pre-application stage, to use survey data from edge of town centre and suburban sites to reflect that the site is well served by public transport.
- 8.62 From the survey data obtained the transport assessment has forecast that there would be approximately 1000 daily total person trips associated with a hotel development of this scale. The projected market mix for the hotel is projected as follows:

Leisure 43.9%
Business 14.9%
Universities 11.4%
American Express Community Stadium 22.0%
Group Tours 7.8%

- 8.63 The Stereotactic Radiotherapy facility would operate Monday to Friday 8am till 6.30pm and is anticipated to treat 30 patients a day and employ 10 technical and administrative staff. Based on these numbers it could be assumed that there will be 80 daily total person trips (30 patient arrivals, 30 patient departures, 10 staff arrivals and 10 staff departures) associated with the medical facility.
- 8.64 The Transport Assessment set out the forecast trip generation by mode of transport. The Highway Authority is of the view that these forecasts over predict the number of people walking and under estimate the number of people travelling by public transport. It is considered that given that the site is well served by buses and Falmer railway station is only a short walk away, more people are likely to travel by public transport than is forecast. The likely under estimate of public transport trip and overestimate of walking trips is as a result of the use of edge of town centre sites from the TRICS database. Hotels located in an edge of town centre locality are far more likely to have a greater number of walking trips associated with them.

S106 Contribution

- 8.65 The Transport Assessment states that in the recent past rail, bus, cycling and walking facilities have all been upgraded to serve the stadium. The Highway Authority do not dispute that there have been significant and necessary improvements to the sustainable transport offer in this area in recent years.
- 8.66 However it is acknowledged that the site is well served by public transport especially given its location on the periphery of the city and the recent investment that has taken place to improve the sustainable transport in the area, there are still deficiencies in the transport network that still require investment; these include:
- Lack of Kassell accessible kerb at Village Way bus stops
 - Lack of Passenger Real Time Passenger Information Sign at eastbound Village Way bus stop
 - Lack of Kassell accessible kerb at Falmer Station bus stop
 - Lack of crossing facility on Village Way providing an accessible access between the bus stops
- 8.67 In light of this the Highway Authority would seek a contribution of £28,000 to fund accessible bus stop kerbs at the bus stops on Village Way and a suitable pedestrian crossing facility with dropped kerbs and tactile paving to provide a suitable route for all across Village Way when alighting the bus.
- 8.68 This contribution would ensure that the development is accessible for all via public transport, irrespective of their level of mobility and ensure the

development is in accordance with local plan policies TR1, TR5, TR8 and QD28.

Travel Plan

- 8.69 The Transport Assessment includes details of travel plan for the proposed development which the Highway Authority would recommend is secured through a S106 agreement.
- 8.70 In conclusion the transport issues associated with the application are considered acceptable.

Sustainability:

- 8.71 Policy SU2 states that planning permission will be granted for proposals which demonstrate a high standard of efficiency in the use of energy, water and materials. Policy CP8 requires that all development incorporate sustainable design features to avoid expansion of the city's ecological footprint, radical reductions in greenhouse gas emissions and mitigate against and adapt to climate change.
- 8.72 Under CP8 standards major new built development is expected to achieve BREEAM 'excellent'. In instances when the standards recommended in CP8 cannot be met, applicants are expected to provide sufficient justification for a reduced level on the basis of site restrictions, financial viability, technical limitations and added benefits arising from the development.
- 8.73 A 'BREEAM Strategy Report' has been submitted with the application. The proposed Hotel has been reviewed against BREEAM at the pre-assessment stage and is shown to be on track to achieving a BREEAM 'Very Good' rating. The report also indicates that the specific mandatory minimum credits for Excellent are shown to be achievable though not an overall Excellent rating. An overall 'excellent' score requires an achievement of 70% whereas the targeted credits achieve 65.71% which is a high 'very good' standard (the 'very good' threshold is 55-69%).
- 8.74 The Sustainability Officer has assessed the sustainability aspects of the application and considers that the proposals have addressed sustainability policy well with positive measures that include very high energy efficiency performance; incorporation of renewable energy technology (air source heat pump); water efficiency measures; sub-metering enabling energy monitoring; energy efficient external lighting; space heating via high efficiency; water meters enabling water monitoring; use of low environmental impact insulation products; inclusion of durability measures to increase life of materials.
- 8.75 Credits that cannot be achieved relate to: overnight lighting for visitors night time access; car parking needs; limited influence over the site because of existing development on the site; internal spaces not having potential for natural ventilation or a view out; need for mechanical cooling.
- 8.76 The possibility of installing a green roof on the scheme is dismissed on the grounds that a decision was made on design grounds to keep the roof

'consistent' with the AMEX stadium, and not install this. The Sustainability Officer considers that a green roof would have contributed to biodiversity and energy efficiency enhancements and therefore would have been strongly welcomed, so the lack of a green roof is disappointing.

- 8.77 Whilst the overall BREEAM standard proposed is below that expected, it is considered that a score of BREEAM 'very good' is acceptable in this case provided the high scores in the energy and water sections of BREEAM are achieved. The scheme has demonstrated that sustainability has been addressed and the scheme will perform particularly well in the energy and water categories of BREEAM; there are technical constraints due to the site usage patterns, that make some credits unachievable that would have contributed to an 'excellent' score; and the scheme will bring additional benefits to the city in terms of healthcare provision.

Stereotactic Radiotherapy Unit

- 8.78 The Stereotactic Radiotherapy Unit located at basement level is unable to be assessed as part of the hotel assessment and a combined Bespoke assessment is not possible (as confirmed by BRE). The BREEAM registration covers the new build hotel development only.
- 8.79 A specific requirement for BREEAM could be applied to this part of the scheme however the submitted documents argue for the Unit not to be assessed under BREEAM making the case that it is shown to be meeting good levels of sustainability. These include energy and water efficiency, use of sustainable materials and a sustainable waste management approach. This needs to be weighed against the fact that the unit will have a very high energy footprint due to the larger items of medical equipment for example those that require their own three-phase switchgear such as X-ray machines, magnetic resonance (MR) scanners which have a high energy consumption. This may make a BREEAM 'Healthcare' standard of 'very good' very difficult to achieve.
- 8.80 Within Policy CP8 consideration is given to additional benefits offered by proposed development. The unit will be managed by the health trust and contribute to the care and health of local residents, and therefore clearly brings additional benefits to the city. In this case the sustainability Officer has accepted the arguments and agrees that a separate BREEAM assessment should not be required for this element of the scheme given that the main element of the scheme (the hotel) would be assessed under BREEAM.

Waste Management:

- 8.81 It is considered that further consideration should to be given to the removal of approximately 6,000 m³ of spoil, 4,000 m³ relating to the removed bund and 2,000 m³ relating to excavations to provide the proposed basement. A draft Waste Management Plan has been submitted with the application and a detailed Site Waste Minimisation Strategy would be required by condition in order to demonstrate compliance with the requirements of Policy WMP3d if the application were acceptable in other respects.

Other Considerations:

Viability

- 8.82 The applicant does not agreed with the amount of the financial S106 contributions which relate to sustainable transport and payments towards the Local Employment scheme. The applicant has stated that they considered that financial payments in relation to these cannot be justified. The applicant points out that in relation to the stadium development rail, bus, cycling and walking facilities have all been significantly upgraded and consequently, it is not considered to be necessary for the applicant to make any financial contribution to make the current proposal acceptable in highway planning terms. A minimal payment has been offered well below the £28,000 requested.
- 8.83 In terms of the Local Employment Scheme, the applicant considers that that any payment for cannot be justified given the significant social and economic benefits that have already been delivered by the Stadium and that will be further enhanced by completion of the hotel, including the provision of a facility that will deliver significant health benefits across Sussex. Again a reduced figure has been offered well below the £17,000 requested.
- 8.84 However recognition of the improvements to sustainable transport that have taken place in and around the stadium (as stated under the Sustainable Transport section of the report) has been acknowledged in arriving at the required contribution. Similarly the calculation of the contribution towards a Local Employment Scheme has taken into account the stadium and associated economic benefits.
- 8.85 It is noted that the applicant has not argued on viability grounds and it is normal practice to involve the District Valuer in the event that S106 contributions are questioned. It is considered that in the absence of any viability evidence, a case for the justification of the reduction of the S106 contributions has not been made.

Flood Risk and Water Drainage

- 8.86 Policy SU4 of the Local Plan states that development will not be permitted if it would increase the risk of flooding, is located in an area at risk of flooding or would create additional surface water run-off liable to harm people, property or the environment.
- 8.87 Council's Flood Risk Management Officer has assessed the proposal and has noted the proposed sustainable drainage features and management plans set out in the documents submitted as part of the application.
- 8.88 In principle the proposals to manage the surface water within the proposed development are considered acceptable. However further information to ensure that flood risk would not increase as a result of the proposed development is required which could be secured via an appropriate condition if the application were acceptable in other respects.

9 CONCLUSION

- 9.1 The proposed development, by reason of its design, detailing and form would fail to provide a suitable standard of design and appearance for new development, would relate poorly to the adjoining stadium development and in addition would be architecturally inappropriate to the Downland setting and would adversely affect the setting of the listed Stanmer Park. It is considered that a more contextual approach is required.
- 9.2 It is considered that in the absence of any viability evidence, a case for the justification of the reduction of the S106 contributions has not been made and therefore the application fails to provide for the travel demand it creates and fails to provide for a sustainable economic development.
- 9.3 It is considered that the demonstrable and significant adverse impacts outweigh the benefits from the proposed development.

10 EQUALITIES

- 10.1 The main hotel entrance would have level access and the hotel would have three lifts all of which would be wheelchair assessable. Also eight of the rooms would be fully configured for wheelchair accessibility and located near to the lifts. There would be level access to the entrance to the Stereotactic Centre and the lift would be capable of carrying stretchers or wheelchairs.

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reasons for Refusal:

1. The proposed development, by reason of its design, detailing and form would fail to provide a suitable standard of design and appearance for new development, would relate poorly to the adjoining stadium development and would create a poor contrast with the stadium building and in addition would be architecturally inappropriate to the Downland setting and would adversely affect the setting of the listed Stanmer Park. As such the proposal is contrary to policies QD1, QD2, NC8 and HE11 of the Brighton & Hove Local Plan 2005 and policy SA5 of the emerging City Plan Part One.
2. The application, in the absence of detailed measures to promote and encourage sustainable transport and provide a legal obligation for highway improvements, fails to provide for the travel demand it creates. As such, the proposal is contrary to policies TR1 and QD28 of the Brighton & Hove Local Plan and policy CP7 of the emerging City Plan Part One.
3. The application, in the absence of detailed measures to promote and encourage sustainable economic development and provide a legal obligation for improved job opportunities for local residents, fails to provide for a sustainable economic development. As such, the proposal is contrary to policy QD28 of the Brighton & Hove Local Plan and policies CP2 and CP7 of the emerging City Plan Part One.

PLANNING COMMITTEE LIST – 17 FEBRUARY 2016

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
Proposed Location Plan	13647 - 0	P1	10/09/2015
Proposed Site Plan	13647 - 0	P1	10/09/2015
Existing Location Plan	13647 - 0	P1	10/09/2015
Existing Site Plan	13647 - 0	P1	10/09/2015
Ground Floor Plan	13647 - 1	P1	10/09/2015
First Floor Plan	13647 - 1	P1	10/09/2015
Second Floor Plan	13647 - 1	P1	10/09/2015
Roof Plan	13647 - 1	P1	10/09/2015
Basement Plan	13647 - 1	P1	10/09/2015
Section AA	13647 - 2	P1	10/09/2015
Section BB	13647 - 2	P1	10/09/2015
North East Elevation	13647 - 3	P1	10/09/2015
North and South West Elevation	13647 - 3	P1	10/09/2015
East & South Elevation	13647 - 3	P1	10/09/2015
North West & North East Elevation	13647 - 3	P1	10/09/2015
Landscape Masterplan	HED-1064 -101	01	10/09/2015
Landscape General Arrangement	HED-1064 -102	01	10/09/2015
Hard Landscape	HED-1064 -103	01	10/09/2015
Soft Landscape	HED-1064 -104	01	10/09/2015
Landscape Section 01	HED-1064 -105	01	10/09/2015
Landscape Section 02	HED-1064 -106	01	10/09/2015
Landscape Section 03	HED-1064 -107	01	10/09/2015
Landscape Section 04	HED-1064 -108	01	10/09/2015
Landscape Section 05	HED-1064 -109	01	10/09/2015
Landscape Section 06	HED-1064 -110	01	10/09/2015

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Landscape Section 07	HED-106 -111	01	10/09/2015
Scheme Drainage Layout	11444-21 DR01	B	10/09/2015

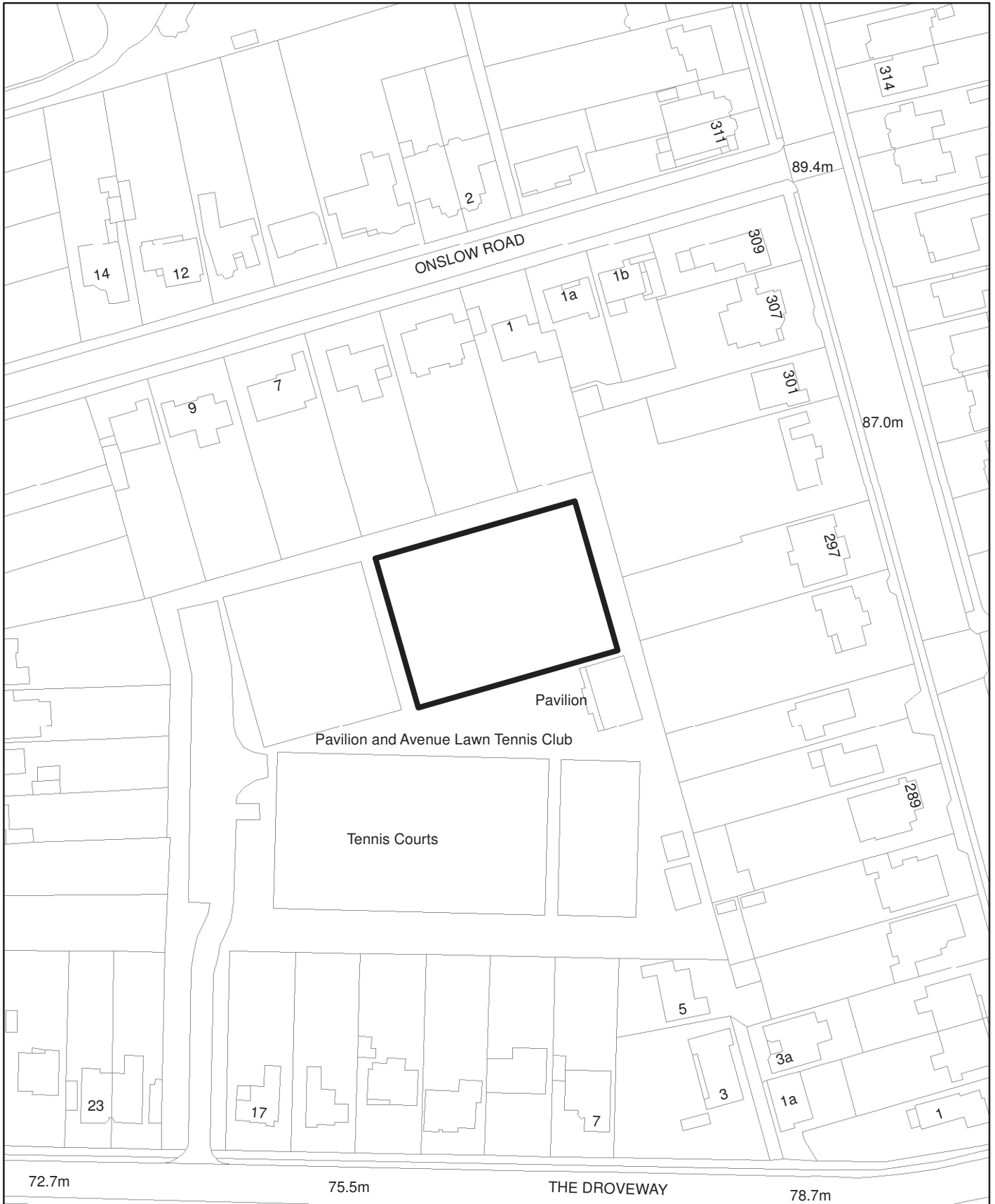
ITEM C

**Pavilion & Avenue Lawn Tennis Club,
19 The Droveaway, Hove BN3 6LF**

**BH2015 /02509
Full Planning**

17 February 2016

BH2015/02509 Pavilion & Avenue Lawn Tennis Club, 19 The Droveaway, Hove



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2015/02509	<u>Ward:</u>	HOVE PARK
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Pavilion & Avenue Lawn Tennis Club 19 The Droveaway Hove		
<u>Proposal:</u>	Installation of 8no eight metre high floodlights to courts 6, 7 and 8.		
<u>Officer:</u>	Sonia Gillam Tel 292265	<u>Valid Date:</u>	03/08/2015
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	28 September 2015
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Miller Bourne Architects, 332 Kingsway Hove BN3 4QW		
<u>Applicant:</u>	Pavilion and Avenue Lawn Tennis Club, 19 The Droveaway Hove BN3 6LF		

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 comprises the Pavilion & Avenue Tennis Club located on the north side of The Droveaway, Hove. The Club is bounded on all sides by residential properties.
- 2.2 There are ten tennis courts and a clubhouse building. Courts 2-5 benefit from existing floodlights; courts 9 & 10 are covered by an air-hall during winter months which is internally floodlit.

3 RELEVANT HISTORY

BH2014/03253 Demolition of coaches building and extension and alterations to physiotherapy building including creation of first floor with pitched roof, two storey side extension and associated alterations. Approved 28/01/2015.

BH2014/01594 Application for variation of condition 11 of BH1998/02626/FP (Amendment to consent (reference 3/96/0334(F)) for change of use from private school playing fields to use by tennis club with extension to existing courts to provide 4 extra courts including protected floodlighting to southern courts comprising alteration to buffer zone to allow retention of existing buildings for use as a clubhouse and alterations to landscaping (revised)) to state that the access between 1 & 3 The Droveaway shall be used for emergency purposes plus maintenance and access and parking for 2 car spaces with onsite turning space within the site boundaries. Approved 08/10/2014.

BH2009/01231 Replacement of existing timber windows, doors and vertical cladding with UPVC windows, aluminium doors and horizontal timber cladding. Approved 24/07/2009.

BH2002/01521/OA Outline application for installation of lightweight covered structure and internal lighting over 2 existing tennis courts on a seasonal basis of 30 weeks per year between October and April. Approved 18/10/2002.

BH2001/02118/OA Outline application for installation of lightweight covered structure and internal lighting over 2 existing tennis courts. Refused 13/12/2001.

BH2001/00244/FP Proposed erection of new clubhouse. Approved 27/06/2001.

BH1998/02626/FP Amendments to consent (reference 3/96/0334(F)) for change of use from private school playing fields to use by tennis club with extension to existing courts to provide 4 extra courts including protected floodlighting to southern courts comprising alteration to buffer zone to allow retention of existing buildings for use as a clubhouse and alterations to landscaping (revised). Granted 22/09/1999.

3/96/0334(F) Change of use with extension of existing courts to provide four extra courts including protecting floodlighting for existing courts. Granted 13/02/2008

Enforcement: Breach of condition authorised 06/08/01. Condition 16 of BH1998/02626/FP issued 26/09/01. Complied with 12/11/01.

4 THE APPLICATION

- 4.1 Planning permission is sought for the installation of 8 no. eight metre high floodlights to courts 6, 7 and 8 which have been recently laid with artificial red clay. It is proposed that the floodlighting could be operational in the evening until 10pm.
- 4.2 The floodlights themselves would be constructed of die-cast aluminium with 4mm toughened glass. The columns would be painted green.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Twenty two (22)** letters of representation have been received from nos. **285, 291, 298, 299, 300, 301 Dyke Road, 3, 17 (x2) Mallory Road, 1, 2, 2a, 3 (x2), 5 (x2), 7, 9, 13 Onslow Road, 7, 21 The Drove**way objecting to the application for the following reasons:

- Light spillage and pollution
- Noise pollution
- Impact on bats and other wildlife
- Excessive height
- Visual impact
- Existing floodlit courts under used
- Increased traffic congestion
- Parking issues

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- Club has broken undertaking not to apply for further floodlighting
 - Reference to Ombudsman complaints regarding previous applications
 - Reference to local area covenants
 - Impact on property values
 - Inaccuracies in plans/ calculations
 - Lack of consultation with residents
 - Existing floodlighting baffles ineffective
- 5.2 **Twenty one (21) letters of representation have been received from nos. 36 Beachcroft Place Lancing, 44 Bankside, Crossways Cottage Camberlot Road Upper Dicker (x2), 12 Gerald Road Worthing (x2), 43 Glebe Villas, 1 Glen Rise Close, 111 Hardwick Road, 26, 41 Hove Park Road, 34 Langdale Gardens, Flat 1 22 Medina Villas, 20 Reigate Road, Portslade Hall 18 Station Road Portslade, 13 Sunninghill Avenue, 12 Temple Street, 14a The Upper Drive, 160 Tivoli Crescent, 9 Vallance Gardens, Member of Club – no address given supporting the application for the following reasons:**
- Encouraging healthy sports
 - Increase levels of participation
 - Club provides service to the community
 - Health and social benefits
 - Promotion of community spirit
 - Encourage more children to participate after school
 - Provision of new initiatives such as ‘Family Fridays’
 - Shielding provided by foliage
 - Clay courts better all-weather surface than the existing flood lit artificial grass courts
- 5.3 **Councillor Vanessa Brown:** (26th August 2015) has written to object. The email is attached to this report in full as an appendix.
- 5.4 **County Archaeologist:** No objection
- 5.5 **Brighton & Hove Archaeological Society:** No objection
- 5.6 **County Ecologist:** No objection. The proposed baffles are sufficient to reduce light spill onto the boundaries. The proposed development is unlikely to have a significant impact on biodiversity and can be supported from an ecological perspective.
- Internal:**
- 5.7 **Environmental Health:** No objection. Information has been submitted to demonstrate that the impact of the proposed floodlighting would not have a negative impact on the neighbouring amenity by reason of light pollution. From the evidence submitted there are no grounds to disagree that there would be minimal impact on the immediate neighbours.
- 5.8 **Sustainable Transport:** No objection

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) is a material consideration.
- 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:

TR1	Development and the demand for travel
TR7	Safe development
TR8	Pedestrian routes
TR14	Cycle access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU9	Pollution and nuisance control
SU10	Noise nuisance
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD15	Landscape design
QD17	Protection and integration of nature conservation features
QD18	Species protection

QD26	Floodlighting
QD27	Protection of Amenity
SR17	Smaller scale sporting and recreational facilities
SR20	Protection of public and private outdoor recreation space

Supplementary Planning Guidance:

SPGBH4	Parking Standards
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Supplementary Planning Documents:

SPD11	Nature Conservation & Development
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Brighton & Hove City Plan Part One (submission document)

SS1	Presumption in Favour of Sustainable Development
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8 CONSIDERATIONS & ASSESSMENT

- 8.1 Matters relating to property values and local covenants are not material planning considerations. The main considerations in the determination of this application relate to visual impact, the effect on neighbouring residential amenity (specifically in relation to light and noise pollution), nature conservation, transport implications and the benefit of the facilities both to the Club and the community.

Principle of development

- 8.2 Policy SR17 of the Local Plan states planning permission will be granted for smaller scale new sporting and recreation facilities provided that:
- it involves either the expansion of existing facilities or the provision of new facilities located close to the communities that they are intended to serve;
 - they have good pedestrian and cycle links and are well served by public transport; and
 - intensification of facilities would not have a harmful impact on the local environment either visually (including artificial lighting), through additional noise and disturbance or impact on the natural environment.
- 8.3 In this instance the proposal would enhance sports and recreation facilities for the benefit of members of the Club and the wider community. The floodlighting is proposed on courts 6-8 which have been recently re-surfaced with artificial clay which is an all-weather surface. The existing floodlit courts 2-5 have an artificial grass surface which becomes very slippery and dangerous to play on after rainfall. Consequently the existing floodlit courts are not used as often as they could be. The clay courts could be used throughout the year if they were lit during winter evenings. Such enhanced facilities encourage residents, including children, to play sports and lead active lifestyles.
- 8.4 The proposal meets the requirements of policies SR17 in that it provides improved sporting facilities close to the community and has good pedestrian and cycle links. The scheme has addressed the potential impact of the proposal on the amenity of adjacent residential properties and the impact on the natural environment (as outlined below).

Design and appearance

- 8.5 The floodlights themselves would be constructed of die-cast aluminium with 4mm toughened glass. The columns would be painted green.
- 8.6 The floodlights would be of slim design, however there is no doubt that, at a height of 8 metres, they would be, at least partially, visible to some of the neighbouring properties, particularly from Dyke Road to the east and Onslow Road to the north. However the nearest properties are at least 30 metres away with good size rear gardens. Given the above and that there is a good level of screening foliage, it is not considered that the structures would have an overbearing impact or be unduly harmful to neighbours' outlook.
- 8.7 Given the site context the proposal would not stand out as visually intrusive and is appropriate in terms of its design.

Impact on Amenity

- 8.8 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.

Floodlighting

- 8.9 The proposed development could affect residential amenity with regard to light being emitted from the proposed floodlights.
- 8.10 The Club operates a token system for bookings for one hour and would continue with the same system on the newly lit courts. The three courts will have their own individual token activated timer and the courts must be used in sequence. The lights on the courts will be switched on for one hour per token. There is a cut off timer limiting the operation to 10pm. Each individual court can be lit without the need for them to be turned on all at the same time.
- 8.11 However the site of this application is in close proximity to residential properties and some rooms have a direct line of sight to the tennis courts that are proposed to be floodlit. Therefore, the Council's Environmental Health Officer has advised that it is undoubtedly the case that the proposed floodlight installation would have some environmental impact upon nearby properties. However, it must be established to what extent and then this balanced against existing legislation, government guidelines, community benefits, and other widespread advantages of providing such a facility.
- 8.12 Information has been submitted to demonstrate that the impact of the proposed floodlighting would not have a negative impact on the neighbouring amenity by reason of light pollution. The chosen design uses a total of eight columns and floodlights. The application states that other disregarded proposals used more floodlights and/or columns which would have borne a much greater visual impact. Also, fewer lamps and luminaires mean less potential for glare and less potential for complaint from surrounding receptors.

- 8.13 It is noted that lower columns were considered but disregarded as they would likely adversely affect both spill light beyond the courts themselves and light trespass into neighbouring properties as the floodlight would have to be tilted significantly in order to achieve the required light levels.
- 8.14 The report details that the maximum tilting allowed to the floodlights specified is 10 degrees and not exceeding this should ensure that light sources and reflectors are not directly visible from the habitable room windows of any property directly abutting the site.
- 8.15 It is acknowledged that there has been careful consideration as to the type of floodlighting to install. Expert advice as to the optimum solution that will provide the required illuminance on the courts with the minimal impact on its immediate neighbours has been sought. By utilising the minimum quantity of columns and high quality floodlights, the Council's Environmental Health Officer agrees that this has been achieved and therefore, subject to conditions, has no objections to the application.

Noise

- 8.16 There may be some additional noise and disturbance from people arriving and leaving and taking part in sport, however given the numbers and hours involved this is not considered to be unacceptable or warrant refusal of the application.

Sustainable Transport

- 8.17 Extending playing time at the tennis club by means of additional floodlighting is likely to lead to an uplift in trip generation. However the Council's Sustainable Transport team does not consider that this would result in a severe impact on the highway.

Ecology/Nature Conservation

- 8.18 Given that there are records of bats from the surrounding area and there is suitable foraging habitat to the east and west of the development site, there is the potential that the boundaries of the site could be used for commuting and/ or foraging by bats. The County Ecologist therefore recommends the use of baffles to prevent light spill beyond the boundaries of the courts to be lit.
- 8.19 Given the location, nature and scale of the proposed development there are unlikely to be any significant effects of any sites designated for their nature conservation value, provided baffles are used to mitigate light spill. The proposed baffles are sufficient to reduce light spill onto the boundaries.

9 CONCLUSION

- 9.1 The development would provide enhanced sporting facilities for the Tennis Club and would improve the opportunity for residents to engage in sport and physical activity. The proposal is also considered appropriate in respect of its design and impact on ecology and would not significantly affect the amenity of adjacent residential properties.

10 EQUALITIES

None identified

11 PLANNING OBLIGATION / 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.
 - i. **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.
 - i. **Reason:** For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site location plan	AL-01	A	03/08/2015
Block plan	AL-02		09/07/2015
Floodlight elevations	AL-03		03/08/2015

3. The floodlighting units hereby approved shall be ‘Thorn Champion’ or equivalent specification and installed in such a manner so as to ensure that light sources and reflectors are not directly visible from the habitable room windows of any residential property directly abutting the site and in accordance with the ‘Relux light simulation tools’ installation report dated 13.01.2015 received 9 July 2015. **Reason:** To safeguard the amenities enjoyed by the occupiers of adjoining residential properties and to comply with policies TR7, SU9 and QD27 of the Brighton & Hove Local Plan.
4. The floodlighting units hereby approved shall not be brought into use unless or until the ‘Thorn Champion’ (data sheets received 19.01.16) or equivalent specification, front, side and rear visors have been installed in such a manner so as to reduce light spill onto the boundaries. **Reason:** To safeguard the amenities enjoyed by the occupiers of adjoining residential properties and to comply with policies TR7, SU9 and QD27 of the Brighton & Hove Local Plan.
5. At no time and under no circumstances shall the light from the floodlights hereby approved into the habitable room windows of adjacent residential properties exceed a level of 2 lux vertical illuminance. **Reason:** To safeguard the amenities enjoyed by the occupiers of adjoining residential properties and to comply with policies TR7, SU9 and QD27 of the Brighton & Hove Local Plan.
6. The floodlighting hereby approved shall only be in use between the hours of 08:00 and 22:00 daily. **Reason:** To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9, QD25 and QD27 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 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 development would provide enhanced sporting facilities for the Tennis Club and would improve the opportunity for residents to engage in sport and physical activity. The proposal is also considered appropriate in respect of its design and impact on ecology and would not significantly harm the amenity of adjacent residential properties.

3. The applicant should be aware that whilst requisite planning permission may be granted, this does not preclude the department from carrying out an investigation under the Environmental Protection Act 1990, should any complaints be received.

COUNCILLOR REPRESENTATION

From: Vanessa Brown
Sent: 26 August 2015 16:25
To: Planning Applications
Subject: BH2015\02509

Classification: NOT ENCRYPTED

Dear Sir\Madam

Re: BH2015\02509. The Pavilion and Avenue Tennis Club

As a councillor for Hove Park Ward I am writing to object to the above application. The tennis club is situated in the middle of a residential area and already has six floodlight courts.

This proposal is to install 8x 8 metre high floodlights to be used until 10.00 pm 7 days a week. I am concerned that these will cause significant light spillage into the neighbouring properties.

There will also be an adverse visual impact due to their height which is out of character with a residential area.

Floodlights are also known to have a detrimental impact on wildlife such as birds and bats and I understand that bats roost in trees that are adjacent to the site.

If this application should be recommended to be passed I would request that it goes before the planning committee for determination.

Yours sincerely

Vanessa Brown

Cllr Vanessa Brown

ITEM D

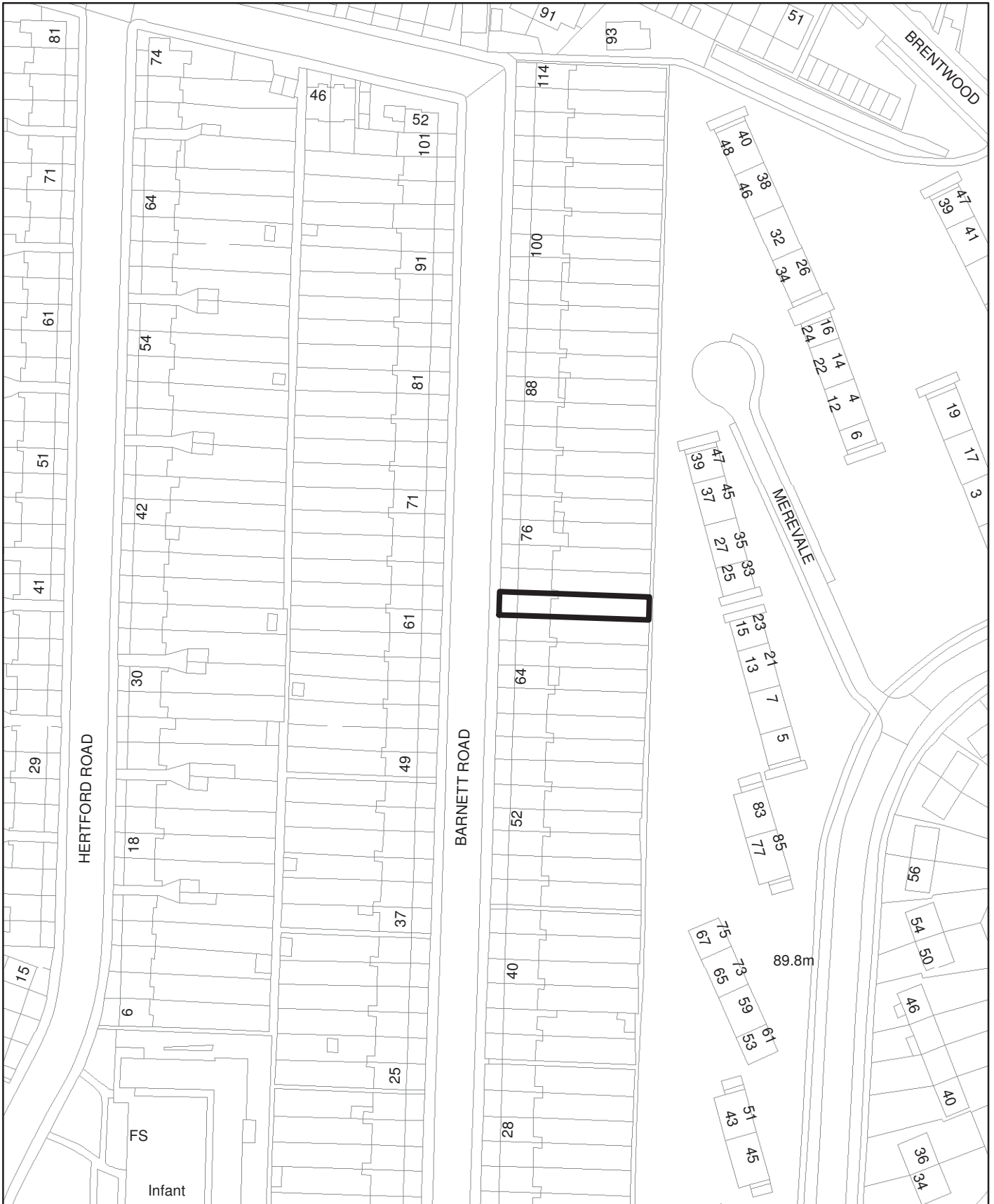
70 Barnett Road, Brighton BN1 7GH

BH2015 /01562

Full Planning

17 February 2016

BH2015/1562 70 Barnett Road, Brighton



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2015/01562	<u>Ward:</u>	HOLLINGDEAN & STANMER
<u>App Type:</u>	Full Planning		
<u>Address:</u>	70 Barnett Road Brighton		
<u>Proposal:</u>	Change of use from four bedroom single dwelling (C3) into five bedroom small house in multiple occupation (C4).		
<u>Officer:</u>	Helen Hobbs, tel: 293335	<u>Valid Date:</u>	03 June 2015
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	29 July 2015
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	N/A		
<u>Applicant:</u>	Mr Lee Bolingbroke, 2 Withdean Close, Brighton BN1 5BN		

The application was deferred from the Committee Meeting held on 26th August 2015 to allow for the investigation into the alleged unauthorised use of 55 Barnett Road as an HMO. This investigation has taken place and 55 Barnett Road is not in use as an HMO and is in use as a C3 dwelling house.

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 occupied by a two storey mid terrace dwelling house situated on eastern side of Barnett Road. The street is characterised by similar terrace properties arranged on a clear building line. The property is not Listed and it is not located in a Conservation Area.

3 RELEVANT HISTORY

- 3.1 **BH2009/01166** Certificate of Lawfulness for the proposed development of a loft conversion incorporating rear dormer. Approved 3/7/2009.

4 THE APPLICATION

- 4.1 The application seeks planning permission for a proposed change of use from dwellinghouse (C3) to a smaller House in Multiple Occupation (C4). Planning permission is required because the site is located in a ward where an Article 4 Direction applies, restricting the usually permitted change of use between Classes C3 and C4.

5 PUBLICITY & CONSULTATIONS

External:

5.1 **Neighbours: Twenty six (26) letters** have been received from the the occupiers of **47, 49, 51, 52, 55, 56, 57, 60, 61, 62, 63, 64 x2, 66 x2, 68 x2, 69, 71, 74 x2, 78 x3, 80 and 82 Barnett Road** and **an unspecified address objecting** to the application on the following grounds:

- The development is contrary to policy
- There is a high number of existing HMO's in the area
- Increase in parking
- Loss of privacy
- Increase in rubbish
- Loss of character of the area

5.2 **Councillor Tracey Hill objects.** Copy of representation attached.

Internal:

5.3 **Transport:** The provision of an additional bedroom may result in increased demand for on street parking, it is not considered that this would amount to a severe impact upon the highway. No details of cycle parking have been provided. Two spaces would be required.

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:

TR1 Development and the demand for travel

TR14 Cycle access and parking

TR19 Parking standards

QD27 Protection of Amenity

Supplementary Planning Guidance:

SPGBH4 Parking Standards

Brighton & Hove City Plan Part One (submission document)

SS1 Presumption in Favour of Sustainable Development

CP21 Student Accommodation and Houses in Multiple Occupation

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the principle of development; impact on neighbour amenity; and the impact on sustainable transport.

8.2 Principle of development:

Policy CP21 of the City Plan Part One is at an advanced stage of adoption and can be given significant weight in determining this application. Policy CP21 (ii) states that in order to support mixed and balanced communities and to ensure that a range of housing needs continue to be accommodated throughout the city, applications for the change of use to a Class C4 (Houses in Multiple Occupation) use or to a *Sui Generis* House in Multiple Occupation use (more than six people sharing) will not be permitted where:

- More than 10% of residences within a radius of 50 metres of the application site are already in use as Class C4, mixed C3/C4 or other types of HMO in a *Sui Generis* use.

- 8.3 There are 36 properties within a radius of 50 metres from the application site. Of these, three are in use as Houses in Multiple Occupation. This equates to 8.3%. As such the proposed change of use falls below the 10% threshold set out in policy CP21 and is considered acceptable in principle.
- 8.4 The letters of representation received from neighbours and Councillors are noted and have been taken fully into consideration. However, the evidence available to the Local Planning Authority demonstrates that within a radius of 50 metres from the application site the % of properties in HMO use is below

the 10% threshold.

8.5 Impact on neighbour amenity:

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.

8.6 The change of use from a 4-bedroom house to a small 5-bed HMO under Use Class C4 (3 to 6 unrelated persons living together) would not, in view of the small number of other HMOs within a 50 metre radius of the site, give rise to an unacceptable impact on neighbour amenity.

8.7 Comments received by neighbours regarding noise, or other amenity issues such as extra litter are noted. Should noise, for example, become an issue in future, as with any residential properties including single dwellings, powers under Environmental Health legislation can be invoked to investigate cases of potential noise nuisance.

8.8 Sustainable Transport:

Policies TR1 and TR19 of the Local Plan require development to provide for the transport demand generated in accordance with the maximum car parking and minimum cycle parking standards set out in SPGBH4: Car Parking. Cycle parking should be secure, convenient to use, and sheltered, in line with policy TR14 of the Local Plan.

8.9 The Transport Officer has stated that although the provision of an additional bedroom may result in increased demand for on-street parking, it is not considered that this would amount to a severe impact upon the highway.

8.10 In line with SPGBH4 the development should provide a minimum of 1 off-street cycle parking space. The applicant has not submitted any details of cycle parking, but there is space in front of the property to provide it. As such it is considered appropriate to impose a condition requiring further details of cycle parking, which should ideally comprise a Sheffield stand so that both frame and wheels of bicycles can be secured.

9 CONCLUSION

9.1 The proposed change of use is acceptable in principle and would not have a significant adverse impact on neighbour amenity or highway network.

10 EQUALITIES

10.1 None identified.

11 PLANNING OBLIGATION / 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 Plan			3 rd June 2015
Existing layout	457/01		3 rd June 2015
Proposed layout	457/02		3 rd June 2015

3. The use hereby permitted shall not be implemented 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.

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 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 change of use is acceptable in principle and would not have a significant adverse impact on neighbour amenity or

highway network.



PLANNING COMMITTEE LIST
19 February 2016

COUNCILLOR REPRESENTATION

From: Tracey Hill
Sent: 02 July 2015 12:36 AM
To: Helen Hobbs
Cc: Jeanette Walsh
Subject: Planning application BH2015/01562

Dear Helen Hobbs

I would like to object to the planning application referenced above, for the conversion of 70 Barnett Road from a C3 to a C4 HMO.

There are already a number of HMOs in the immediate area. I'd like to draw attention to the fact that these are not necessarily on the HMO register. Number 51 was granted planning permission for conversion into an HMO recently. Number 58 is a registered HMO and number 53 is considered an HMO. It is possible that 55 is also an unregistered HMO.

Please can I request that if the officer recommendation is to approve that this be referred to committee.

Please let me know if you need more information.

Best wishes

Tracey Hill
Labour and Co-operative Councillor for Hollingdean and Stanmer ward
Deputy Chair of Housing & New Homes Committee
Brighton and Hove City Council

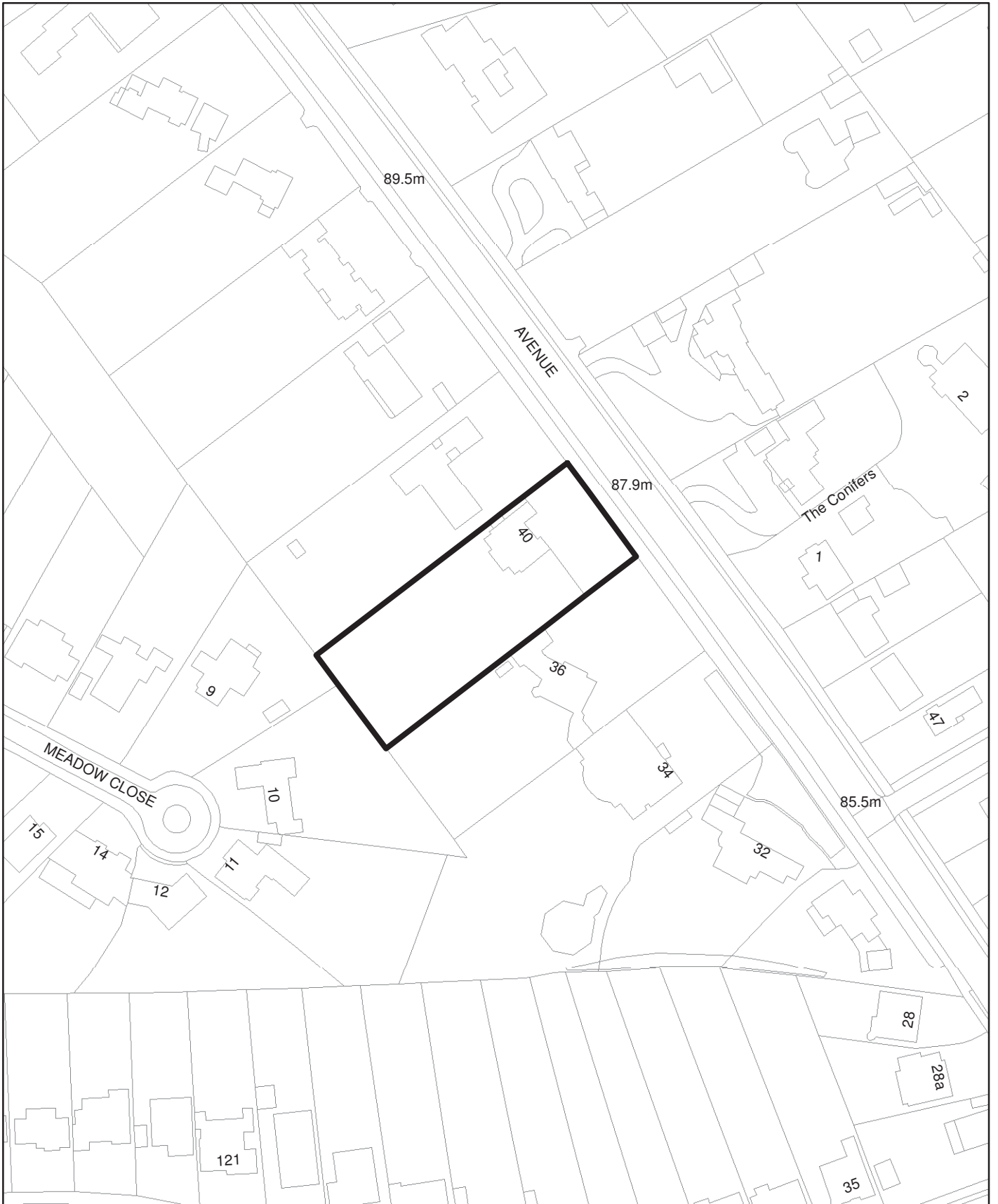
ITEM E

40 Tongdean Avenue, Hove BN3 6TN

BH2015 /03913

Householder Planning Consent

17 February 2016



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2015/03913	<u>Ward:</u>	HOVE PARK
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	40 Tongdean Avenue Hove		
<u>Proposal:</u>	Remodelling of house incorporating erection of two storey extension to front, two storey extension to side and rear, alterations to roof, revised fenestration and other associated works.		
<u>Officer:</u>	Emily Stanbridge Tel 292359	<u>Valid Date:</u>	27/10/2015
<u>Con Area:</u>	Tongdean Area	<u>Expiry Date:</u>	22 December 2015
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Mr Andrew Borley, 44 New Road Shoreham-by-Sea BN43 6RA		
<u>Applicant:</u>	Mrs Leonie Achurch, 40 Tongdean Avenue Hove BN3 6TN		

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 comprises a detached dwellinghouse on the south-western side of Tongdean Avenue. The building incorporates a two-storey gable with an abutting hipped roof, containing front, side and rear dormers, which extends to ground floor eaves level.
- 2.2 Tongdean Avenue is characterised by dwelling houses of varying design, form and detailing set within large plots. The site forms part of the Tongdean Conservation Area. The Tongdean conservation area character statement prescribes the most common style of properties as having Tudorbethan or vernacular revival in brick, tile and half timbering. In addition to notable common architectural features which include pitched roofs, chimneys and gables.

3 RELEVANT HISTORY

- 3.1 **BH2015/01838:** Non material amendment to BH2012/03574 to small increase in size of proposed south-easterly extension to increase room sizes and improve facilities. Change to proposed materials to extensions from brick and render to timber. Refused October 2015.

- 3.2 **BH2012/03574:** Remodelling of house incorporating erection of single storey extension to front, two storey extension to side and rear, alterations to roof, revised fenestration and other associated works. Approved January 2013.
- 3.3 **BH2009/00838:** Erection of 3 storey residential dwelling on land between 36 & 40 Tongdean Avenue. Refused 18/08/2009 (and subsequently dismissed on appeal 27/05/2010).
- 3.4 **BH2007/02469:** Ground & first floor rear extensions & car port to front. Approved 20/09/2007. The time limit for implementation of this approval was extended by three years on 08/07/2010, ref: **BH2010/01481** (*this permission has not been commenced*).
- 3.5 **BH1998/01949/FP:** Extension incorporating family room, bedrooms, double garage and conservatory. Approved 18/08/1999 (*this permission was not implemented*).

4 THE APPLICATION

4.1 The application seeks planning permission for the remodelling of the existing house incorporating the erection of a two storey extension to the front bay, a two storey extension to the side and rear, a single storey rear extension, alterations to the roof, revised fenestration and other associated works.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Five (5)** letters of representation have been received from **1 The Conifers, 36, 46, 51 and 53 Tongdean Avenue** objecting the application for the following reasons:
- Additional bulk and massing
 - Overlooking to the rear
 - Loss of garage and increase of on-street parking
 - Excessive footprint proposed
 - This application follows a number of previous applications which have sought to extend the property
- 5.2 **Arboriculture:** No objection subject to condition. There are 4 trees on this site covered by the TPO (9/2009) which should not be directly affected by the proposed construction. Suitable conditions should therefore be attached to any consent granted. One Leyland Cypress, not covered by the TPO on the Northern boundary will require removal. This is at the rear of the dwelling towards the kitchen extension but is of limited amenity value and for which there is no objection from the arboricultural section.
- 5.3 The proposals outlined in this application represent a considerable increase in the size of the existing dwelling. The proposals appear to be well thought out and should have little direct impact on the protected trees provided care is taken during construction.

5.4 Both front and rear garden areas are well stocked with an attractive mix of established trees and shrubs. There appears to be limited space on site for storage of materials and plant without threat or damage to these plants, it is therefore important that adequate site fencing and protection is put in place prior to commencement of any works. Clearly defined areas for working and storage of materials need to be identified outside of any tree rooting zones.

5.5 Internal: Heritage: No objection subject to condition. In general terms this application has similarities to the previously approved scheme BH2012/03574 and the heritage impact of this scheme is also considered acceptable. The size of the site allows for the enlargement of this property as proposed without any impression of over-crowding. The design is seen as acceptable and the retention of the existing materials and details on the existing building with matching detailing for the extension in this scheme is welcomed. There are no proposals to alter the landscaping at the front of the property and under these circumstances it is considered that the works will maintain the character of the conservation area. It is a concern that loss of mature shrubs and trees without TPO would detrimentally affect the character of the area and it is therefore requested that a condition be placed requiring the retention of soft landscaping in front of the property as existing and no increase to the amount of hard standing at the front of the site.

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) is a material consideration.

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:

QD1	Design- quality of design and design statements
QD2	Design- Key principles for neighbourhoods.
QD14	Extensions and alterations
QD15	Landscape design
QD16	Trees and hedgerows
QD27	Protection of Amenity
HE6	Development within or affecting the setting of conservation areas.

Supplementary Planning Documents:

SPD12	Design Guide for Extensions and Alterations
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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 impact of the proposed extensions and alterations upon the character and appearance of the existing property, street scene and wider conservation area. In addition any impacts to the amenities of neighbouring properties shall also be assessed.

8.2 Character and appearance

The Tongdean Conservation Area is characterised by large, detached houses set in generous grounds within a sylvan/wooded setting. The architecture is mixed in style but united by the soft landscaping within the individual sites and along boundaries. In this context the application site, and existing building, is smaller than many in the area but makes a positive contribution to the conservation area.

- 8.3 A two storey side extension is proposed to the south east of the site which would be set back from the front elevation and incorporate a barn hip roof form with two front dormers to match that existing to the front elevation. The size of the site allows for extension of the existing building without any impression of overcrowding or loss of visually important open space.
- 8.4 The proposed side extension provides a large quantity of accommodation, resulting in annex style accommodation, although no kitchen is provided. The internal layout of the property is however integrated so that this does not form a separate unit of accommodation. The resulting two storey appearance of the extensions proposed would not appear out of keeping with the existing dwelling or

with the area, which is characterised by a number of substantial dwellings of a mixed character.

- 8.5 In addition a single storey extension is proposed to the rear of the property, situated to the North West of the site towards No.42 Tongdean Avenue. The proposed extension is of modest proportions and does not cause significant harm to the character and appearance of the property.
- 8.6 The proposed design of the development retains the traditional appearance of the existing property whilst creating a modern approach to the rear, combining brickwork and cedar boarding. This approach is considered acceptable given that the two elevations would not be viewed together and the front maintains the existing character of the street scene. In addition the proposed extensions and alterations would not appear unduly prominent in views along Tongdean Avenue.
- 8.7 The proposed character and appearance of the property is supported by the heritage team who considered that the retention of the existing materials and detailing to the building with matching detailing to the front extension proposed forms an acceptable appearance.
- 8.8 **Impact on Amenity**
The proposed two storey side extension would be sited approximately 6m to the north of the shared boundary with No. 36 Tongdean Avenue. This separation distance and the orientation of both properties would prevent any harmful loss of light or overshadowing for the occupants of this neighbouring property, which comprises of a two-storey detached property which is set further back from Tongdean Avenue than the application site. The existing trees and shrubs to the shared boundary further obscure any potential views.
- 8.9 The proposed extension to the east of the site incorporates a balcony to the rear elevation. It is considered that a suitably worded condition be attached to this approval, requiring details of a 2m high privacy screen to the south-east elevation to prevent potentially harmful views into the adjoining property. Furthermore windows are proposed to the south eastern elevation which serve a bathroom, front bedroom and rear bedroom/living area. It is considered that a suitably worded condition be attached to this approval to ensure no further harm is caused to the amenities of No. 36 Tongdean Avenue.
- 8.10 The two storey elements of the scheme on the north side of the building are of a comparable depth to that of No. 42 Tongdean Avenue. The rear projection proposed is set just off the boundary however a distance of approximately 6m is retained between the two properties. This is sufficient to ensure no significant loss of light or outlook would occur result for the occupants of No.42. A single storey extension is also proposed to the rear of No.40 which projects to the rear beyond the rear elevation of No.42; however this would be largely screened by the existing boundary fencing. Whilst it is noted that the proposed extension increases in height to approximately 4m, given the change in land levels this is considered acceptable given the separation distance between the neighbouring properties. In addition there are no existing side windows to No.42 which would be impacted from the construction of the extension proposed.

- 8.11 There is some degree of mutual overlooking across the shared boundary with No.42. The addition of two Juliet balconies to the rear would not cause further harm to this arrangement and no external access is created. It is therefore considered that no further significant harm would be caused to the privacy of these neighbouring occupants.

Trees

- 8.12 The application site features extensive and well established planting which contributes positively to the character and appearance of the area and includes protected trees, ref: TPO (No. 9) 2009. The development would not impact upon protected trees and the existing frontage planting and boundary screening to the rear and side boundaries would be retained. Whilst the extension would result in the loss of a tree (Leyland Cypress) within the rear garden the specimen is not worthy of retention and does not make a strong contribution to the Conservation Area, as such there is no objection to its removal. A condition is recommended to secure further details of tree protection measures prior to the commencement of development.

Other matters

- 8.13 It noted that objections have been received regarding the loss of the pre-existing garage which is currently being used as a home office, as shown on the existing plans. These works do not form part of this application.
- 8.14 There is sufficient parking provision on site to the front of the property; the loss of the garage would not therefore have a negative impact upon the highway network.

9 CONCLUSION

- 9.1 The extensions and alterations proposed are considered to form suitable additions to the building that would not harm its appearance or that of the wider area, in accordance with policies QD14 and HE6 of the Brighton & Hove Local Plan and SPD12 guidance. Furthermore no significant harm is envisaged to the amenities of neighbouring properties and as such the proposed development is in accordance with Policy QD27 of the Brighton & Hove Local Plan.

10 EQUALITIES

- 10.1 None identified.

11 PLANNING OBLIGATION / CONDITIONS / INFORMATIVES

Regulatory Conditions:

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
- 2) The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

PLANNING COMMITTEE LIST – 17 FEBRUARY 2016

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

Plan Type	Reference	Version	Date Received
Location Plan	01	-	27.10.2015
Proposed site plan	02	-	27.10.2015
Proposed Ground Floor Plan	03	A	30.11.2015
Proposed first floor plan	04	A	30.11.2015
Proposed east elevation	05	-	27.10.2015
Proposed South elevation	06	A	30.11.2015
Proposed west elevation	07	A	30.11.2015
Proposed North Elevation	08	-	27.10.2015
Existing block plan	09	-	27.10.2015
Existing ground floor plan	10	-	27.10.2015
Existing first floor plan	11	-	27.10.2015
Existing elevations	12	-	27.10.2015
Existing elevations	13	-	27.10.2015
Existing roof plan	14	-	27.10.2015
Proposed roof plan	15	A	30.11.2015

3. No development above ground floor slab level of any part of the development hereby permitted shall take place until a sample of the Oak Boarding to be used in the construction of the external surfaces of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.
4. The Brickwork and tiles used in the extensions proposed shall match in material, colour, style, bonding and texture to 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.
5. No development above ground floor slab level of any part of the development hereby permitted shall take place until details of a 2 metre high privacy screen to the south-eastern elevation of the first floor balcony have been submitted to and approved in writing by the Local Planning Authority. The screen shall then be erected in accordance with the approved details prior to first being brought into use and retained as such thereafter.
Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.
6. No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority. The fences shall be erected in accordance with BS5837 (2012) and shall be

PLANNING COMMITTEE LIST – 17 FEBRUARY 2016

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: As this matter is fundamental to protecting the trees which are to be retained on the site during construction works 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. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.
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 QD16 and HE6 of the Brighton & Hove Local Plan.
8. No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Construction Specification/Method Statement for the development has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification/Method Statement.
Reason: As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.
9. All the first floor windows to the south-eastern (side) elevation hereby approved shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.
Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.
10. The first floor window to the north-west (side) elevation serving an en-suite shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.
Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.
11. Access to the flat roof over the single storey extension hereby approved to the western elevation 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.

12. No hard surfaces shall be constructed within the front curtilage of the of the dwellinghouse as provided for within Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) 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 visual amenities of the site and would result in the loss of existing landscaping and for this reason would wish to control any future development to comply with policies QD1, QD14, QD27 and HE6 of the Brighton & 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 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 extensions and alterations would not harm the appearance of the property, the wider area or the amenities of adjacent occupiers, in accordance with development plan policies.

PLANNING COMMITTEE	Agenda Item 144 Brighton & Hove City Council
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Information on upcoming Pre-application Presentations and Requests 2016

Date	Address	Ward	Proposal
16 February 2016	University of Sussex	Hollingdean and Stanmer	Request re: Life Science building
16 February 2016	Shelter Hall, 150-151 Kings Rd Arches & 65 Kings Rd (bottom of West St) & East Street Bastion, Grand Junction Rd	Regency	Demolition of former gym and construction of part 2, part 3 storey building for mixed commercial use (A1/A3) plus public toilets, substation and new seafront stairs. Erection of relocated seafront kiosk (A1/A3 use) to East Street Bastion

Previous presentations - 2015

Date	Address	Ward	Proposal
08 December 2015	251- 253 Preston Road, Brighton	Withdean	Demolition of non-original two storey link building. Erection of new three storey link building and conversion, extension and refurbishment works to existing buildings to facilitate creation of 22no apartments (C3). Erection of 6no single dwelling houses (C3) to rear of site to provide a total of 28no residential units, incorporating provision of new car parking, cycle parking and refuse stores, landscaping, planting and other associated works.
08 December 2015	Former Texaco Garage, Kingsway, Hove	Central Hove	Circa 50 flats set out over 7 storeys with basement car parking accessed off St Aubyns South, circa 400sqm retail floorspace on the ground floor with associated surface parking accessed off Kingsway.
17 th November 2015	University of Sussex	Hollingdean and Stanmer	Reserved matters application for approximately 2000 new student accommodation bedrooms.

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 King's House on the date given after scheduled site visits unless otherwise stated.

27 th October 2015	78 West Street & 7-8 Middle Street, Brighton	Regency	Demolition of vacant night club buildings and erection of mixed use building 5-7 storeys high plus basement comprising commercial A1/A3/A4 (retail/restaurant/bar) uses on ground floor & basement and C1 (hotel) use on upper floors with reception fronting Middle St.
4 th August 2015	121-123 Davigdor Road, Brighton	Goldsmid	Replacement of existing building with three-part stepped building comprising 48 residential flats and 153sqm of community floorspace.
23 rd June 2015	Land directly adjacent to American Express Community Stadium, Village Way, Falmer	Moulsecoomb & Bevendean	Erection of a 150 bedroom hotel.
23 rd June 2015	Former St. Aubyns School, High Street, Rottingdean	Rottingdean Coastal	Residential development of the site to provide 48 dwellings through refurbishment and conversion of Field House to provide 6no. apartments; refurbishment of 4no. existing curtilage listed cottages; demolition of remaining former school buildings and former headmaster's house; erection of 38 new dwellings and 62 bed care home; retention of sports pavilion and war memorial; provision and transfer of open space for public use; formation of accesses to Newlands Road and alterations to existing access off Steyning Road; provision of associated car parking and landscaping; alterations to flint wall.
2 nd June 2015	Land bound by Blackman Street Cheapside and Station Street, Brighton	St Peter's and North Laine	Proposed part nine, part seven storey building to provide office and student accommodation for Bellerby's College.
2 nd June 2015	Brighton College, Eastern Road, Brighton	Queens Park	Demolition of existing Sports and Science building fronting Sutherland Road and erection of new three storey Sports and Science building comprising swimming pool, Sports Hall, teaching rooms and rooftop running track and gardens.

10 th March 2015	106 Lewes Road, Brighton	St Peter's and North Laine	Eight storey block of student accommodation.
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PLANS LIST 17 February 2016**BRIGHTON & HOVE CITY COUNCIL LIST OF APPLICATIONS DETERMINED
BY THE HEAD OF PLANNING & PUBLIC PROTECTION
FOR EXECUTIVE DIRECTOR ENVIRONMENT, DEVELOPMENT & HOUSING
UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS
COMMITTEE DECISION****PATCHAM****BH2015/01905****20 Highview Avenue South Brighton**

Erection of single storey rear extension, front porch extension and installation of doors and balcony to first floor at rear.

Applicant: Mr Paul Glover

Officer: Mark Thomas 292336

Approved on 11/12/15 DELEGATED

BH2015/02843**109 Carden Avenue Brighton**

Formation of crossover incorporating alterations to front boundary wall.

Applicant: Miss Emily Bradbury

Officer: Justine Latemore 292138

Approved on 18/01/16 DELEGATED

BH2015/03111**Land to the rear of 114, 116 & 118 Carden Avenue Brighton**

Erection of 2no semi-detached houses to rear of existing building.

Applicant: Mrs Linda Ford

Officer: Wayne Nee 292132

Refused on 04/01/16 DELEGATED

BH2015/03135**2 Thornhill Avenue Brighton**

Creation of additional floor to create two storey dwelling, alterations to fenestration and associated works.

Applicant: Mr Kevin Colburn

Officer: Mark Thomas 292336

Refused on 17/12/15 DELEGATED

BH2015/03287**2 Glenfalls Avenue Brighton**

Erection of single storey side extension, installation of rear bi-fold doors and hip to gable roof extension with front rooflights and rear dormer.

Applicant: Mr Lloyd Rickson

Report from 10/12/2015 to 27/01/2016

Officer: Rebecca Fry 293773

Approved on 19/01/16 DELEGATED

BH2015/03308

42 Woodbourne Avenue Brighton

Alterations to front boundary to facilitate the creation of a hardstanding and crossover.

Applicant: Ms Heather Royce

Officer: Luke Austin 294495

Refused on 04/01/16 DELEGATED

BH2015/03454

1 Crowhurst Road Brighton

Display of internally illuminated LED totem sign, 2no non-illuminated banner signs, 2no internally illuminated and 2no non-illuminated canopy signs, 2no non-illuminated posters, 1no internally illuminated and 1no non-illuminated kiosk signs and 4no non-illuminated information directional signs.

Applicant: ASDA Stores Ltd

Officer: Justine Latemore 292138

Split Decision on 15/01/16 DELEGATED

BH2015/03583

41 Crabtree Avenue Brighton

Erection of single storey front/side extension.

Applicant: Mr Espen Svendsen

Officer: Justine Latemore 292138

Approved on 26/01/16 DELEGATED

BH2015/03730

Petrol Filling Station Mill Road Brighton

Display of internally illuminated fascia signs.

Applicant: Malthurst Retail Limited

Officer: Justine Latemore 292138

Approved on 21/12/15 DELEGATED

BH2015/03821

8 Highfield Crescent Brighton

Erection of single storey rear extension to lower ground floor.

Applicant: Mr Steve Morgan

Officer: Emily Stanbridge 292359

Refused on 16/12/15 DELEGATED

BH2015/03822

8 Highfield Crescent Brighton

Certificate of Lawfulness for proposed hip to gable roof extension and creation of rear dormer.

Applicant: Steve Morgan

Report from 10/12/2015 to 27/01/2016

Officer: Emily Stanbridge 292359

Approved on 17/12/15 DELEGATED

BH2015/04008

75 Graham Avenue Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.67m, and for which the height of the eaves would be 2.84m.

Applicant: Mr Shahin Ali

Officer: Emily Stanbridge 292359

Prior Approval is required and is refused on 15/12/15 DELEGATED

BH2015/04140

1 Mayfield Close Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.8m.

Applicant: Mr Stephen Clark

Officer: Allison Palmer 290493

Prior Approval is required and is refused on 24/12/15 DELEGATED

BH2015/04189

135 Surrenden Road Brighton

Demolition of existing conservatory and erection of extensions at ground and first floor levels to rear.

Applicant: Ms C Starkey

Officer: Laura Hamlyn 292205

Refused on 22/01/16 DELEGATED

BH2015/04203

31 Greenfield Crescent Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 2.3m, and for which the height of the eaves would be 1.7m.

Applicant: Mrs Sarah Adams

Officer: Allison Palmer 290493

Prior approval not required on 07/01/16 DELEGATED

BH2015/04207

20 Baranscraig Avenue Brighton

Erection of single storey rear extension.

Applicant: Mr Hart

Officer: Laura Hamlyn 292205

Approved on 14/01/16 DELEGATED

Report from 10/12/2015 to 27/01/2016

BH2015/04230**88 Overhill Drive Brighton**

Erection of a two storey side extension and roof alterations incorporating hip to barn end roof extension, rear dormer and rooflights to front and rear with associated alterations.

Applicant: Miss C Aston

Officer: Laura Hamlyn 292205

Refused on 14/01/16 DELEGATED

BH2015/04249**19-20 The Square Brighton**

Application for Approval of Details Reserved by Conditions 2, 5, 7 and 8 of application BH2013/02596

Applicant: Mr Richard Boyle

Officer: Nicola Hurley 292114

Refused on 18/01/16 DELEGATED

BH2015/04251**19-20 The Square Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2013/02595

Applicant: Mr Richard Boyle

Officer: Nicola Hurley 292114

Approved on 18/01/16 DELEGATED

BH2015/04280**140 Ladies Mile Road Brighton**

Erection of single storey side extension, conservatory and side porch, and alterations to existing front porch.

Applicant: Mrs Christina McKellar

Officer: Laura Hamlyn 292205

Approved on 14/01/16 DELEGATED

BH2015/04434**28 Sanyhills Avenue Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 2.471m, and for which the height of the eaves would be 2.14m.

Applicant: Benjamin Djamaluddin

Officer: Charlotte Bush 292193

Prior approval not required on 18/01/16 DELEGATED

PRESTON PARK**BH2015/02287**

Report from 10/12/2015 to 27/01/2016

151 Preston Drove Brighton

Replacement of ground floor bay windows to front with timber double glazed units and replacement of front door. (Part retrospective).

Applicant: Mr Chris Walters

Officer: Charlotte Bush 292193

Approved on 12/01/16 DELEGATED

BH2015/02842**172 Balfour Road Brighton**

Erection of raised timber structure in rear garden. (Part retrospective)

Applicant: Mr Philip Peirce

Officer: Clare Flowers 290443

Refused on 19/01/16 DELEGATED

BH2015/03137**1 Highcroft Villas Brighton**

Demolition of existing side and front extensions and rear conservatory and erection of part one part two storey side extension and single storey rear extensions with conversion of garage to habitable space and associated alterations.

Applicant: Mr Tom Powers

Officer: Luke Austin 294495

Refused on 25/01/16 DELEGATED

BH2015/03357**123 Lowther Road Brighton**

Conversion of existing garage into habitable living space with rear dormer and other associated alterations.

Applicant: Mr Taylor

Officer: Mark Thomas 292336

Refused on 23/12/15 DELEGATED

BH2015/03441**Ground Floor Flat 9 Ditchling Rise Brighton**

Excavation at basement level with creation of lightwells to front, insertion of window and hinged security grille.

Applicant: Ms Suzanna King

Officer: Luke Austin 294495

Approved on 06/01/16 DELEGATED

BH2015/03477**50 Old Shoreham Road Brighton**

Roof alterations including rear dormer and rooflights to front and rear elevations. Installation and new front door to replace existing and associated external alterations.

Applicant: Mr Rob Beer

Officer: Mark Thomas 292336

Refused on 20/01/16 DELEGATED

Report from 10/12/2015 to 27/01/2016

BH2015/03577**94 Preston Drove Brighton**

Application for Approval of Details Reserved by Condition 6 of application
BH2015/00247

Applicant: Waremoss Ltd

Officer: Jonathan Puplett 292525

Approved on 26/01/16 DELEGATED

BH2015/03675**68 Sandgate Road Brighton**

Erection of second floor rear extension.

Applicant: Bayleaf Homes

Officer: Laura Hamlyn 292205

Refused on 19/01/16 DELEGATED

BH2015/03798**175 Ditchling Road Brighton**

Erection of single storey rear/side extension and installation of three panel sliding windows to rear.

Applicant: Mr Vishal Patel

Officer: Laura Hamlyn 292205

Approved on 22/12/15 DELEGATED

BH2015/03851**39B Port Hall Place Brighton**

Replacement entrance door and UPVC double glazed windows to side elevation.

Applicant: Miss Susan Roberts

Officer: Luke Austin 294495

Approved on 23/12/15 DELEGATED

BH2015/03893**24 Southdown Avenue Brighton**

Installation of rooflights to front elevation and dormer and rooflight to rear elevation.

Applicant: Mr Steve Hearsum

Officer: Laura Hamlyn 292205

Approved on 27/01/16 DELEGATED

BH2015/03895**24 Southdown Avenue Brighton**

Erection of single storey rear infill extension with pitched roof.

Applicant: Mr S Hearsum

Officer: Laura Hamlyn 292205

Approved on 27/01/16 DELEGATED

BH2015/03938**56 Rugby Road Brighton**

Installation of 2no rooflights to front roof slope.

Report from 10/12/2015 to 27/01/2016

Applicant: Ms Lucy Downey
Officer: Emily Stanbridge 292359
Approved on 16/12/15 DELEGATED

BH2015/04006

1 Kings Parade Ditchling Road Brighton
Display of non-illuminated ATM signs.

Applicant: HSBC CRE
Officer: Justine Latemore 292138
Approved on 13/01/16 DELEGATED

BH2015/04007

1 Kings Parade Ditchling Road Brighton
Installation of two ATM machines to replace existing.

Applicant: HSBC CRE
Officer: Justine Latemore 292138
Approved on 13/01/16 DELEGATED

BH2015/04072

6 Campbell Road Brighton
Roof alterations incorporating rooflights to front and rear.

Applicant: Mr & Mrs Delgado
Officer: Chris Swain 292178
Approved on 22/01/16 DELEGATED

BH2015/04254

85 Waldegrave Road Brighton
Insertion of rooflight to front elevation.

Applicant: Mrs Sandra Thompson
Officer: Laura Hamlyn 292205
Approved on 12/01/16 DELEGATED

BH2015/04298

151 Havelock Road Brighton
Erection of rear extensions at ground and first floor levels.

Applicant: Mr Justin Gourlay
Officer: Laura Hamlyn 292205
Approved on 26/01/16 DELEGATED

BH2015/04421**24 Hythe Road Brighton**

Application for Approval of Details Reserved BH2015/04421 Conditions 13(i)a, 13(i)b and 13(i)c of application BH2014/02826.

Applicant: Mr Gary Brookes
Officer: Adrian Smith 290478
Split Decision on 13/01/16 DELEGATED

BH2015/04436**28 Ashford Road Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 3.15m, and for which the height of the eaves would be 2.95m.

Applicant: Brighton Builders Ltd

Officer: Allison Palmer 290493

Prior approval not required on 18/01/16 DELEGATED

BH2015/04598**94 Preston Drove Brighton**

Application for Approval of Details Reserved by Condition 7 of application BH2015/00247.

Applicant: Chotai Partnership

Officer: Jonathan Puplett 292525

Approved on 26/01/16 DELEGATED

REGENCY**BH2015/02119****15 Windlesham Road Brighton**

Extension to existing rear terrace with balustrade, steps to garden and installation of rooflight.

Applicant: Mr Leo Horsfield

Officer: Sue Dubberley 293817

Approved on 06/01/16 DELEGATED

BH2015/02170**72-73 Western Road Brighton**

Change of use from mixed use cafe/cookery school (Sui Generis) to retail (A1) or financial and professional services (A2) or cafe/restaurant (A3).

Applicant: Recipease Ltd

Officer: Chris Swain 292178

Approved on 04/01/16 DELEGATED

BH2015/02246**7 Norfolk Terrace Brighton**

Removal of existing fire escape to rear elevation, retaining existing platforms at first, second and third floor levels with associated alterations.

Applicant: 7 Norfolk Terrace Residents Co Ltd

Officer: Joanne Doyle 292198

Approved on 12/01/16 DELEGATED

BH2015/02247**7 Norfolk Terrace Brighton**

Removal of existing fire escape to rear elevation, retaining existing platforms at first, second and third floor levels with associated alterations.

Applicant: 7 Norfolk Terrace Residents Co Ltd

Report from 10/12/2015 to 27/01/2016

Officer: Joanne Doyle 292198

Approved on 22/01/16 DELEGATED

BH2015/02461

Land at and adjacent to West Pier and 62-73 Kings Road Arches Kings Road Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2014/04167.

Applicant: Marks Barfield Architects

Officer: Maria Seale 292175

Approved on 23/12/15 DELEGATED

BH2015/02676

13 Vernon Terrace Brighton

Replacement of existing timber windows and doors with UPVC to rear elevation.

Applicant: MTM Units Ltd

Officer: Chris Swain 292178

Refused on 19/01/16 DELEGATED

BH2015/02687

109a-110 Western Road Brighton

Alterations to existing shopfront including removal of existing entrance and roller shutter.

Applicant: Arun Estate Agencies Ltd

Officer: Joanne Doyle 292198

Approved on 27/01/16 DELEGATED

BH2015/02700

135 Western Road Brighton

Non material amendment to BH2013/02437 for reduction in height of upper storey extension with alterations to windows at rear elevation, erection of new ground floor single storey rear infill extension with revised communal area arrangements, installation of additional automatic opening vent rooflight for fire safety, new roof arrangement to central link area, alterations to window arrangement to inner south elevation and minor alterations to Western Road street elevation.

Applicant: Kempston Leisure Ltd

Officer: Mark Thomas 292336

Refused on 04/01/16 DELEGATED

BH2015/02845

12 Montpelier Crescent Brighton

Application for approval of details reserved by condition 3 of application BH2014/02067.

Applicant: Mr & Mrs Michael & Mary D'Arcy

Officer: Tim Jefferies 293152

Approved on 04/01/16 DELEGATED

Report from 10/12/2015 to 27/01/2016

BH2015/03037**Basement Flat 58 Montpelier Road Brighton**

Removal of rear fire escape and installation of glass roof over existing rear courtyard with damp-proofing works to existing alcoves (Amended description).

Applicant: Ms Jane Bentley

Officer: Tim Jefferies 293152

Approved on 17/12/15 DELEGATED

BH2015/03230**195 Western Road Brighton & Hove City Council**

Display of internally illuminated and non-illuminated fascia signs, internally illuminated projecting signs and non-illuminated information signs.

Applicant: Marks & Spencer

Officer: Laura Hamlyn 292205

Approved on 19/01/16 DELEGATED

BH2015/03291**11 Cranbourne Street Brighton**

Installation of corten steel cladding and replacement of existing external lamps to ground floor elevation.

Applicant: The Laine Pub Company

Officer: Ryan OSullivan 290480

Approved on 19/01/16 DELEGATED

BH2015/03348**74 East Street Brighton**

Erection of metal railings to south of public house. (Retrospective).

Applicant: The Laine Pub Company

Officer: Justine Latemore 292138

Refused on 21/12/15 DELEGATED

BH2015/03365**2A Clarence Square Brighton**

Erection of single storey rear extension.

Applicant: A M Taheri-Kadkhoda & A Abrahams

Officer: Laura Hamlyn 292205

Approved on 07/01/16 DELEGATED

BH2015/03429**Clarendon Mansions 80 East Street Brighton**

External installation of 3no air conditioning units, 2no chiller and freezer condenser units and other associated alterations.

Applicant: Saxby Limited

Officer: Chris Swain 292178

Refused on 23/12/15 DELEGATED

BH2015/03430**Clarendon Mansions 80 East Street Brighton**

Installation of 3no. air conditioning units, 2no. chiller and freezer condenser units

Report from 10/12/2015 to 27/01/2016

and other associated alterations.

Applicant: Saxby Limited

Officer: Chris Swain 292178

Refused on 23/12/15 DELEGATED

BH2015/03462

33 Oriental Place Brighton

Erection of mansard roof to create additional floor and internal and external repair works.

Applicant: 01 Hostels Ltd

Officer: Clare Simpson 292321

Refused on 22/01/16 DELEGATED

BH2015/03463

33 Oriental Place Brighton

Erection of mansard roof to create additional floor with associated internal alterations to ground, first and third floors and internal and external repair works.

Applicant: 01 Hostels Ltd

Officer: Clare Simpson 292321

Refused on 22/01/16 DELEGATED

BH2015/03633

2 Victoria Street Brighton

Change of use from furniture restoration (B1) to mixed use retail/workshop (A1/B1). (Retrospective).

Applicant: Four Candles Shop

Officer: Robin Hodgetts 292366

Approved on 27/01/16 DELEGATED

BH2015/03790

29 Dean Street Brighton

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

Applicant: Mr Anthony Lane

Officer: Justine Latemore 292138

Approved on 05/01/16 DELEGATED

BH2015/03848

36 Montpelier Road Brighton

Internal alterations to layout at upper ground floor level and alterations to front steps to basement.

Applicant: Paxform Properties

Officer: Tim Jefferies 293152

Approved on 16/12/15 DELEGATED

BH2015/03860

1A Sillwood Mansions 9 Sillwood Place Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2014/04224.

Applicant: Miss Sophia Hicks

Report from 10/12/2015 to 27/01/2016

Officer: Chris Swain 292178

Approved on 20/01/16 DELEGATED

BH2015/03873

13A-14 Stone Street & 19A Castle Street Brighton

Application for Approval of Details Reserved by Conditions 12, 15, 16, 17, 19 and 21 of application BH2013/02798 (allowed on appeal).

Applicant: Mr Dean Golding

Officer: Kate Brocklebank 292454

Split Decision on 08/01/16 DELEGATED

BH2015/03896

6 Montpelier Villas Brighton

Internal damp proofing and wall insulation works to basement.

Applicant: Diocese of Chichester

Officer: Tim Jefferies 293152

Approved on 24/12/15 DELEGATED

BH2015/03967

Royal York Buildings 41-42 Old Steine Brighton

Application for Approval of Details Reserved by Condition 4 of Application BH2014/03051.

Applicant: Cardoe Martin Burr Ltd

Officer: Liz Arnold 291709

Refused on 23/12/15 DELEGATED

BH2015/03996

Sillwood Mansions 9 Sillwood Place Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2014/04225

Applicant: Miss Sophia Hicks

Officer: Chris Swain 292178

Approved on 20/01/16 DELEGATED

BH2015/04026

34 Montpelier Street Brighton

Installation of rooflights to rear.

Applicant: Mr Anil Seth

Officer: Joanne Doyle 292198

Approved on 27/01/16 DELEGATED

BH2015/04052

Flat H 10 Sillwood Place Brighton

Replacement of existing rear window and doors with timber window and doors, installation of boiler flue and storage box to roof terrace (Part Retrospective).

Report from 10/12/2015 to 27/01/2016

Applicant: Mr Peter Milton
Officer: Emily Stanbridge 292359
Approved on 19/01/16 DELEGATED

BH2015/04054**Flat H 10 Sillwood Place Brighton**

Replacement of existing rear window and doors with timber windows and doors, installation of boiler flue and storage box to roof terrace (Part Retrospective).

Applicant: Mr Peter Milton
Officer: Emily Stanbridge 292359
Approved on 19/01/16 DELEGATED

BH2015/04105**Lace House 39-40 Old Steine Brighton**

Prior approval for change of use from offices (B1) to residential (C3) to create 8no one bedroom flats and 1no two bedroom flat.

Applicant: Mr Adam Lacey
Officer: Wayne Nee 292132
Prior Approval is required and is approved on 11/01/16 DELEGATED

BH2015/04137**49 West Street Brighton**

Application for Approval of Details Reserved by Condition 7, 8, 9 and 10 of application BH2015/01438.

Applicant: Mr Essy Sharanizadeh
Officer: Joanne Doyle 292198
Split Decision on 12/01/16 DELEGATED

BH2015/04497**6A Stone Street & 13A Castle Street Brighton**

Application for Approval of Details Reserved by Conditions 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of application BH2014/02881.

Applicant: AKM (Sussex) LLP
Officer: Mark Thomas 292336
Split Decision on 26/01/16 DELEGATED

ST. PETER'S & NORTH LAINE**BH2015/01615****27-33 Ditchling Road Brighton**

Application for approval of details reserved by condition 13 of application BH2014/01431.

Applicant: Zise Ltd
Officer: Jonathan Puplett 292525
Approved on 26/01/16 DELEGATED

BH2015/01783**106 Lewes Road Brighton**

Demolition of existing public house (A4) (retrospective) and construction of a new part 5no part 3no storey student accommodation building (sui generis), comprising 44no rooms, plant room, communal areas, cycle parking, refuse facilities, landscaping and other associated works.

Applicant: McLaren (106 Lewes Road) Ltd

Officer: Mick Anson 292354

Approved after Section 106 signed on 20/01/16 Committee

BH2015/02156**Sainsburys 27 New England Street Brighton**

Application for variation of condition 15 of application BH2001/01811/OA to allow an additional 2 (maximum) deliveries on Sundays and bank holidays

Applicant: Sainsburys Supermarkets Ltd

Officer: Sonia Gillam 292265

Approved on 14/12/15 DELEGATED

BH2015/02260**19 Alexandra Villas Brighton**

Enclosure and alterations to existing front entrance, installation of bi-folding doors to basement, alterations to fenestration and other associated works.

Applicant: Pebble House Limited

Officer: Wayne Nee 292132

Approved on 05/01/16 DELEGATED

BH2015/02554**16 Kew Street Brighton**

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2013/02791.

Applicant: Uncle Sams Hamburger Express

Officer: Jonathan Puplett 292525

Approved on 26/01/16 DELEGATED

BH2015/02698**48 London Road Brighton**

Erection of first floor rear extension.

Applicant: Starlow Management Ltd

Officer: Chris Swain 292178

Approved on 27/01/16 DELEGATED

BH2015/02752**30 Portland Street Brighton**

Installation of replacement steel and glass main entrance and exit doors.

Applicant: Taylor Wimpey

Officer: Wayne Nee 292132

Approved on 21/01/16 DELEGATED

Report from 10/12/2015 to 27/01/2016

BH2015/02849**23 Surrey Street Brighton**

Conversion of ground floor retail unit (A1) to 1no one bedroom flat (C3).

Applicant: Mr Alex Kordek

Officer: Chris Swain 292178

Refused on 22/01/16 DELEGATED

BH2015/02916**23 and 24-25 Vine Street Brighton**

Application for approval of details reserved by conditions 9, 10 and 12 of application BH2015/00609.

Applicant: Wilson Properties

Officer: Nicola Hurley 292114

Approved on 25/01/16 DELEGATED

BH2015/03089**56A Roundhill Crescent & Part of 53 Upper Lewes Road Brighton**

Demolition of shed and erection of detached outbuilding.

Applicant: Mr William Keen

Officer: Emily Stanbridge 292359

Approved on 10/12/15 DELEGATED

BH2015/03142**6 Lewes Road Brighton**

Conversion of rear of basement from retail (A1) to 1no self-contained studio flat (C3) with associated alterations to rear.

Applicant: Mr & Mrs Raman

Officer: Wayne Nee 292132

Refused on 26/01/16 DELEGATED

BH2015/03157**34-35 Trafalgar Street Brighton**

Installation of replacement windows, and replacement shopfronts including bi-folding windows.

Applicant: Harveys Brewery

Officer: Luke Austin 294495

Approved on 17/12/15 DELEGATED

BH2015/03236**Land at 27-31 Church Street Brighton**

Application for removal of conditions 17 & 18 of BH2011/02401 Approved on appeal (Erection of mixed use development comprising 9no residential dwellings, retail and offices incorporating basement level parking and associated landscaping). Condition 17 required details of accreditation under the Code for Sustainable homes, a report that the development will achieve a Code Level 3 for all residential units and that the units will not be occupied until this has been

Report from 10/12/2015 to 27/01/2016

confirmed and Condition 18 required that details of a Green Lease Agreement agreed between landlord and tenants be submitted and approved by the local planning authority.

Applicant: Brockhampton Land Co Ltd

Officer: Jonathan Puplett 292525

Approved on 25/01/16 DELEGATED

BH2015/03250

31-33 Bath Street Brighton

Application for Approval of Details Reserved by Conditions 22, 25 and 27 of application BH2014/01942.

Applicant: Natterjack Construction Ltd

Officer: Wayne Nee 292132

Split Decision on 21/01/16 DELEGATED

BH2015/03293

10 Gloucester Mews 113-120 Gloucester Road Brighton

Insertion of 3no rooflights and extension of flues.

Applicant: Mr Thomas Schweizer

Officer: Justine Latemore 292138

Approved on 04/01/16 DELEGATED

BH2015/03311

11 Bond Street Brighton

Display of external downlighters to existing fascia sign.

Applicant: Mr Kiren Patel

Officer: Justine Latemore 292138

Refused on 20/01/16 DELEGATED

BH2015/03350

12 Cheltenham Place Brighton

Replacement of existing front door.

Applicant: Ms Sarah Johnston

Officer: Ryan OSullivan 290480

Approved on 17/12/15 DELEGATED

BH2015/03372

1 Terminus Road Brighton

Alterations to existing shopfront including installation of folding windows.

Applicant: Mr Omid Taabodi

Officer: Ryan OSullivan 290480

Refused on 27/01/16 DELEGATED

BH2015/03396

38 Clifton Street Brighton

Erection of a single storey rear extension with associated alterations. Installation of railings and gate to front boundary.

Applicant: Mrs Mary Jackets

Officer: Justine Latemore 292138

Report from 10/12/2015 to 27/01/2016

Approved on 05/01/16 DELEGATED**BH2015/03397****Land at 27-31 Church Street Brighton**

Application for Approval of Details Reserved by Conditions 4, 19 and 20 of application BH2011/02401 (allowed on appeal).

Applicant: Brockhampton Land Co Ltd

Officer: Wayne Nee 292132

Approved on 19/01/16 DELEGATED**BH2015/03407****10 St Georges Place Brighton**

Part change of use of rear of ground floor shop (A1) with associated erection of rear extension to form 1no two bed self-contained flat (C3). Internal alterations to facilitate reconfiguration of the existing residential accommodation on the upper three floors, including removal of the mezzanine floor, to form 3no one bed self-contained flats (C3). External alterations including new shop front, revised fenestration, installation of new steps and replacement glass balustrading to existing roof terrace and internal secure cycle storage.

Applicant: Mr John Healey

Officer: Mark Thomas 292336

Refused on 27/01/16 DELEGATED**BH2015/03408****10 St Georges Place Brighton**

Part change of use of rear of ground floor shop (A1) with associated erection of rear extension to form 1no two bed self-contained flat (C3). Internal alterations to facilitate reconfiguration of the existing residential accommodation on the upper three floors, including removal of the mezzanine floor, to form 3no one bed self-contained flats (C3). External alterations including new shop front, revised fenestration, installation of new steps and replacement glass balustrading to existing roof terrace and internal secure cycle storage.

Applicant: Mr John Healey

Officer: Mark Thomas 292336

Approved on 27/01/16 DELEGATED**BH2015/03410****1 Guildford Road Brighton**

Replacement of existing UPVC windows with timber sliding sash windows.

Applicant: Hermione Huxley

Officer: Ryan OSullivan 290480

Refused on 04/01/16 DELEGATED**BH2015/03649****47 Warleigh Road Brighton**

Replacement of existing timber framed single glazed windows with UPVC double glazed windows to front of property.

Report from 10/12/2015 to 27/01/2016

Applicant: Tara Lacey
Officer: Justine Latemore 292138
Refused on 14/01/16 DELEGATED

BH2015/03753
3 Crescent Road Brighton
Insertion of rooflight to front elevation.

Applicant: Ms Marina Burton
Officer: Ryan OSullivan 290480
Approved on 27/01/16 DELEGATED

BH2015/03785
Flat 3 1A Round Hill Road Brighton
Installation of front and rear rooflights.

Applicant: Ms Claudia Molitor
Officer: Luke Austin 294495
Approved on 12/01/16 DELEGATED

BH2015/03813
The Royal Pavilion Shop 4-5 Pavilion Buildings Brighton
Installation of commemorative plaque to front elevation.

Applicant: Brighton & Hove Commemorative Plaque Panel
Officer: Tim Jefferies 293152
Approved on 08/01/16 DELEGATED

BH2015/03824
52 Kensington Place Brighton
Erection of part single, part two storey rear extension.

Applicant: Mr Nick Juba
Officer: Justine Latemore 292138
Refused on 22/01/16 DELEGATED

BH2015/03825
52 Kensington Place Brighton
Erection of a part single, part two storey rear extension.

Applicant: Mr Nick Juba
Officer: Justine Latemore 292138
Refused on 22/01/16 DELEGATED

BH2015/03850
24 Buckingham Street Brighton
Conversion of existing dwelling into 1no two bedroom maisonette and 1no one bedroom flat (C3).

Applicant: Mr Jim Cheek
Officer: Adrian Smith 290478
Approved on 20/01/16 DELEGATED

BH2015/03866**6 Bond Street Brighton**

Display of non-illuminated fascia and hanging signs.

Applicant: Mr Max Karie**Officer:** Ryan OSullivan 290480**Approved on 12/01/16 DELEGATED****BH2015/03908****6 Derwent Court 16 Dyke Road Brighton**

Replacement of 1no existing timber single glazed window with white UPVC double glazed window.

Applicant: Mr & Ms Barnett**Officer:** Allison Palmer 290493**Approved on 16/12/15 DELEGATED****BH2015/03966****60 & Part of 58 & 62 Shaftesbury Road Brighton**

Excavation of rear garden and erection of new side boundary walls and rear retaining wall.

Applicant: Mr John Burns**Officer:** Emily Stanbridge 292359**Approved on 20/01/16 DELEGATED****BH2015/03978****The Colonnades 160-161 North Street & 1-4 New Road Brighton**

Internal alterations to layout of ground floor and basement and refurbishment works.

Applicant: Wahaca**Officer:** Tim Jefferies 293152**Approved on 29/12/15 DELEGATED****BH2015/03981****9 Round Hill Street Brighton**

Creation of 2no dormer windows and alteration to fenestration to rear.

Applicant: Mr J Murphy**Officer:** Justine Latemore 292138**Refused on 26/01/16 DELEGATED****BH2015/04071****49-50 Providence Place & 3 & 4 Ann Street Brighton**

Application for Approval of Details Reserved by Condition 21 of application BH2013/02511.

Applicant: CLA Urban Development**Officer:** Adrian Smith 290478**Approved on 05/01/16 DELEGATED****BH2015/04097**

Report from 10/12/2015 to 27/01/2016

20 Foundry Street Brighton

Application for Approval of Details Reserved by Condition 3 of application
BH2015/01543

Applicant: Mr David Antram

Officer: Clare Flowers 290443

Approved on 15/01/16 DELEGATED

BH2015/04141**125 Queens Road Brighton**

Display of internally illuminated fascia sign and projecting sign.

Applicant: Jessops

Officer: Justine Latemore 292138

Refused on 25/01/16 DELEGATED

BH2015/04161**Garden Flat 32 Prestonville Road Brighton**

Erection of a single storey rear extension.

Applicant: Mr Chris Pearce

Officer: Emily Stanbridge 292359

Approved on 13/01/16 DELEGATED

BH2015/04167**18 Terminus Road Brighton**

Replacement of existing windows with timber double glazed windows to front elevation.

Applicant: Mr Cliff Barnes & Ms Debora Parr

Officer: Emily Stanbridge 292359

Approved on 11/01/16 DELEGATED

BH2015/04233**58-62 Lewes Road Brighton**

Non Material Amendment to BH2015/01689 to the introduction of fascias on the front and side elevations to allow for future advertisement display. Introduction of an alarm box, emergency sign and gas pipe on the side elevation.

Applicant: Papa Johns (GB) Ltd

Officer: Nicola Hurley 292114

Refused on 22/12/15 DELEGATED

BH2015/04287**Block K Cityview 103 Stroudley Road Brighton**

Display of internally illuminated fascia signs.

Applicant: McAleer & Rushe

Officer: Maria Seale 292175

Approved on 25/01/16 DELEGATED

BH2015/04308**14 Lorne Road Brighton**

Report from 10/12/2015 to 27/01/2016

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.4m, for which the maximum height would be 3.45m, and for which the height of the eaves would be 2.3m.

Applicant: Mr Chris Layzell

Officer: Allison Palmer 290493

Prior Approval is required and is refused on 07/01/16 DELEGATED

BH2015/04350**Basement Flat 61A Buckingham Road Brighton**

Replacement of window with UPVC French doors, replacement of window and door with UPVC window and door and installation of new window to rear elevation.

Applicant: Louise Begley

Officer: Emily Stanbridge 292359

Approved on 12/01/16 DELEGATED

BH2015/04386**Block K Cityview 103 Stroudley Road Brighton**

Application for Approval of Details Reserved by Condition 3i of application BH2008/01148

Applicant: McAleer & Rushe Ltd

Officer: Maria Seale 292175

Approved on 25/01/16 DELEGATED

BH2015/04517**6 Wakefield Road Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2014/03102

Applicant: Andrew Bennett

Officer: Mark Thomas 292336

Approved on 26/01/16 DELEGATED

WITHDEAN**BH2015/02463****50 Valley Drive Brighton**

Erection of two storey rear extension.

Applicant: Nick Knight

Officer: Helen Hobbs 293335

Refused on 16/12/15 DELEGATED

BH2015/03336**38 Varndean Gardens Brighton**

Remodelling of dwelling incorporating erection of single storey rear extension,

Report from 10/12/2015 to 27/01/2016

creation of additional storey and associated alterations.

Applicant: Mr & Mrs Bovington

Officer: Luke Austin 294495

Refused on 11/01/16 DELEGATED

BH2015/03338

To the north of 4 The Parade Valley Drive Brighton

Erection of two storey building comprising of commercial unit (A1/A2/B1) at ground floor and 1no two bedroom flat above.

Applicant: Woodhart Carpentry Ltd

Officer: Sonia Gillam 292265

Refused on 15/01/16 DELEGATED

BH2015/03355

Rear of 35 Clermont Terrace Brighton

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2014/03564

Applicant: Leslie Ironside

Officer: Sue Dubberley 293817

Approved on 19/01/16 DELEGATED

BH2015/03401

225 Preston Road Brighton

Application for Approval of Details Reserved by Conditions 4 and 6 of application BH2014/04186.

Applicant: First Center Ltd

Officer: Sonia Gillam 292265

Split Decision on 23/12/15 DELEGATED

BH2015/03523

54A Highcroft Villas Brighton

Replacement of existing windows and doors.

Applicant: Mr Cole

Officer: Laura Hamlyn 292205

Approved on 08/01/16 DELEGATED

BH2015/03628

42 Withdean Crescent Brighton

Erection of part one part two storey side and rear extension.

Applicant: Mr P Mottram

Officer: Joanne Doyle 292198

Refused on 12/01/16 DELEGATED

BH2015/03679

3 Wayland Avenue Brighton

Alterations to roof including raised ridge height, roof extensions, Juliet balcony to

Report from 10/12/2015 to 27/01/2016

rear and rooflights to side and rear. Erection of single storey front extension, alterations to fenestration and associated works.

Applicant: Mr Malcolm & Mrs Sharon Leeming

Officer: Clare Flowers 290443

Refused on 11/12/15 DELEGATED

BH2015/03701

75 Green Ridge Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs Wadsworth

Officer: Allison Palmer 290493

Approved on 17/12/15 DELEGATED

BH2015/03707

20 Gableson Avenue Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2014/02337.

Applicant: Mrs Ava Child

Officer: Joanne Doyle 292198

Approved on 15/12/15 DELEGATED

BH2015/03731

9 Hazeldene Meads Brighton

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

Applicant: Mr Hedayati

Officer: Laura Hamlyn 292205

Approved on 10/12/15 DELEGATED

BH2015/03815

105 Tivoli Crescent North Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2014/03419

Applicant: Channel Site Services

Officer: Mark Thomas 292336

Refused on 15/01/16 DELEGATED

BH2015/03830

Flat 2 19 Compton Road Brighton

Installation of rear dormer.

Applicant: Ms Suzanne Farrell

Officer: Justine Latemore 292138

Refused on 20/01/16 DELEGATED

BH2015/03832

13 Withdean Crescent Brighton

Erection of single storey rear extension.

Report from 10/12/2015 to 27/01/2016

Applicant: Ms Catherine Michell
Officer: Laura Hamlyn 292205
Approved on 22/12/15 DELEGATED

BH2015/03943**13 Withdean Crescent Brighton**

Certificate of Lawfulness for proposed single storey rear extension and extended raised patio.

Applicant: Mrs Catherine Michell
Officer: Laura Hamlyn 292205
Refused on 21/01/16 DELEGATED

BH2015/03949**36 Millcroft Brighton**

Demolition of existing conservatory and erection of replacement conservatory to rear.

Applicant: Mr & Mrs Olausson
Officer: Justine Latemore 292138
Approved on 23/12/15 DELEGATED

BH2015/03976**95 Green Ridge Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 2.6m, and for which the height of the eaves would be 2.6m.

Applicant: Steffan & Diana Hollingsworth
Officer: Allison Palmer 290493
Prior Approval is required and is refused on 23/12/15 DELEGATED

BH2015/03982**284 Dyke Road Brighton**

Non Material Amendment to BH2013/03772 to rebuild the garage incorporating the boundary wall due to derelict existing boundary walls and existing garage.

Applicant: Mr Roman Lelic
Officer: Nicola Hurley 292114
Refused on 22/12/15 DELEGATED

BH2015/04027**Kingsmere London Road Brighton**

Erection of 5no garages.

Applicant: Anstone Properties Ltd
Officer: Maria Seale 292175
Approved on 26/01/16 DELEGATED

BH2015/04062

Report from 10/12/2015 to 27/01/2016

25 Loder Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.85m, for which the maximum height would be 3.08m, and for which the height of the eaves would be 2.03m.

Applicant: James Buckle

Officer: Laura Hamlyn 292205

Prior Approval is required and is approved on 21/12/15 DELEGATED

BH2015/04070**20 Redhill Drive Brighton**

Erection of single storey rear extension, conversion of existing garage into habitable living space, alterations to existing driveway and lower ground floor garden room and other associated alterations.

Applicant: Ms Carole Jowett

Officer: Chris Swain 292178

Approved on 25/01/16 DELEGATED

BH2015/04073**49 Compton Road Brighton**

Non Material Amendment to BH2013/04079 (allowed on appeal) to extend the rear door/window around to the side elevation of the extension at ground floor.

Applicant: Mr Adrian Greening

Officer: Allison Palmer 290493

Refused on 21/12/15 DELEGATED

BH2015/04106**8 Bramble Rise Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.7m, and for which the height of the eaves would be 2.5m.

Applicant: Mr Oliver Dorman

Officer: Luke Austin 294495

Prior approval not required on 23/12/15 DELEGATED

BH2015/04107**19 Tivoli Crescent Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 2.85m, and for which the height of the eaves would be 2.05m.

Applicant: Drew Huddart

Officer: Allison Palmer 290493

Prior approval not required on 23/12/15 DELEGATED

BH2015/04127**31 Surrenden Crescent Brighton**

Report from 10/12/2015 to 27/01/2016

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8m, for which the maximum height would be 4m, and for which the height of the eaves would be 3m.

Applicant: Mr Steve Purser

Officer: Justine Latemore 292138

Prior approval not required on 23/12/15 DELEGATED

BH2015/04175**409 Ditchling Road Brighton**

Application for Approval of Details Reserved by Conditions 7 and 8 application BH2014/01921 (allowed on appeal).

Applicant: Mr B Atkinson

Officer: Liz Arnold 291709

Approved on 18/01/16 DELEGATED

BH2015/04209**18 Cornwall Gardens Brighton**

Erection of single storey rear extension and roof alterations incorporating raising of ridge height, rear dormer and front and rear rooflights with associated works.

Applicant: Mr & Mrs Evans

Officer: Laura Hamlyn 292205

Approved on 12/01/16 DELEGATED

BH2015/04263**79 Redhill Drive Brighton**

Erection of single storey front and rear extensions and associated alterations.

Applicant: Mrs Emily Goodwin

Officer: Laura Hamlyn 292205

Approved on 20/01/16 DELEGATED

BH2015/04300**129 Valley Drive Brighton**

Erection of extensions to front, side and rear, alterations and extensions to roof including raising of ridge height, creation of 2no front dormers and insertion of rooflights.

Applicant: Mr & Mrs Bruce & Sarah Ingram

Officer: Laura Hamlyn 292205

Refused on 26/01/16 DELEGATED

BH2015/04500**108 Surrenden Road Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.40m, for which the maximum height would be 3.87m, and for which the height of the eaves would be 2.54m.

Applicant: Nick & Katrina Lake

Officer: Allison Palmer 290493

Report from 10/12/2015 to 27/01/2016

Prior approval not required on 25/01/16 DELEGATED**BH2015/04567****15 Matlock Road Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.077m, for which the maximum height would be 2.875m, and for which the height of the eaves would be 2.618m.

Applicant: Mr Steve Revill

Officer: Charlotte Bush 292193

Prior approval not required on 19/01/16 DELEGATED**EAST BRIGHTON****BH2015/01434****Royal Sussex County Hospital Eastern Road Brighton**

Demolition of existing single storey double stacked modular units (C2) and single storey brick store and construction of a 3no storey building (C2) situated at the junction of North (Service) Road and Bristol Gate to provide clinical offices, workshops, storage and plant with associated works (amended drawings & additional information).

Applicant: Brighton and Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 10/12/15 Committee**BH2015/01668****Royal Sussex County Hospital Eastern Road Brighton**

Raising of flat roof and creation of roof opening and installation of plant equipment to North elevation of Barry Building at ground floor level.

Applicant: Mccombs Project Management

Officer: Mick Anson 292354

Approved on 04/01/16 DELEGATED**BH2015/01882****Basement Ground & First Floor 24 Eaton Place Brighton**

Conversion of existing doctors surgery (D1) into 5no residential dwellings with erection of cycle store and other associated alterations.

Applicant: LAN Estates Ltd

Officer: Helen Hobbs 293335

Refused on 13/01/16 DELEGATED**BH2015/01883****Basement Ground & First Floor 24 Eaton Place Brighton**

Conversion of existing doctors surgery (D1) into 5no residential dwellings with erection of cycle store and internal and external alterations.

Applicant: LAN Estates Ltd

Report from 10/12/2015 to 27/01/2016

Officer: Helen Hobbs 293335

Refused on 13/01/16 DELEGATED

BH2015/02241

10 Sudeley Street Brighton

Installation of lightwell at pavement level to front elevation.

Applicant: Miss Ann Quinn

Officer: Allison Palmer 290493

Approved on 07/01/16 DELEGATED

BH2015/02245

Flat 3 Court Royal Mansions 1 Eastern Terrace Brighton

Internal alterations to layout of flat.

Applicant: Messrs David D'Almada & Michael Delaney

Officer: Joanne Doyle 292198

Approved on 18/01/16 DELEGATED

BH2015/02448

10 Sudeley Street Brighton

Excavation to enlarge existing basement level and installation of sliding door, creation of retaining wall and steps to access rear garden. (Part retrospective)

Applicant: Miss Ann Quinn

Officer: Kate Brocklebank 292454

Approved on 19/01/16 DELEGATED

BH2015/03026

Manor Road Gym Manor Road Brighton

Creation of soft play area with erection of a 3m high mesh fence and gates.

Applicant: Brighton Pebbles

Officer: Justine Latemore 292138

Approved on 22/12/15 DELEGATED

BH2015/03229

Brighton Co Operative Society Whitehawk Road Brighton

Alterations to existing shopfront, installation of new air conditioning condenser and replacement plant to rear yard.

Applicant: The Co-operative Group

Officer: Justine Latemore 292138

Refused on 07/01/16 DELEGATED

BH2015/03547

58 Bennett Road Brighton

Erection of first floor rear extension and associated alterations.

Applicant: Mr Kieran Grogan

Officer: Allison Palmer 290493

Report from 10/12/2015 to 27/01/2016

Approved on 06/01/16 DELEGATED**BH2015/03581****1 Manor Road Brighton**

Replacement roof slates to Villa Maria building (Retrospective).

Applicant: Hill Partnership Limited

Officer: Allison Palmer 290493

Approved on 18/01/16 DELEGATED**BH2015/03807****118 Marine Parade Brighton**

Installation of commemorative plaque to front elevation.

Applicant: Brighton & Hove Commemorative Plaque Panel

Officer: Tim Jefferies 293152

Approved on 08/01/16 DELEGATED**BH2015/03985****Hamilton Lodge School 7 - 9 Walpole Road Brighton**

Application for Approval of Details Reserved by Conditions 5, 6, 7 and 8 of application BH2012/02445.

Applicant: Hamilton Lodge School

Officer: Robin Hodgetts 292366

Approved on 21/12/15 DELEGATED**BH2015/04089****19 Bristol Gardens Brighton**

Application for Approval of Details Reserved by Conditions 18, 21 and 25 of application BH2013/03869

Applicant: Downs Estates Ltd

Officer: Luke Austin 294495

Approved on 16/12/15 DELEGATED**BH2015/04100****11 Paston Place Brighton**

Installation of rooflights to front and rear elevations.

Applicant: Simmonds & Smith

Officer: Chris Swain 292178

Refused on 19/01/16 DELEGATED**BH2015/04514****Madeira Terraces Madeira Drive Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2015/03129

Applicant: Brighton & Hove City Council

Officer: Joanne Doyle 292198

Report from 10/12/2015 to 27/01/2016

Approved on 25/01/16 DELEGATED

HANOVER & ELM GROVE

BH2015/01359

Highden Islingword Road & Westmount Finsbury Road Brighton

Installation of insulated roof covering and provision of roof edge guardrail protection.

Applicant: Brighton & Hove City Council

Officer: Sonia Gillam 292265

Refused on 15/01/16 DELEGATED

BH2015/02174

120-122 Lewes Road Brighton

Display of internally illuminated fascia signs, non-illuminated projecting sign and externally illuminated and non-illuminated information signs.

Applicant: Kwik Fit (GB) Ltd

Officer: Jonathan Puplett 292525

Split Decision on 05/01/16 DELEGATED

BH2015/02182

47B Islingword Road Brighton

Change of use of store (B8) to an office / workshop (B1) with associated alterations including creation of additional floor and excavation to create lower ground floor level. (Amended description)

Applicant: Mr Glen Cartwright

Officer: Chris Swain 292178

Refused on 16/12/15 DELEGATED

BH2015/02590

327 Queens Park Road Brighton

Erection of rear extensions at lower ground and ground floor level.

Applicant: Mr J Mackenzie

Officer: Jonathan Puplett 292525

Approved on 07/01/16 DELEGATED

BH2015/02709

Gladstone Court Hartington Road Brighton

Erection of two storey side extension to form 5 no one bedroom flats.

Applicant: Lincoln Holland JV Ltd

Officer: Mark Thomas 292336

Refused on 13/01/16 DELEGATED

BH2015/02962**141 Elm Grove Brighton**

Conversion of single dwelling into 2no flats.

Applicant: Ludwik Chrzaszcz**Officer:** Wayne Nee 292132**Refused on 19/01/16 DELEGATED****BH2015/03248****Percy Wagner Almshouses Islingword Road Brighton**

Replacement of existing windows and doors, creation of fire escape and removal of air vents.

Applicant: The Trustees of Brighton & Hove Almshouses Charity**Officer:** Allison Palmer 290493**Approved on 23/12/15 DELEGATED****BH2015/03249****Percy Wagner Almshouses Islingword Road Brighton**

Replacement of existing windows and doors, creation of fire escape and removal of air vents.

Applicant: The Trustees of Brighton & Hove Almshouses Charity**Officer:** Allison Palmer 290493**Approved on 23/12/15 DELEGATED****BH2015/03460****49 Holland Street Brighton**

Replacement of existing UPVC windows with timber windows.

Applicant: Mr Ian Rossiter**Officer:** Allison Palmer 290493**Approved on 26/01/16 DELEGATED****BH2015/03565****5C Gladstone Terrace Brighton**

Installation of replacement UPVC double glazed windows in widened openings to rear.

Applicant: Ms Charlotte Hughes**Officer:** Allison Palmer 290493**Approved on 15/12/15 DELEGATED****BH2015/03651****45 Firle Road Brighton**

Erection of two storey side extension.

Applicant: Ms Tracey Smith**Officer:** Sonia Gillam 292265**Approved on 16/12/15 DELEGATED****BH2015/03704****2 Hanover Crescent Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2014/04044

Applicant: Mr P Ryan

Report from 10/12/2015 to 27/01/2016

Officer: Nicola Hurley 292114

Approved on 10/12/15 DELEGATED

BH2015/03858

14 Gladstone Terrace Brighton

Replacement of existing timber single glazed windows and doors with UPVC double glazed windows and doors to rear elevation.

Applicant: Kings Let

Officer: Allison Palmer 290493

Approved on 18/01/16 DELEGATED

BH2015/03859

14 Gladstone Terrace Brighton

Replacement of existing timber single glazed windows with UPVC double glazed windows to front elevation.

Applicant: Kings Let

Officer: Allison Palmer 290493

Refused on 23/12/15 DELEGATED

BH2015/03984

129 Islingword Road Brighton

Installation of rooflights to front and rear elevations (retrospective).

Applicant: Mr Craig Dwyer-Smith

Officer: Chris Swain 292178

Approved on 27/01/16 DELEGATED

BH2015/04045

Hanover Crescent Brighton

Installation of pedestrian and vehicular gates at the North and South entrances of Hanover Crescent and metal railings to the top of the existing boundary wall to Lewes Road.

Applicant: Mr Neil Smith

Officer: Joanne Doyle 292198

Refused on 26/01/16 DELEGATED

BH2015/04046

Hanover Crescent Brighton

Installation of pedestrian and vehicular gates at the North and South entrances of Hanover Crescent and metal railings to the top of the existing boundary wall to Lewes Road.

Applicant: Mr Neil Smith

Officer: Joanne Doyle 292198

Refused on 26/01/16 DELEGATED

BH2015/04168

Report from 10/12/2015 to 27/01/2016

Brighton General Hospital Elm Grove Brighton

Alterations to fenestration, creation of access ramp with railings and removal of access steps and bollards to the Vardean Building.

Applicant: Sussex Community Trust

Officer: Chris Swain 292178

Approved on 26/01/16 DELEGATED

BH2015/04202**68 Ewart Street Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.20m, for which the maximum height would be 3.10m, and for which the height of the eaves would be 2.30m.

Applicant: Stephen Holroyd

Officer: Justine Latemore 292138

Prior approval not required on 31/12/15 DELEGATED

BH2015/04206**46 Newmarket Road Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.7m, for which the maximum height would be 2.8m, and for which the height of the eaves would be 2.5m.

Applicant: Mr John Standing

Officer: Allison Palmer 290493

Prior Approval is required and is refused on 31/12/15 DELEGATED

BH2015/04311**65 Bonchurch Road Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 4m, and for which the height of the eaves would be 4m.

Applicant: Mr Paul Brooke

Officer: Justine Latemore 292138

Prior approval not required on 11/01/16 DELEGATED

BH2015/04388**5 Toronto Terrace Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.9m, for which the maximum height would be 3.15m, and for which the height of the eaves would be 2.55m.

Applicant: Mrs Freya Powell

Officer: Justine Latemore 292138

Prior approval not required on 18/01/16 DELEGATED

BH2015/04400**148 Lewes Road Brighton**

Application for Approval of Details Reserved by Condition 9 of application BH2014/02370.

Applicant: Shaws of Brighton

Officer: Sonia Gillam 292265

Approved on 06/01/16 DELEGATED

BH2015/04412**26A St Martins Place Brighton**

Application for Approval of Details Reserved by Condition 6 of application BH2015/02988.

Applicant: Pam Ken Ltd

Officer: Sue Dubberley 293817

Approved on 24/12/15 DELEGATED

BH2015/04412**26A St Martins Place Brighton**

Application for Approval of Details Reserved by Condition 6 of application BH2015/02988.

Applicant: Pam Ken Ltd

Officer: Sue Dubberley 293817

Approved on 24/12/15 DELEGATED

BH2015/04509**90 Hartington Road Brighton**

Application for Approval of Details Reserved by Condition 6 of application BH2013/02771.

Applicant: Indigo Properties Group

Officer: Emily Stanbridge 292359

Approved on 21/12/15 DELEGATED

HOLLINGDEAN & STANMER**BH2015/02518****Flats 26-67 Saunders Park Rise Brighton**

Replacement of existing windows and doors.

Applicant: Hyde Housing Association

Officer: Allison Palmer 290493

Approved on 14/01/16 DELEGATED

BH2015/02942**Chichester 1 Building North South Road University of Sussex Brighton**

Alterations and refurbishment works including installation of new ramp, steps, entrance canopy and door to main entrance. New and replacement first floor

Report from 10/12/2015 to 27/01/2016

delivery bay entrance, courtyard entrance doors, handrails, canopy in Southern Courtyard, paving and seating to courtyard and landscaping.

Applicant: Sussex Estates & Facilities

Officer: Mark Thomas 292336

Approved on 19/01/16 DELEGATED

BH2015/02944

Chichester 1 Building North South Road University of Sussex Brighton

Alterations and refurbishment works including installation of new ramp, steps, entrance canopy and door to main entrance. New and replacement first floor delivery bay entrance, courtyard entrance doors, handrails, canopy in Southern Courtyard, paving and seating to courtyard and landscaping.

Applicant: Sussex Estates & Facilities

Officer: Mark Thomas 292336

Approved on 19/01/16 DELEGATED

BH2015/03354

25 Hollingbury Place Brighton

Erection of single storey rear extension. (Amended plans) (Part Retrospective)

Applicant: Mr Mark Hancock

Officer: Charlotte Bush 292193

Approved on 26/01/16 DELEGATED

BH2015/03543

St Mary Magdalens Church Hall Coldean Lane Brighton

Replacement of existing window with door and associated creation of access ramp with railings to North elevation.

Applicant: The PCC of St Mary Magdalen Church

Officer: Charlotte Bush 292193

Approved on 06/01/16 DELEGATED

BH2015/03671

11 Roedale Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating front rooflights and rear dormer.

Applicant: Hove Property Limited

Officer: Justine Latemore 292138

Approved on 04/01/16 DELEGATED

BH2015/03875

Varley Park Coldean Lane Brighton

Application for Approval of Details Reserved by Conditions 46 and 52 of application BH2010/00235

Applicant: Mr Neil Humphreys

Officer: Sarah Collins 292232

Refused on 04/01/16 DELEGATED

Report from 10/12/2015 to 27/01/2016

BH2015/03928**53A Crespin Way Brighton**

Change of use from five bedroom single dwelling (C3) to six bedroom small house in multiple occupation (C4).

Applicant: Mr Alan O Sullivan

Officer: Chris Swain 292178

Refused on 27/01/16 DELEGATED

BH2015/04085**Tithe Barn Moulsecomb Place Brighton**

Application for Approval of Details Reserved by Conditions 2 and 3 of application BN2014/01709.

Applicant: University of Brighton

Officer: Jonathan Puplett 292525

Approved on 22/01/16 DELEGATED

BH2015/04151**Emblem House Home Farm Business Centre Home Farm Road Brighton**

Display of internally illuminated fascia signs.

Applicant: Harris

Officer: Justine Latemore 292138

Approved on 19/01/16 DELEGATED

BH2015/04439**7 Coldean Lane Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.8m, for which the maximum height would be 3.35m, and for which the height of the eaves would be 3m.

Applicant: Mr Vincent Lane

Officer: Charlotte Bush 292193

Prior approval not required on 18/01/16 DELEGATED

MOULSECOOMB & BEVENDEAN**BH2014/00310****Woollards Field Lewes Road Brighton**

Construction of a 2no storey Ambulance Make Ready Centre (MRC) building incorporating the provision of 82 car parking spaces, 5no disabled car parking spaces (total of 87 spaces) and 34 ambulance bays including access works, landscaping and other associated works.

Applicant: South East Coast Ambulance Service NHS Foundation Trust

Officer: Sue Dubberley 293817

Approved after Section 106 signed on 25/01/16 Committee

BH2015/01769

Report from 10/12/2015 to 27/01/2016

86 Barcombe Road Brighton

Change of use from a 6 bedroom small House in Multiple Occupation (C4) to a 7 bedroom House in Multiple Occupation (Sui Generis) incorporating erection of first floor side extension and associated works.

Applicant: Pelham Properties

Officer: Chris Swain 292178

Refused on 18/12/15 DELEGATED

BH2015/02909**43 Bevendean Road Brighton**

Change of use from four bedroom single dwelling (C3) to four bedroom small house in multiple occupation (C4).

Applicant: Miss Rasmini Gardiner

Officer: Chris Swain 292178

Refused on 04/01/16 DELEGATED

BH2015/03373**1-10 Hogs Edge Brighton**

Replacement of existing sedum earth roof with felt roof with associated alterations.

Applicant: Amicus Horizon Ltd

Officer: Nicola Hurley 292114

Refused on 25/01/16 DELEGATED

BH2015/03580**5 Wheatfield Way Brighton**

Change of use from 5 bedroom house (C3) to 6 bedroom small house in multiple occupation (C4) with alterations to fenestration. (Part-Retrospective)

Applicant: Mr John Wright

Officer: Liz Arnold 291709

Approved on 17/12/15 DELEGATED

BH2015/03965**40 Colbourne Avenue Brighton**

Change of use from a 5 bedroom small house in multiple occupation (C4) to a 7 bedroom house in multiple occupation (Sui Generis) with associated erection of two storey rear extension.

Applicant: Mr Karl Scobie

Officer: Chris Swain 292178

Refused on 26/01/16 DELEGATED

BH2015/03968**9 Belle Vue Cottages Brighton**

The removal of tile hanging to walls of main dwelling and the erection of a single storey side extension.

Applicant: Mr Toby Visram

Report from 10/12/2015 to 27/01/2016

Officer: Emily Stanbridge 292359

Approved on 26/01/16 DELEGATED

BH2015/04053

80 Bevendean Crescent Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.3, for which the maximum height would be 2.941m, and for which the height of the eaves would be 2.890m.

Applicant: Graham Wagland

Officer: Luke Austin 294495

Prior approval not required on 05/01/16 DELEGATED

BH2015/04055

82 Bevendean Crescent Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.3m, for which the maximum height would be 2.941m, and for which the height of the eaves would be 2.890m.

Applicant: Graham Wagland

Officer: Allison Palmer 290493

Prior Approval is required and is refused on 23/12/15 DELEGATED

BH2015/04057

Ground Floor 2 Upper Bevendean Avenue Brighton

Prior approval for change of use from office (B1) to 1no one bedroom flat (C3).

Applicant: Mr Bernie Bird

Officer: Chris Swain 292178

Prior Approval is required and is refused on 24/12/15 DELEGATED

BH2015/04334

79 Southall Avenue Brighton

Erection of first floor side extension with front and rear rooflights.

Applicant: Mr Bruno Silva

Officer: Luke Austin 294495

Approved on 25/01/16 DELEGATED

QUEEN'S PARK

BH2015/00708

8 Richmond Place Brighton

Removal of existing fire escape and erection of a single storey rear extension.

Applicant: Mr Dominic Arnold

Officer: Chris Swain 292178

Report from 10/12/2015 to 27/01/2016

Approved on 12/01/16 DELEGATED**BH2015/01603****21 Atlingworth Street Brighton**

Internal alterations to layout of guest house to create 2 no. additional guest rooms and replacement of rear basement window with timber sash window (amended description).

Applicant: Mr Paul Lantsbury

Officer: Tim Jefferies 293152

Approved on 04/01/16 DELEGATED**BH2015/02407****39 Tilbury Way Brighton**

Change of use from single dwelling house (C3) to four bedroom small house in multiple occupation (C4).

Applicant: Mr Russell Chamberlain

Officer: Sue Dubberley 293817

Approved on 22/01/16 DELEGATED**BH2015/02638****30 Sussex Terrace Brighton**

Erection of first floor rear extension.

Applicant: Mr & Mrs John Nash

Officer: Joanne Doyle 292198

Refused on 18/01/16 DELEGATED**BH2015/02674****24 Tillstone Street Brighton**

Erection of a single storey rear extension.

Applicant: Simon Webb

Officer: Joanne Doyle 292198

Approved on 06/01/16 DELEGATED**BH2015/03219****2 Royal Crescent Mews Brighton**

Installation of aluminium sliding doors to front elevation, replacement of pitched roof slate tiles, installation of PV solar panels to roof and insertion of rooflight and skylight.

Applicant: Mr Rupert Radcliffe-Genge

Officer: Justine Latemore 292138

Approved on 22/12/15 DELEGATED**BH2015/03584****25 St James Street Brighton**

Installation of tiled mural to west elevation at ground floor level.

Report from 10/12/2015 to 27/01/2016

Applicant: Bouygues UK
Officer: Justine Latemore 292138
Approved on 10/12/15 DELEGATED

BH2015/03627**1-4 Marine Parade Brighton**

Display of externally illuminated shroud to South and West elevations.

Applicant: King Media Management
Officer: Justine Latemore 292138
Approved on 21/01/16 DELEGATED

BH2015/03631**1-4 Marine Parade Brighton**

Display of externally illuminated shroud to South and West elevations.

Applicant: King Media Management
Officer: Justine Latemore 292138
Approved on 20/01/16 DELEGATED

BH2015/03839**Flat 3 4 Clarendon Place Brighton**

Formation of mansard roof incorporating 2no rooflights to front and glazed sliding doors to rear.

Applicant: Mr Anthony Allen
Officer: Allison Palmer 290493
Refused on 05/01/16 DELEGATED

BH2015/03891**15 Albion Street Brighton**

Erection of single storey side extension and alterations to fenestration.

Applicant: Ms L Brown
Officer: Allison Palmer 290493
Approved on 31/12/15 DELEGATED

BH2015/03914**85 Freshfield Road Brighton**

Erection of single storey side/rear extension.

Applicant: Mrs Kathryn McKinnon
Officer: Allison Palmer 290493
Approved on 27/01/16 DELEGATED

BH2015/03935**23 Egremont Place Brighton**

Loft conversion incorporating front rooflights and rear dormer to create 1no self-contained studio flat (C3).

Applicant: 01 Property Investment Ltd
Report from 10/12/2015 to 27/01/2016

Officer: Adrian Smith 290478

Refused on 19/01/16 DELEGATED

BH2015/03936

23 Egremont Place Brighton

Conversion of basement store into 1no self-contained studio flat (C3) incorporating excavation works, replacement of front ventilation grille with window and extract fans to side elevation.

Applicant: 01 Property Investment Ltd

Officer: Adrian Smith 290478

Refused on 19/01/16 DELEGATED

BH2015/03971

Flat 3 39 Marine Parade Brighton

Internal alterations to layout of flat.

Applicant: Mr Jose-Luis Aguirre

Officer: Tim Jefferies 293152

Refused on 22/12/15 DELEGATED

BH2015/03977

Brooke Mead Albion Street Brighton

Application for Approval of Details Reserved by Conditions 11, 18 & 20 of application BH2015/02228

Applicant: Willmott Dixon Housing

Officer: Adrian Smith 290478

Approved on 15/01/16 DELEGATED

BH2015/03989

109 Freshfield Road Brighton

Erection of a single storey rear extension.

Applicant: Mrs B Cotter

Officer: Allison Palmer 290493

Approved on 08/01/16 DELEGATED

BH2015/04012

Flat 17 Northumberland Court 62-64 Marine Parade Brighton

Internal alterations to layout of flat including creation of mezzanine level and installation of boiler flue on lightwell elevation.

Applicant: Mr Richard Lawrence

Officer: Tim Jefferies 293152

Approved on 18/01/16 DELEGATED

BH2015/04019

Ground Floor Flat 8 St Lukes Road Brighton

Erection of single storey rear extension.

Report from 10/12/2015 to 27/01/2016

Applicant: Mr Paul Boyce
Officer: Luke Austin 294495
Approved on 19/01/16 DELEGATED

BH2015/04113**Former Municipal Market Circus Street Brighton**

Application for Approval of Details Reserved by Conditions 13 and 16 of application BH2013/03461.

Applicant: Cathedral (Brighton) Limited
Officer: Mick Anson 292354
Approved on 26/01/16 DELEGATED

BH2015/04219**220 Queens Park Road Brighton**

Roof alterations incorporating rear dormer and 3no rooflights to front, erection of single storey rear extension and associated alterations.

Applicant: Mr James Howard
Officer: Luke Austin 294495
Refused on 22/01/16 DELEGATED

BH2015/04231**Brighton College Eastern Road Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2014/03743

Applicant: Brighton College
Officer: Adrian Smith 290478
Approved on 05/01/16 DELEGATED

BH2015/04232**Brighton College Eastern Road Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2014/03744.

Applicant: Brighton College
Officer: Adrian Smith 290478
Approved on 05/01/16 DELEGATED

BH2015/04240**Brighton College Eastern Road Brighton**

Application for Approval of Details Reserved by Condition 5 of application BH2014/03743.

Applicant: Brighton College
Officer: Adrian Smith 290478
Approved on 13/01/16 DELEGATED

BH2015/04470

Report from 10/12/2015 to 27/01/2016

Hamilton Lodge School 1 - 3 Walpole Road Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2015/01681

Applicant: Hamilton Lodge School

Officer: Liz Arnold 291709

Approved on 22/01/16 DELEGATED

BH2015/04514**Madeira Terraces Madeira Drive Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2015/03129

Applicant: Brighton & Hove City Council

Officer: Joanne Doyle 292198

Approved on 25/01/16 DELEGATED

ROTTINGDEAN COASTAL**BH2014/02866****1-5 Ground Floor Waterfront Brighton Marina Brighton**

Replacement of existing air conditioning condenser units and installation of additional units and extract ventilation grill.

Applicant: Mr Kuldip Singh

Officer: Wayne Nee 292132

Refused on 08/01/16 DELEGATED

BH2015/01812**12A Challoners Close Rottingdean Brighton**

Erection of a first floor side extension over existing garage.

Applicant: Ms Diana Jones

Officer: Sonia Gillam 292265

Approved on 22/12/15 DELEGATED

BH2015/02176**35 Oaklands Avenue Saltdean Brighton**

Erection of two storey three bedroom chalet bungalow with garage.

Applicant: Mr & Mrs Baldrey

Officer: Sonia Gillam 292265

Approved after Section 106 signed on 15/12/15 DELEGATED

BH2015/02499**22 - 24 Arundel Drive East Saltdean Brighton**

Erection of two storey side/front extension, first floor extension built over existing single storey extension, two storey glass extension over existing building link, ground floor infill extension and other associated works.

Applicant: The Whytecliffe Group

Officer: Chris Swain 292178

Report from 10/12/2015 to 27/01/2016

Approved on 25/01/16 DELEGATED**BH2015/02605****13 Welesmere Road Rottingdean Brighton**

Erection of two storey side and rear extensions with associated roof alterations incorporating installation of rooflights, rear gables and revised fenestration with porch to front elevation. (Part Retrospective)

Applicant: Mr & Mrs Berry

Officer: Chris Swain 292178

Approved on 12/01/16 DELEGATED**BH2015/02675****Junction of Roedean Road and Marine Drive Rottingdean Brighton**

Replacement of existing monopole with new repositioned 12.3m monopole, new telecommunications cabinets and other associated works. (Retrospective)

Applicant: EE UK Ltd & H3G UK Ltd

Officer: Mark Thomas 292336

Approved on 22/12/15 DELEGATED**BH2015/02809****70 Greenways Brighton**

Demolition of existing bungalow and erection of 2no five bedroom houses with detached garages and associated works.

Applicant: Mr P Nicholson

Officer: Mark Thomas 292336

Refused on 13/01/16 DELEGATED**BH2015/02876****Land rear of 50 Roedean Crescent Brighton**

Application for approval of details reserved by conditions 12 and 13 of application BH2012/03054.

Applicant: Natterjack Construction

Officer: Adrian Smith 290478

Split Decision on 07/01/16 DELEGATED**BH2015/02912****Flat 32 Grand Ocean Longridge Avenue Saltdean Brighton**

Replacement of existing windows to east elevation.

Applicant: NHBC

Officer: Justine Latemore 292138

Refused on 15/12/15 DELEGATED**BH2015/02939****27 Lustrells Crescent Saltdean Brighton**

Erection of a single storey side extension.

Applicant: New Generation Care Ltd

Officer: Luke Austin 294495

Report from 10/12/2015 to 27/01/2016

Approved on 07/01/16 DELEGATED**BH2015/02963****1 Saltdean Drive Saltdean Brighton**

Demolition of existing house and erection of three storey building containing 2no two bedroom flats, 1no three bedroom semi-detached house and 1no three bedroom penthouse apartment.

Applicant: Homemakers of Brighton Ltd

Officer: Mick Anson 292354

Approved on 19/01/16 DELEGATED**BH2015/03002****132 Longhill Road Brighton**

Application for Approval of Details Reserved by Conditions 5 and 6 of application BH2015/00195

Applicant: Mr Alan Walder

Officer: Adrian Smith 290478

Approved on 07/01/16 DELEGATED**BH2015/03146****23 Saltdean Drive Saltdean Brighton**

Erection of two storey side extension, first floor rear extension and rear dormer.

Applicant: Mr Ewan Topping

Officer: Allison Palmer 290493

Refused on 19/01/16 DELEGATED**BH2015/03306****Flat 3 36 Sussex Square Brighton**

Installation of replacement timber easement window in widened opening to courtyard elevation.

Applicant: Mr & Mrs Sattin

Officer: Emily Stanbridge 292359

Approved on 06/01/16 DELEGATED**BH2015/03307****Flat 3 36 Sussex Square Brighton**

Internal alterations to layout of flat. Installation of replacement timber casement window in widened opening to courtyard elevation.

Applicant: Mr & Mrs Sattin

Officer: Emily Stanbridge 292359

Approved on 06/01/16 DELEGATED**BH2015/03344****6 Perry Hill Saltdean Brighton**

Demolition of existing lean to conservatory and erection of single storey rear extension.

Report from 10/12/2015 to 27/01/2016

Applicant: Mr W Pentecost
Officer: Allison Palmer 290493
Approved on 12/01/16 DELEGATED

BH2015/03371

Bellaria 11 Founthill Road Brighton
Erection of single storey side extension.

Applicant: Mr & Mrs D Edwards
Officer: Justine Latemore 292138
Refused on 16/12/15 DELEGATED

BH2015/03432

27 Chichester Drive East Saltdean Brighton

Demolition of existing garage, side extension and rear sunroom and erection of new garage, single storey extensions to side and rear with raised patio and steps. Hip to gable roof extension, rear dormer with juliette balcony and insertion of rooflights.

Applicant: Ms Kirstie Jarrams
Officer: Justine Latemore 292138
Refused on 15/12/15 DELEGATED

BH2015/03516

115 Longridge Avenue Saltdean Brighton

Alterations to rear extensions including addition of hipped roofs with rooflights and new doors and windows.

Applicant: Mr Smeaton
Officer: Justine Latemore 292138
Approved on 11/12/15 DELEGATED

BH2015/03599

Pineglade Bazehill Road Rottingdean Brighton

Demolition of existing garage and erection of single storey garage with pitched roof.

Applicant: Mr Richard Byrne
Officer: Emily Stanbridge 292359
Approved on 06/01/16 DELEGATED

BH2015/03600

Beacon Mill Nevill Road Rottingdean Brighton

Roof alterations including raising of ridge height, creation of 3no dormers to front, installation of 5no rooflights and associated alterations.

Applicant: Mrs Helen Byrne
Officer: Luke Austin 294495
Approved on 12/01/16 DELEGATED

BH2015/03613

Report from 10/12/2015 to 27/01/2016

2 Roedean Heights Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2015/01468.

Applicant: Caton & Partners Ltd

Officer: Luke Austin 294495

Approved on 05/01/16 DELEGATED

BH2015/03687**16 Westmeston Avenue Saltdean Brighton**

Application for Approval of Details Reserved by Condition 5 of application BH2014/03516

Applicant: Mr Greg Redwood

Officer: Adrian Smith 290478

Approved on 05/01/16 DELEGATED

BH2015/03709**4 Tudor Close Dean Court Road Rottingdean Brighton**

Application for approval of details reserved by condition 3 of application BH2014/04328.

Applicant: Mr Trevor Hopper

Officer: Wayne Nee 292132

Approved on 22/12/15 DELEGATED

BH2015/03710**4 Tudor Close Dean Court Road Rottingdean Brighton**

Application for approval of details reserved by condition 2 of application BH2014/04329.

Applicant: Mr Trevor Hopper

Officer: Wayne Nee 292132

Approved on 22/12/15 DELEGATED

BH2015/03797**43 Lenham Avenue Saltdean Brighton**

Non Material Amendment to BH2014/03729 to extend the two storey rear extension to align with existing rear wall, new rooflight and other minor exterior amendments.

Applicant: Mr J Rose

Officer: Wayne Nee 292132

Refused on 04/01/16 DELEGATED

BH2015/03801**5 Longhill Close Brighton**

Erection of single storey side extension.

Applicant: Mrs F Taheri

Officer: Luke Austin 294495

Report from 10/12/2015 to 27/01/2016

Approved on 29/12/15 DELEGATED**BH2015/03820****Land at Brighton Marina comprising Outer Harbour West Quay and adjoining land Brighton Marina Village Brighton**

Non Material Amendment to BH2014/02883 to amend the wording of Condition 32.

Applicant: Brunswick Developments Group plc

Officer: Sarah Collins 292232

Approved on 19/01/16 DELEGATED**BH2015/03823****1 Lustrells Vale Saltdean Brighton**

Demolition and rebuilding of rear section of garage, raised roof height of garage and associated landscaping.

Applicant: Mrs J Byrne

Officer: Luke Austin 294495

Approved on 07/01/16 DELEGATED**BH2015/03883****24 Ainsworth Close Brighton**

Erection of single storey rear extension, roof extension incorporating side dormers and rear rooflights and alterations to fenestration.

Applicant: Roz Denny

Officer: Allison Palmer 290493

Approved on 22/01/16 DELEGATED**BH2015/03889****1-3 The Cliff Brighton**

Application for approval of details reserved by condition 10 of application BH2011/03634.

Applicant: Sussex Transformations Ltd

Officer: Wayne Nee 292132

Approved on 18/12/15 DELEGATED**BH2015/03962****7 Ainsworth Avenue Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.7m.

Applicant: Stephen Ashing

Officer: Allison Palmer 290493

Prior approval not required on 11/12/15 DELEGATED**BH2015/03986****59 Chichester Drive East Saltdean Brighton**

Certificate of Lawfulness for proposed conversion of integral garage to habitable
Report from 10/12/2015 to 27/01/2016

space incorporating installation of windows to front and side.

Applicant: Michele Cudworth

Officer: Luke Austin 294495

Approved on 14/01/16 DELEGATED

BH2015/03997

53 Roedean Crescent Brighton

Application for Approval of Details Reserved by Condition 5 of application BH2014/03365

Applicant: Mr Richard Long

Officer: Jonathan Puplett 292525

Approved on 25/01/16 DELEGATED

BH2015/04013

62 Wivelsfield Road Saltdean Brighton

Raising of roof height to form first floor with dormers, creation of raised patio to rear and porch to front.

Applicant: Mrs Leanne Donnellan

Officer: Adrian Smith 290478

Refused on 15/01/16 DELEGATED

BH2015/04044

10 Eley Drive Rottingdean Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.115m, and for which the height of the eaves would be 2.5306m.

Applicant: Mr A Van Wensveen

Officer: Charlotte Bush 292193

Prior approval not required on 21/12/15 DELEGATED

BH2015/04081

40 Arundel Place Brighton

Application for Approval of Details Reserved by Conditions 1(ii)a, 1(ii)b and 1(ii)c of application BH2014/01115

Applicant: Creative Developments Ltd

Officer: Chris Swain 292178

Split Decision on 06/01/16 DELEGATED

BH2015/04092

6 Waterfront Brighton Marina Brighton

Display of 3no internally illuminated fascia signs, 1no non-illuminated fascia sign, 2no externally illuminated projecting signs, 8no free standing banners, 2no awning covers, 2no internally illuminated menu cases and 1no internally illuminated totem sign.

Report from 10/12/2015 to 27/01/2016

Applicant: Casual Dining Group

Officer: Justine Latemore 292138

Approved on 20/01/16 DELEGATED

BH2015/04119

Land at Brighton Marina comprising Outer Harbour West Quay and adjoining land Brighton Marina Village Brighton

Application for Approval of Details Reserved by Condition 43 of application BH2014/02883.

Applicant: West Quay Development Co Partnership LLP

Officer: Sarah Collins 292232

Approved on 07/01/16 DELEGATED

BH2015/04133

5 Looes Barn Close Saltdean Brighton

Erection of a single storey rear extension.

Applicant: Mr & Mrs Cox

Officer: Luke Austin 294495

Approved on 11/01/16 DELEGATED

BH2015/04164

44 Chiltington Way Saltdean Brighton

Erection of front extension over existing garage and installation of window to side elevation.

Applicant: Mr Peter Brownjohn

Officer: Luke Austin 294495

Approved on 20/01/16 DELEGATED

BH2015/04165

42 Chiltington Way Saltdean Brighton

Erection of front extension over existing garage and installation of window to side elevation.

Applicant: Helen Wilde

Officer: Luke Austin 294495

Approved on 20/01/16 DELEGATED

BH2015/04210

15 Falmer Road Rottingdean Brighton

Removal of existing conservatory and erection of two storey rear extension, conversion of existing garage into habitable room, replacement of existing garage door into window and insertion of rooflights.

Applicant: Paul Dodd & Tina Diplos

Officer: Luke Austin 294495

Refused on 21/01/16 DELEGATED

BH2015/04217

The Studio 1A Northgate Cottages Falmer Road Rottingdean Brighton

Report from 10/12/2015 to 27/01/2016

Erection of first floor rear extension, creation of 2no side dormer and installation of rooflights.

Applicant: Mr Kim Strasman

Officer: Luke Austin 294495

Refused on 27/01/16 DELEGATED

BH2015/04234

Kemp Town Enclosures Marine Parade Brighton

Non Material Amendment to BH2011/01995 to reinstate the tassel which formed an integral part of the original design of the (1824) spear heads.

Applicant: Kemp Town Society

Officer: Liz Arnold 291709

Approved on 17/12/15 DELEGATED

BH2015/04237

115 Longridge Avenue Saltdean Brighton

Erection of single storey rear extension incorporating hipped roofs and rooflights.

Applicant: Mr Smeaton

Officer: Justine Latemore 292138

Approved on 25/01/16 DELEGATED

BH2015/04302

42 Westfield Avenue South Saltdean Brighton

Erection of two storey rear extension and roof alterations and extension including raising of ridge height, creation of dormer to side and alterations to fenestration.

Applicant: Mr & Mrs Baker

Officer: Luke Austin 294495

Refused on 25/01/16 DELEGATED

WOODINGDEAN

BH2015/02183

71 Foxdown Road Brighton

Erection of three bedroom single dwelling house.

Applicant: Bourne Property Services

Officer: Jonathan Puplett 292525

Refused on 15/12/15 DELEGATED

BH2015/02703

132 Kipling Avenue Brighton

Application for variation of condition 2 of application BH2015/00086 (Erection of 1no three bed end of terrace dwelling with associated alterations) to permit alteration to rear kitchen roof and the insertion of an additional rooflight to the rear roof slope and alterations to positioning of the front rooflights.

Applicant: Mr Bradley Edison

Officer: Nicola Hurley 292114

Approved on 19/01/16 DELEGATED

Report from 10/12/2015 to 27/01/2016

BH2015/02898**4 Downs Valley Road Brighton**

Erection of single storey side extension, single storey rear extension to replace existing conservatory incorporating roof extensions, raised ridge height and associated works.

Applicant: Mr Trevor Richardson

Officer: Justine Latemore 292138

Approved on 23/12/15 DELEGATED

BH2015/03234**24 Balsdean Road Brighton**

Erection of single storey side and rear extension with raised decking and formation of additional bay window to front. Roof alterations including creation of gable ends and installation of rooflights. Erection of single storey detached outbuilding.

Applicant: Mr & Mrs Matthew and Anne Savill

Officer: Allison Palmer 290493

Refused on 13/01/16 DELEGATED

BH2015/03778**21 Warren Avenue Brighton**

Erection of a first floor side extension.

Applicant: Mr & Mrs Naeem

Officer: Emily Stanbridge 292359

Refused on 05/01/16 DELEGATED

BH2015/04166**116-118 Cowley Drive Brighton**

Display of internally illuminated fascia signs.

Applicant: Canterbury Pharmacies

Officer: Justine Latemore 292138

Approved on 12/01/16 DELEGATED

BH2015/04267**116-118 Cowley Drive Brighton**

Installation of new shop front.

Applicant: Canterbury Pharmacies

Officer: Justine Latemore 292138

Approved on 12/01/16 DELEGATED

BH2015/04305**47 Downs Valley Road Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 7.9m, for which the maximum height would be 3.1m, and for which the height of the eaves would be 2.3m.

Applicant: Mr & Mrs Cook

Report from 10/12/2015 to 27/01/2016

Officer: Allison Palmer 290493

Prior approval not required on 14/01/16 DELEGATED

BH2015/04306

71 The Ridgway Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.27m, and for which the height of the eaves would be 2.65m.

Applicant: Mr Chris Browning

Officer: Allison Palmer 290493

Prior approval not required on 24/12/15 DELEGATED

BH2015/04310

45 The Brow Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.5m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.5m.

Applicant: Mr J Crawley

Officer: Justine Latemore 292138

Prior Approval is required and is approved on 14/01/16 DELEGATED

BH2015/04323

424 Falmer Road Brighton

Roof alterations incorporating dormer to front elevation and rooflights to side elevations.

Applicant: Mr Perver

Officer: Luke Austin 294495

Approved on 18/01/16 DELEGATED

BH2015/04343

436 Falmer Road Brighton

Roof alterations including dormers and rooflight to sides, windows to front and rear and raised roof height.

Applicant: Mr Paul Wilson

Officer: Luke Austin 294495

Refused on 27/01/16 DELEGATED

BH2015/04668

3 Downs Valley Road Brighton

Application for approval of details reserved by conditions 3a and 3b of application BH2015/01240.

Applicant: Mr Kevin Mills

Officer: Mark Thomas 292336

Approved on 25/01/16 DELEGATED

Report from 10/12/2015 to 27/01/2016

BRUNSWICK AND ADELAIDE**BH2015/01237****Amber Court 38 Salisbury Road Hove**

Creation of additional floor at fourth floor level to form 2no two bedroom flats with terraces to rear.

Applicant: Griston Lahaise Cross

Officer: Clare Simpson 292321

Approved on 14/12/15 Committee

BH2015/01600**The Cottage St Johns Road Hove**

Internal alterations to basement to facilitate spa and steam area.

Applicant: Mr M Rosenberg

Officer: Helen Hobbs 293335

Approved on 17/12/15 DELEGATED

BH2015/02289**Flat 1 14 Palmeira Avenue Hove**

Replacement double glazed timber windows to front and side.

Applicant: Dr Alexander Moradi

Officer: Ryan OSullivan 290480

Approved on 27/01/16 DELEGATED

BH2015/02679**Flat 3 16 Palmeira Avenue Hove**

Conversion of existing 1no three bedroom flat into 2no one bedroom flats.

Applicant: Mr Martin Heath

Officer: Chris Swain 292178

Refused on 14/01/16 DELEGATED

BH2015/02715**The Cottage St Johns Road Hove**

Application for approval of details reserved by condition 2 of application BH2014/04311.

Applicant: Mr Mike Rosenberg

Officer: Helen Hobbs 293335

Approved on 15/12/15 DELEGATED

BH2015/03128**Flat 1 56 Brunswick Square Hove**

Replacement of existing sash window to front elevation.

Applicant: Lisa Montague

Officer: Ryan OSullivan 290480

Approved on 22/12/15 DELEGATED

Report from 10/12/2015 to 27/01/2016

BH2015/03195**16B Waterloo Street Hove**

Replacement of existing single glazed timber framed windows and door with double glazed timber framed units to rear and installation of secondary glazing to front window.

Applicant: Mrs Kenderick

Officer: Rebecca Fry 293773

Refused on 13/01/16 DELEGATED

BH2015/03196**16B Waterloo Street Hove**

Replacement of existing single glazed timber frame of windows and door with double glazed timber framed units and installation of secondary glazing to front window.

Applicant: Mrs Kenderick

Officer: Rebecca Fry 293773

Refused on 13/01/16 DELEGATED

BH2015/03244**19 Upper Market Street Hove**

Change of use from retail (A1) to one bedroom flat (C3).

Applicant: Mr Brewer

Officer: Luke Austin 294495

Refused on 21/12/15 DELEGATED

BH2015/03324**19 Upper Market Street Hove**

Certificate of Lawfulness for proposed replacement of windows, shopfront, roof tiles, felt roof to the rear with lead roof and other associated works.

Applicant: Mr Brewer

Officer: Luke Austin 294495

Refused on 14/01/16 DELEGATED

BH2015/03379**19 Waterloo Street Hove**

Replacement of existing flat roof with insulated mineral felt flat roof.

Applicant: Brockhurst Property Management

Officer: Joanne Doyle 292198

Approved on 27/01/16 DELEGATED

1) BH01.01

BH2015/03380**19 Waterloo Street Hove**

Replacement of existing flat roof with insulated mineral felt flat roof.

Applicant: Brockhurst Property Management

Report from 10/12/2015 to 27/01/2016

Officer: Joanne Doyle 292198

Approved on 27/01/16 DELEGATED

BH2015/03489

Flat 35 Embassy Court Kings Road Brighton

Internal alterations incorporating formation of new opening and installation of sliding doors between living room and dining room.

Applicant: Mark Cotton

Officer: Ryan OSullivan 290480

Approved on 12/01/16 DELEGATED

BH2015/03500

Adelaide Studio St Johns Road Hove

Internal and external alterations including installation of new rooflight to replace existing, enlargement of bedroom window, replacement of existing windows with timber sash windows, alterations to front entrance and alterations to layout.

Applicant: Mr Phil Hodges

Officer: Ryan OSullivan 290480

Approved on 13/01/16 DELEGATED

BH2015/03501

Adelaide Studio St Johns Road Hove

Installation of new rooflight to replace existing, enlargement of bedroom window, replacement of existing windows with timber sash windows and alterations to front entrance.

Applicant: Mr Phil Hodges

Officer: Ryan OSullivan 290480

Approved on 13/01/16 DELEGATED

BH2015/03503

Embassy Court Kings Road Brighton

Installation of 10no photovoltaic solar panels and creation of access hatch to roof.

Applicant: Bluestorm Ltd

Officer: Ryan OSullivan 290480

Approved on 18/01/16 DELEGATED

BH2015/03504

Embassy Court Kings Road Brighton

Installation of 10no photovoltaic solar panels and creation of access hatch to roof.

Applicant: Bluestorm Ltd

Officer: Ryan OSullivan 290480

Approved on 18/01/16 DELEGATED

BH2015/03664

18 Norfolk Road Brighton

Application for Approval of Details Reserved by Conditions 2 and 3 of application Report from 10/12/2015 to 27/01/2016

BH2014/04051.

Applicant: Peter & Pippa Sharp**Officer:** Helen Hobbs 293335**Refused on 27/01/16 DELEGATED****BH2015/03711****Flat 1 44 Brunswick Place Hove**

Installation of double glazing to existing timber patio doors and window frames to rear elevation.

Applicant: Mr Charles Wingfield**Officer:** Tim Jefferies 293152**Approved on 07/01/16 DELEGATED****BH2015/03926****28 Brunswick Terrace Hove**

External repair and remedial works to balcony, stonework and balustrades on front elevation.

Applicant: Southern Land Securities**Officer:** Tim Jefferies 293152**Approved on 16/12/15 DELEGATED****BH2015/04001****Flat 2A Palmeira Court 30 Palmeira Square Hove**

Internal alterations to layout of basement flat and remedial works to front window. (Retrospective)

Applicant: Mr James Filby**Officer:** Tim Jefferies 293152**Approved on 16/12/15 DELEGATED****BH2015/04183****Flat 5 18 Brunswick Place Hove**

Internal alterations to layout of flat and associated works. (Part Retrospective).

Applicant: Ms Laura Silverman**Officer:** Tim Jefferies 293152**Approved on 11/01/16 DELEGATED****CENTRAL HOVE****BH2015/00870****19 Vallance Gardens Hove**

Erection of single storey detached building to rear of existing care facility to provide 1no self-contained assisted living unit.

Applicant: Mr Mark Ashley-Hacker**Officer:** Wayne Nee 292132

Report from 10/12/2015 to 27/01/2016

Refused on 11/12/15 DELEGATED**BH2015/01233****Flat 1 15 Fourth Avenue Hove**

Erection of a single storey detached outbuilding in rear garden.

Applicant: Mr David Sheard

Officer: Luke Austin 294495

Refused on 08/01/16 DELEGATED**BH2015/02455****Flat 12 2 Grand Avenue Hove**

Erection of top floor rear extension.

Applicant: Mr Brijesh Patel

Officer: Helen Hobbs 293335

Approved on 18/01/16 DELEGATED**BH2015/02671****23 Fourth Avenue Hove**

Application for Approval of Details Reserved by Condition 3 of application BH2015/01131

Applicant: Mr & Mrs Parratt

Officer: Luke Austin 294495

Approved on 07/01/16 DELEGATED**BH2015/02738****99 Church Road Hove**

Change of Use from retail, café & takeaway (A1/A3/A5) to MPs constituency office, surgery and community centre (B1/D1) for a temporary period of five years.

Applicant: Mr Peter Kyle MP

Officer: Helen Hobbs 293335

Approved on 18/01/16 DELEGATED**BH2015/02795****Flat 2 22 Tisbury Road Hove**

Installation of replacement UPVC double glazed windows and doors to rear.

Applicant: Mrs Ros Preston

Officer: Helen Hobbs 293335

Approved on 12/01/16 DELEGATED**BH2015/02930****13 Malvern Street Hove**

Applicant: Blatchingtons Ltd

Officer: Helen Hobbs 293335

Approved on 19/01/16 DELEGATED

Report from 10/12/2015 to 27/01/2016

BH2015/02952**1 Courtenay Towers 6 Courtenay Terrace Hove**

Replacement of an existing single glazed timber window with a double glazed timber sash window and installation of cast iron air brick to replace existing.

Applicant: Mr Ian Wren

Officer: Joanne Doyle 292198

Approved on 21/01/16 DELEGATED

BH2015/02953**1 Courtenay Towers 6 Courtenay Terrace Hove**

Replacement of an existing single glazed timber window with a double glazed timber sash window and installation of cast iron air brick to replace existing.

Applicant: Mr Ian Wren

Officer: Joanne Doyle 292198

Approved on 22/01/16 DELEGATED

BH2015/03246**Land Rear of 16-18 Blatchington Road Hove**

Erection of two bedroom dwelling house.

Applicant: First Charterhouse Inv. Ltd

Officer: Adrian Smith 290478

Refused on 20/01/16 DELEGATED

BH2015/03288**74 George Street Hove**

Display of internally illuminated ATM surround.

Applicant: New Wave Installations Cardtronics UK Ltd

Officer: Ryan OSullivan 290480

Approved on 05/01/16 DELEGATED

BH2015/03289**74 George Street Hove**

Installation of ATM to shopfront.

Applicant: New Wave Installations Cardtronics UK Ltd

Officer: Ryan OSullivan 290480

Approved on 05/01/16 DELEGATED

BH2015/03301**36-37 George Street Hove**

Installation of 2no condenser units on rear flat roof above shop. (Retrospective).

Applicant: Lech Foods Ltd

Officer: Laura Hamlyn 292205

Refused on 25/01/16 DELEGATED

BH2015/03366**214 Church Road Hove**

Erection of a single storey rear extension to existing ground floor shop.

Report from 10/12/2015 to 27/01/2016

Applicant: Mr Kevin Bush

Officer: Rebecca Fry 293773

Refused on 04/01/16 DELEGATED

BH2015/03398

5, 7 & 9 Sackville Road Hove

Application for variation of condition 2 of application BH2014/04340 (Replacement of existing windows with timber to front elevation and UPVC to side and rear elevations.) to allow changes to proposed windows.

Applicant: Mr Darren French

Officer: Mark Thomas 292336

Refused on 26/01/16 DELEGATED

BH2015/03537

Goldstone Business Centre 2 Goldstone Street Hove

Insertion of rooflight.

Applicant: Perth Securities

Officer: Ryan OSullivan 290480

Approved on 12/01/16 DELEGATED

BH2015/03557

10 Seafield Road Hove

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2013/02543.

Applicant: SoBo

Officer: Adrian Smith 290478

Split Decision on 05/01/16 DELEGATED

BH2015/03579

97 Blatchington Road Hove

Installation of new shopfront.

Applicant: Mr Omid Taabodi

Officer: Ryan OSullivan 290480

Refused on 27/01/16 DELEGATED

BH2015/03712

5 Vallance Road Hove

Roof alterations incorporating installation of dormers to sides and rear, alterations to fenestration and installation of ground floor bay window.

Applicant: Mr & Mrs G Humphries

Officer: Ryan OSullivan 290480

Refused on 21/01/16 DELEGATED

BH2015/03811

43A Hova Villas Hove

Replacement of existing conservatory, replacement of existing shed with garden
Report from 10/12/2015 to 27/01/2016

structure, alterations to fenestration and other associated works.

Applicant: Mr Robert Threlfall

Officer: Ryan OSullivan 290480

Approved on 20/01/16 DELEGATED

BH2015/03954

17 Dolphin Court Hove Street Hove

Replacement of existing crittall windows with UPVC double glazed windows.

Applicant: Mrs Grainne Kane

Officer: Laura Hamlyn 292205

Approved on 16/12/15 DELEGATED

BH2015/04029

2 George Street Hove

Display of internally illuminated suspended digital screens.

Applicant: Santander plc

Officer: Justine Latemore 292138

Approved on 07/01/16 DELEGATED

GOLDSMID

BH2014/03184

71 The Drive Hove

Internal alterations to layout to convert existing house in multiple occupation (Sui Generis) to 3no self contained flats (C3) with external alterations including erection of single storey detached garden room, replacement of roof tiles and rooflight to side elevation. (Part retrospective)

Applicant: Ms Claire Taylor

Officer: Sue Dubberley 293817

Approved on 05/01/16 DELEGATED

BH2014/03633

71 The Drive Hove

Conversion of existing 8 bedroom house in multiple occupation (Sui Generis) to 3no self contained flats (C3) with external alterations including erection of a single storey detached garden room, replacement of roof tiles and rooflight to side elevation. (Part retrospective)

Applicant: Ms Claire Taylor

Officer: Sue Dubberley 293817

Approved on 05/01/16 DELEGATED

BH2014/03826

The Wardley Hotel 10 Somerhill Avenue Hove

Internal alterations to facilitate increased number of bed spaces from 40 to 51 rooms. (Part Retrospective)

Applicant: Mr Najafi

Officer: Guy Everest 293334

Report from 10/12/2015 to 27/01/2016

Approved on 11/12/15 Committee**BH2015/01991****11 Cambridge Grove Hove**

Rooflights to the front and rear roofslopes. Insertion of two first floor timber sliding sash windows.

Applicant: Mr Woodhead

Officer: Helen Hobbs 293335

Approved on 18/12/15 DELEGATED**BH2015/03127****2 The Bungalows Somerhill Road Hove**

Installation of 16 no photovoltaic panels and 3no rooflights.

Applicant: Mr Ed Patey

Officer: Joanne Doyle 292198

Approved on 26/01/16 DELEGATED**BH2015/03201****45 Cromwell Road Hove**

Installation of wood pellet heat generation boiler and fuel storage hopper to side elevation.

Applicant: Brighton & Hove Energy Services Co-Op

Officer: Luke Austin 294495

Refused on 19/01/16 DELEGATED**BH2015/03253****58A Goldstone Villas Hove**

Erection of shed in rear garden (retrospective).

Applicant: Mr Paul Ware

Officer: Laura Hamlyn 292205

Approved on 17/12/15 DELEGATED**BH2015/03255****Top Floor Flat 46 Wilbury Road Hove**

Replacement of existing timber framed windows with double glazed timber framed windows.

Applicant: Miss Lisa Smith

Officer: Laura Hamlyn 292205

Approved on 18/12/15 DELEGATED**BH2015/03277****Flat 14 65 The Drive Hove**

Replacement of existing metal windows with timber double glazed sash windows to rear at basement level.

Applicant: Karen Plastics

Officer: Laura Hamlyn 292205

Approved on 15/12/15 DELEGATED

Report from 10/12/2015 to 27/01/2016

BH2015/03278**Flat 14 65 The Drive Hove**

Replacement of existing metal windows with timber double glazed sash windows to rear at basement level.

Applicant: Karen Plastics

Officer: Laura Hamlyn 292205

Approved on 12/01/16 DELEGATED

BH2015/03427**2 The Bungalows Somerhill Road Hove**

Certificate of lawfulness for proposed outbuilding.

Applicant: Pataross Projects

Officer: Joanne Doyle 292198

Refused on 26/01/16 DELEGATED

BH2015/03449**18A Chanctonbury Road Hove**

Creation of 2no rear dormers, insertion of 2no front rooflights and sun tunnel.

Applicant: Mr Narinder Samra

Officer: Laura Hamlyn 292205

Approved on 06/01/16 DELEGATED

BH2015/03451**89A Sackville Road Hove**

Replacement of existing windows with UPVC.

Applicant: Miss Silvia Parada Calvette

Officer: Rebecca Fry 293773

Approved on 18/12/15 DELEGATED

BH2015/03559**79 Addison Road Hove**

Creation of rear dormer and insertion of 2no rooflights to front elevation.

Applicant: Mr David Churchill

Officer: Ryan OSullivan 290480

Approved on 20/01/16 DELEGATED

BH2015/03586**Clarendon House, Conway Court, Ellen House, Livingstone House & Goldstone House Clarendon Road Hove**

Replacement of existing windows and doors with double glazed UPVC units to residential dwellings.

Applicant: Brighton & Hove City Council

Officer: Jonathan Puplett 292525

Approved on 14/12/15 Committee

BH2015/03992

Report from 10/12/2015 to 27/01/2016

46 Wilbury Avenue Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 2.5m, and for which the height of the eaves would be 2.4m.

Applicant: Mr Robert Leggatt

Officer: Laura Hamlyn 292205

Prior approval not required on 16/12/15 DELEGATED

BH2015/04034**Ridgeland House 165 Dyke Road Hove**

Display of externally illuminated fascia signs and non-illuminated hanging sign. (Part-retrospective)

Applicant: Dean Wilson LLP

Officer: Justine Latemore 292138

Split Decision on 19/01/16 DELEGATED

BH2015/04257**39 Osmond Road Hove**

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr & Mrs Heywood

Officer: Molly McLean 292097

Approved on 22/01/16 DELEGATED

BH2015/04337**141 Davigdor Road Hove**

Installation of perforated shutters to front entrance.

Applicant: Panbet Ltd

Officer: Ryan OSullivan 290480

Refused on 26/01/16 DELEGATED

BH2015/04349**West View The Drive Hove**

Application for Approval of Details Reserved by Condition 10 of application BH2013/00264.

Applicant: Anstone Properties Ltd

Officer: Nicola Hurley 292114

Approved on 22/01/16 DELEGATED

BH2015/04649**56 Livingstone Road Hove**

Application for approval of details reserved by condition 13 of application BH2014/00921.

Applicant: Mr Tim Hawkins

Officer: Liz Arnold 291709

Approved on 20/01/16 DELEGATED

Report from 10/12/2015 to 27/01/2016

HANGLETON & KNOLL**BH2015/02828****91 Applesham Avenue Hove**

Erection of one bedroom single dwelling to rear of existing property.

Applicant: Mr Ian Lansdowne

Officer: Helen Hobbs 293335

Refused on 18/12/15 DELEGATED

BH2015/03431**Hangleton Manor Inn 9 Hangleton Valley Drive Hove**

Installation of concealed sprinkler system to habitable areas of the first and second floors, installation of fire barriers within roof space and associated fire protection works.

Applicant: Hall and Woodhouse Ltd

Officer: Laura Hamlyn 292205

Approved on 04/01/16 DELEGATED

BH2015/03647**49 Amberley Drive Hove**

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer, side window and 2no front rooflights and erection of single storey rear extension.

Applicant: Mr Abdul Khaliq

Officer: Ryan OSullivan 290480

Approved on 14/01/16 DELEGATED

BH2015/03890**169 Nevill Avenue Hove**

Roof alterations incorporating hip to gable extension, front and rear rooflights, side window and rear dormer and installation of additional ground floor window to side.

Applicant: Mr Nathaniel Sly

Officer: Justine Latemore 292138

Refused on 23/12/15 DELEGATED

BH2015/03990**26 Hangleton Way Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.225m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.7m.

Applicant: Mr & Mrs Laker

Officer: Laura Hamlyn 292205

Prior approval not required on 16/12/15 DELEGATED

BH2015/03991**24 Hangleton Way Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.225m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.7m.

Applicant: Mr & Mrs Billings

Officer: Laura Hamlyn 292205

Prior approval not required on 16/12/15 DELEGATED

BH2015/04033**11 Maytree Walk Hove**

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr Abdul Rahim

Officer: Molly McLean 292097

Approved on 14/01/16 DELEGATED

BH2015/04063**9 Elm Drive Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.48m, for which the maximum height would be 2.78m, and for which the height of the eaves would be 2.78m.

Applicant: Mr Joe Lutrario

Officer: Laura Hamlyn 292205

Prior approval not required on 23/12/15 DELEGATED

BH2015/04066**60 Rowan Avenue Hove**

Erection of single storey rear extension to replace conservatory.

Applicant: Mr I Gowers

Officer: Ryan OSullivan 290480

Approved on 22/01/16 DELEGATED

BH2015/04201**6 Sunninghill Avenue Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.700m, for which the maximum height would be 2.990m, and for which the height of the eaves would be 2.850m.

Applicant: Dawei & Jay Xia

Officer: Justine Latemore 292138

Prior approval not required on 24/12/15 DELEGATED

BH2015/04204**5 Hangleton Way Hove**

Prior approval for the erection of a single storey rear extension, which would
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extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.78m, and for which the height of the eaves would be 3m.

Applicant: Mr Nicholas Hollick

Officer: Allison Palmer 290493

Prior approval not required on 06/01/16 DELEGATED

BH2015/04205**11 Sunninghill Avenue Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.72m, for which the maximum height would be 3.3m, and for which the height of the eaves would be 2.94m.

Applicant: Mr David Bryant

Officer: Justine Latemore 292138

Prior approval not required on 06/01/16 DELEGATED

BH2015/04264**22 High Park Avenue Hove**

Certificate of Lawfulness for proposed loft conversion incorporating side rooflights and rear dormer. Erection of single storey side and rear extension.

Applicant: Miss Josephine Healy

Officer: Molly McLean 292097

Approved on 27/01/16 DELEGATED

BH2015/04383**116 Hallyburton Road Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 2.8m, and for which the height of the eaves would be 2.6m.

Applicant: Mr Clive Boulton

Officer: Jonathan Puplett 292525

Prior Approval is required and is refused on 14/01/16 DELEGATED

BH2015/04394**38 Hangleton Way Hove**

Certificate of lawfulness for the proposed erection of single storey side and rear extensions.

Applicant: Mr Patel

Officer: Molly McLean 292097

Approved on 26/01/16 DELEGATED

NORTH PORTSLADE**BH2015/01728****293 Mile Oak Road Portslade**

Report from 10/12/2015 to 27/01/2016

Creation of hardstanding and vehicle crossover.

Applicant: Mr David Mottershead

Officer: Joanne Doyle 292198

Refused on 25/01/16 DELEGATED

BH2015/02450

Rowan House Rowan Close Portslade

Application for Approval of Details Reserved by Conditions 7 and 8 of application BH2012/04084

Applicant: Mr Colin Benson

Officer: Wayne Nee 292132

Approved on 05/01/16 DELEGATED

BH2015/03009

Garages to rear of 24 & 26 Chrisdory Road Portslade

Outline application with all matters reserved for the demolition of 2no existing garages and erection of 1no two bedroom dwelling (C3) with associated parking.

Applicant: Mr Andrew Fowler

Officer: Sonia Gillam 292265

Refused on 05/01/16 DELEGATED

BH2015/03678

7 Westway Close Portslade

Certificate of Lawfulness for proposed loft conversion extension incorporating additional front rooflight and rear dormer.

Applicant: Mr S Bailey

Officer: Laura Hamlyn 292205

Approved on 04/01/16 DELEGATED

BH2015/04403

1 Stanley Avenue South Portslade

Formation of front dormer.

Applicant: Mark Picket

Officer: Laura Hamlyn 292205

Approved on 27/01/16 DELEGATED

SOUTH PORTSLADE

BH2015/03138

6 Locks Hill Portslade

Demolition of existing building (D1) and erection of 5no houses (C3) fronting Locks Hill with car parking and vehicular access from rear.

Applicant: J B Howard Properties Ltd

Report from 10/12/2015 to 27/01/2016

Officer: Clare Simpson 292321

Refused on 18/12/15 DELEGATED

BH2015/03215

194A Old Shoreham Road Portslade
Erection of single storey rear extension.

Applicant: Mr Dark

Officer: Joanne Doyle 292198

Approved on 22/12/15 DELEGATED

BH2015/03245

7 Carlton Terrace Portslade

Display of 2no internally illuminated fascia signs, 1no internally illuminated projecting sign and 1no internally illuminated totem sign.

Applicant: Aldi Stores Ltd - Chelmsford

Officer: Helen Hobbs 293335

Approved on 21/01/16 DELEGATED

BH2015/03258

8 Benfield Crescent Portslade

Erection of first floor rear extension including roof extension, removal of existing chimney and insertion of 2no rooflights.

Applicant: Seb Smythe

Officer: Luke Austin 294495

Refused on 05/01/16 DELEGATED

BH2015/03377

25 Links Road Portslade

Certificate of lawfulness for the proposed erection of a single storey rear extension.

Applicant: Chris Smith

Officer: Laura Hamlyn 292205

Approved on 04/01/16 DELEGATED

BH2015/03448

80A Station Road Portslade

Installation of rooflights to front and rear and creation of dormer to rear.

Applicant: Harringtons

Officer: Laura Hamlyn 292205

Refused on 08/01/16 DELEGATED

BH2015/03787

109 Mill Lane Portslade

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer and front rooflights.

Applicant: Mr Guido Giuri

Report from 10/12/2015 to 27/01/2016

Officer: Emily Stanbridge 292359

Approved on 04/01/16 DELEGATED

BH2015/03829

The Cottage Easthill Park Portslade

Application for variation of condition 2 of application BH2015/01566 (Erection of two storey side and single storey rear extensions.) to permit amendments to the approved drawings regarding rendering of the extensions.

Applicant: Mr Harvey Smith

Officer: Liz Arnold 291709

Approved on 20/01/16 DELEGATED

BH2015/03932

75 Dean Gardens Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.75m.

Applicant: Simon Tindell

Officer: Laura Hamlyn 292205

Prior approval not required on 10/12/15 DELEGATED

BH2015/04056

The Coach House Mews South Street Portslade

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2014/02287

Applicant: Spear Development Ltd

Officer: Laura Hamlyn 292205

Approved on 11/01/16 DELEGATED

BH2015/04162

5 Station Road Portslade

Display of externally illuminated fascia and projecting signs. (Retrospective)

Applicant: Subway Realty Ltd

Officer: Justine Latemore 292138

Approved on 20/01/16 DELEGATED

BH2015/04266

1 Portslade Mews Portslade

Erection of a conservatory extension to rear elevation.

Applicant: Mr Haycock

Officer: Laura Hamlyn 292205

Approved on 13/01/16 DELEGATED

BH2015/04281

10 Denmark Road Portslade

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer, side window and 2no rooflights to front roofslope. Replacement of existing single Report from 10/12/2015 to 27/01/2016

door with bi-folding doors to rear.

Applicant: Mr Rhys Chapman

Officer: Molly McLean 292097

Approved on 21/01/16 DELEGATED

BH2015/04288

Workshop Building Former Brewery Site South Street Portslade

Prior approval for change of use of workshop building from storage (B8) to residential (C3) to form 9no residential dwellings.

Applicant: PGMI (Finchley) Ltd

Officer: Chris Swain 292178

Prior Approval is required and is refused on 20/01/16 DELEGATED

BH2015/04291

Cottages Drying Hall & Tower Building Former Brewery Site South Street Portslade

Prior approval for change of use of cottages, drying hall and first and second floor of tower building from offices (B1a) to residential (C3) to create 45no self-contained flats.

Applicant: PGMI (Finchley) Ltd

Officer: Chris Swain 292178

Refused on 20/01/16 DELEGATED

BH2015/04293

Tower Building Former Brewery Site South Street Portslade

Prior approval for change of use of the third, fourth and fifth storeys of the tower building from storage (B8) to residential (C3) to form 8no residential dwellings.

Applicant: PGMI (Finchley) Ltd

Officer: Chris Swain 292178

Prior Approval is required and is refused on 20/01/16 DELEGATED

BH2015/04309

75 Dean Gardens Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.7m.

Applicant: Mr Simon Tindell

Officer: Allison Palmer 290493

Prior approval not required on 12/01/16 DELEGATED

BH2015/04438

25 Burlington Gardens Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum

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height would be 3.4m, and for which the height of the eaves would be 2.9m.

Applicant: Mr Ramirez

Officer: Charlotte Bush 292193

Prior approval not required on 18/01/16 DELEGATED

HOVE PARK

BH2015/02449

Land Adjoining Unit 5 274 Old Shoreham Road Hove

External alterations to existing building and Variation of condition 2 of application BH2011/03791 (Erection of new single storey non-food retail unit with mezzanine floor.) to permit amendments to the approved drawings to allow alterations to staff car parking layout, revisions to elevations and trading as one unit rather than two separate units.

Applicant: Metric Property (Hove) Ltd

Officer: Kate Brocklebank 292454

Approved after Section 106 signed on 23/12/15 DELEGATED

BH2015/02525

Land Adjoining Unit 5 274 Old Shoreham Road Hove

Variation of condition 15 of application BH2015/02449 (Erection of new single storey non-food retail unit with mezzanine floor) to alter the BREEAM requirements from Excellent to Very Good and the rating from 60% to 55%.

Applicant: Metric Property (Hove) Ltd

Officer: Kate Brocklebank 292454

Approved on 05/01/16 DELEGATED

BH2015/02770

Waitrose Nevill Road Hove

Display of internally illuminated projecting sign.

Applicant: Bestway Group

Officer: Helen Hobbs 293335

Approved on 20/01/16 DELEGATED

BH2015/02923

19 Downside Hove

Remodelling of existing house incorporating erection of two storey side and rear extensions, extension at lower ground floor and first floor front extension above front porch. Roof alterations including hip to gable roof extension and raising of ridge height, alterations to fenestration, landscaping and other associated works.

Applicant: Mrs Jude Lewis

Officer: Joanne Doyle 292198

Approved on 26/01/16 DELEGATED

BH2015/02926

162 Woodland Drive Hove

Construction of rendered boundary wall. (Part Retrospective)

Report from 10/12/2015 to 27/01/2016

Applicant: Mr Adam Neale
Officer: Laura Hamlyn 292205
Approved on 27/01/16 DELEGATED

BH2015/02983**41 Bishops Road Hove**

Creation of additional floor to create two storey dwelling, alteration to front boundary wall, creation of hardstanding and other associated alterations.

Applicant: Dr Duncan Wells
Officer: Luke Austin 294495
Refused on 15/12/15 DELEGATED

BH2015/03036**11A Tongdean Road Hove**

Erection of single storey rear extension and creation of open front porch.

Applicant: Brighton Property Hunter
Officer: Luke Austin 294495
Approved on 17/12/15 DELEGATED

BH2015/03330**29 Hove Park Way Hove**

Erection of raised terrace and garden wall to rear garden (Part Retrospective).

Applicant: Ms Maria Higgins
Officer: Laura Hamlyn 292205
Refused on 29/12/15 DELEGATED

BH2015/03341**46 Tongdean Avenue Hove**

Demolition of existing single dwelling and erection of three storey six bedroom single dwelling.

Applicant: Mr & Mrs Phoon
Officer: Kate Brocklebank 292454
Approved on 16/12/15 Committee

BH2015/03368**Unit 2 Clarks Industrial Site Newtown Road Hove**

Display of 17no non-illuminated fascia signs.

Applicant: Wolseley Head Office
Officer: Ryan OSullivan 290480
Approved on 05/01/16 DELEGATED

BH2015/03394**35 Hill Brow Hove**

Variation of condition 2 of application BH2015/01033 (Remodelling of existing chalet bungalow including raising of ridge height and roof extensions, creation of additional floor, erection of two storey front and side extensions, removal of existing lean to and garage and creation of garage and enlarged storage space at

Report from 10/12/2015 to 27/01/2016

lower ground floor level, landscaping and other associated works.) to permit amendments to the approved drawings regarding the roof, fenestration and vehicle access.

Applicant: Mr Sean Goodman

Officer: Emily Stanbridge 292359

Refused on 12/01/16 DELEGATED

BH2015/03469

186 Nevill Road Hove

Erection of a two storey side extension.

Applicant: Mr Vince Chipping

Officer: Clare Flowers 290443

Refused on 19/01/16 DELEGATED

BH2015/03487

1-6 Cumberland Terrace Orchard Road Hove

Application for Approval of Details Reserved by Condition 22 of application BH2012/01354.

Applicant: Mr Philip Blount

Officer: Adrian Smith 290478

Approved on 05/01/16 DELEGATED

BH2015/03495

3 Ash Close Hove

Remodelling of existing dwelling including single storey side extension, two storey rear extension, roof alterations including removal of chimney, new entrance porch, enlargement of garage, revised fenestration and associated works.

Applicant: Mr Simon Elyas

Officer: Christopher Wright 292097

Refused on 24/12/15 DELEGATED

BH2015/03549

102 Shirley Drive Hove

Application for approval of details reserved by conditions 7, 8, 9, 11, 12 and 13 of application BH2015/03044.

Applicant: Mr Alan Moon

Officer: Helen Hobbs 293335

Split Decision on 22/12/15 DELEGATED

BH2015/03552

51 Hove Park Road Hove

Erection of part one part two storey rear extension and associated alterations.

Applicant: Jim Roberts

Report from 10/12/2015 to 27/01/2016

Officer: Mark Thomas 292336

Approved on 25/01/16 DELEGATED

BH2015/03582

18 Aldrington Avenue Hove

Certificate of Lawfulness for proposed roof alterations incorporating hip to gable extension, creation of enlarged rear dormer, insertion of window to side elevation and 2no front rooflights.

Applicant: Mr Humphrey Davis

Officer: Laura Hamlyn 292205

Approved on 04/01/16 DELEGATED

BH2015/03598

34 Hill Drive Hove

Erection of a part one part two storey rear extension with alterations to fenestration and timber cladding to front and rear.

Applicant: Mrs Heather Nicholson

Officer: Laura Hamlyn 292205

Approved on 12/01/16 DELEGATED

BH2015/03625

12 King George VI Drive Hove

Erection of single storey rear extension and raised terrace.

Applicant: Mr & Mrs Sarasketa

Officer: Laura Hamlyn 292205

Refused on 29/12/15 DELEGATED

BH2015/03715

104 Shirley Drive Hove

Erection of single storey rear extension with pitched roof and dormer.

Applicant: Mr Tim Ayling

Officer: Ryan OSullivan 290480

Approved on 25/01/16 DELEGATED

BH2015/03869

42 Woodland Avenue Hove

Erection of a single storey rear extension.

Applicant: Mr Paul Arscott

Officer: Emily Stanbridge 292359

Approved on 21/12/15 DELEGATED

BH2015/03979

30 Aldrington Avenue Hove

Certificate of Lawfulness for a proposed loft conversion incorporating hip to gable roof extension, rear dormer and front rooflights.

Report from 10/12/2015 to 27/01/2016

Applicant: Mrs Louise Wakefield

Officer: Laura Hamlyn 292205

Approved on 04/01/16 DELEGATED

BH2015/04061

94 Goldstone Crescent Hove

Prior approval for the erection of a single storey rear/side extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.6m.

Applicant: Mr Sam Bishop

Officer: Laura Hamlyn 292205

Prior approval not required on 17/12/15 DELEGATED

BH2015/04086

5 Hill Drive Hove

Certificate of Lawfulness for proposed single storey rear and side extension.

Applicant: Mr C Demetriou

Officer: Molly McLean 292097

Approved on 19/01/16 DELEGATED

BH2015/04091

57 Elizabeth Avenue Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.8m, for which the maximum height would be 3.2m, and for which the height of the eaves would be 2.65m.

Applicant: Mr Brian Rosehill

Officer: Ryan OSullivan 290480

Prior Approval is required and is approved on 23/12/15 DELEGATED

BH2015/04102

88 Nevill Avenue Hove

Erection of two storey side extension with associated roof extension and replacement roof to existing conservatory.

Applicant: Mr Adam Couzens

Officer: Justine Latemore 292138

Refused on 20/01/16 DELEGATED

BH2015/04136

KAP Ltd Newtown Road Hove

Display of internally-illuminated fascia sign and entrance panel to West elevation and internally illuminated and non-illuminated free standing signs to entrance. (Part-retrospective)

Applicant: Vauxhall

Report from 10/12/2015 to 27/01/2016

Officer: Justine Latemore 292138

Approved on 20/01/16 DELEGATED

BH2015/04155

133 Woodland Avenue Hove

Erection of two storey rear extension and associated works.

Applicant: Mr McBrayne

Officer: Laura Hamlyn 292205

Refused on 20/01/16 DELEGATED

BH2015/04235

215 Nevill Road Hove

Application for Approval of Details Reserved by Condition 8 of application BH2015/02513.

Applicant: Bowles Developers & Building Contractors

Officer: Nicola Hurley 292114

Refused on 21/01/16 DELEGATED

BH2015/04317

45 Woodland Avenue Hove

Erection of a part one part two storey rear extension with raised patio and steps to garden level.

Applicant: Matt & Laura Hodgson

Officer: Laura Hamlyn 292205

Refused on 27/01/16 DELEGATED

BH2015/04325

93 King George VI Drive Hove

Certificate of lawfulness for proposed single storey rear extension, alterations to garage and installation of rooflights to rear and side elevations.

Applicant: Mr & Mrs K Smith

Officer: Molly McLean 292097

Split Decision on 26/01/16 DELEGATED

BH2015/04345

70 Goldstone Crescent Hove

Erection of single storey side and rear extensions.

Applicant: Mr Chunkau Li

Officer: Laura Hamlyn 292205

Approved on 26/01/16 DELEGATED

BH2015/04384

26 Woodland Drive Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.2m.

Report from 10/12/2015 to 27/01/2016

Applicant: Mr Andrew Rollings

Officer: Charlotte Bush 292193

Prior Approval is required and is refused on 18/01/16 DELEGATED

BH2015/04616

15 Sandringham Drive Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4, for which the maximum height would be 3.4m, and for which the height of the eaves would be 2.4m.

Applicant: Mr D Kendall

Officer: Charlotte Bush 292193

Prior approval not required on 19/01/16 DELEGATED

WESTBOURNE

BH2014/04176

75 Portland Road Hove

Removal of existing extractor pipe and installation of replacement extractor pipe and flue to rear elevation. (Retrospective)

Applicant: Mr Maget Safar

Officer: Joanne Doyle 292198

Refused on 19/01/16 DELEGATED

BH2015/02227

24 Westbourne Villas Hove

Excavation at front of property to enlarge existing basement.

Applicant: Mr & Mrs Seaborne

Officer: Helen Hobbs 293335

Approved on 11/12/15 DELEGATED

BH2015/02308

75 Portland Road Hove

Installation of new shop front to create separate entrance to first floor flat (C3) and new entrance to restaurant (A3) with associated alterations. (Part retrospective)

Applicant: Maged Safar

Officer: Sonia Gillam 292265

Approved on 07/01/16 DELEGATED

BH2015/02826

Flat 2 39 Sackville Gardens Hove

Replacement of existing window with UPVC double doors.

Applicant: Sonja Bignell

Officer: Luke Austin 294495

Approved on 11/01/16 DELEGATED

Report from 10/12/2015 to 27/01/2016

BH2015/03098**119 Portland Road Hove**

Removal of part of existing building to rear and demolition of existing garage and erection of 1no one bedroom bungalow and associated works.

Applicant: Mr & Mrs Lumba

Officer: Mark Thomas 292336

Refused on 23/12/15 DELEGATED

BH2015/03132**30 Aymer Road Hove**

Erection of detached garage to replace existing (Retrospective).

Applicant: Mr Jeremy Hoyer

Officer: Laura Hamlyn 292205

Approved on 11/12/15 Committee

BH2015/03390**25 Pembroke Avenue Hove**

Roof alterations incorporating dormers to side and rear and rooflights to front and addition of ground floor side window.

Applicant: Mr Gino Fox

Officer: Laura Hamlyn 292205

Approved on 22/12/15 DELEGATED

BH2015/03395**10 Sackville Road Hove**

Application for variation of condition 2 of application BH2014/04341 (Replacement of existing windows with timber to front elevation and UPVC to side and rear elevations.) to allow changes to proposed windows.

Applicant: Hyde Housing

Officer: Mark Thomas 292336

Refused on 26/01/16 DELEGATED

BH2015/03424**Flat 1 Fairlawns 159 Kingsway Hove**

Replacement of existing UPVC windows and doors.

Applicant: Miss Lauren Shotter

Officer: Joanne Doyle 292198

Approved on 27/01/16 DELEGATED

BH2015/03492**21 Westbourne Villas Hove**

Roof alterations including rear dormer and front and rear rooflights.

Applicant: Mr Andy Congleton

Officer: Laura Hamlyn 292205

Approved on 04/01/16 DELEGATED

Report from 10/12/2015 to 27/01/2016

BH2015/03507**Flat 2 52 Sackville Gardens Hove**

Replacement of existing windows and door.

Applicant: Steve Heathfield**Officer:** Mark Thomas 292336**Approved on 18/12/15 DELEGATED****BH2015/03844****51 Westbourne Villas Hove**

Application for Approval of Details Reserved by Condition 7 of application BH2015/02110

Applicant: Mr John Fairall**Officer:** Adrian Smith 290478**Refused on 17/12/15 DELEGATED****BH2015/03973****Flat 1 4 Aymer Road Hove**

Replacement of existing timber patio doors with aluminium bi-folding doors to rear elevation.

Applicant: Mrs Claire Josling**Officer:** Laura Hamlyn 292205**Approved on 19/01/16 DELEGATED****BH2015/04059****88 Rutland Road Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.7m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.526m.

Applicant: Mr John Chard**Officer:** Charlotte Bush 292193**Prior Approval is required and is refused on 22/12/15 DELEGATED****BH2015/04126****61 Langdale Road Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.51m, for which the maximum height would be 3.2m, and for which the height of the eaves would be 3m.

Applicant: Ms Steph Harding**Officer:** Charlotte Bush 292193**Prior approval not required on 23/12/15 DELEGATED****BH2015/04498****102 Cowper Street Hove**

Prior approval for the erection of a single storey rear extension, which would

Report from 10/12/2015 to 27/01/2016

extend beyond the rear wall of the original house by 3.635m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.85m.

Applicant: Bill Boyle

Officer: Allison Palmer 290493

Prior approval not required on 19/01/16 DELEGATED

WISH

BH2015/00721

Land Adjacent 60 Worcester Villas & 430 Portland Road Hove

Demolition of existing garage and part extension and erection of a 2no storey two bed dwelling house.

Applicant: Mr & Mrs John White

Officer: Helen Hobbs 293335

Refused on 19/01/16 DELEGATED

BH2015/02173

238 Portland Road Hove

Erection of timber covered structure to rear courtyard to create an external seating area. (Part retrospective)

Applicant: Levant

Officer: Clare Flowers 290443

Refused on 15/12/15 DELEGATED

BH2015/02797

42 Woodhouse Road Hove

Demolition of garage and erection of single storey side and rear extension. Roof alterations including hip to gable roof extension and front and rear rooflights and associated alterations.

Applicant: Mrs Christine Marsh

Officer: Joanne Doyle 292198

Refused on 04/01/16 DELEGATED

BH2015/03153

13 Berriedale Avenue Hove

Removal of condition 4 of BH2015/01122 (Loft conversion to create 1no studio flat (C3) including rear hip to gable roof extension and side rooflights) which states that prior to first occupation of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority.

Applicant: Mr Ashley Bennett

Officer: Liz Arnold 291709

Approved on 20/01/16 DELEGATED

Report from 10/12/2015 to 27/01/2016

BH2015/03181**11 Boundary Road and Land to Rear in Harbour Mews Hove**

Conversion of existing ground floor rear office (B1) and demolition of existing warehouse (B8) at rear to create 1no two bedroom flat (C3) incorporating single storey side/rear extension and erection of 1no three bedroom house with associated landscaping and car parking.

Applicant: Mr Colin Brace

Officer: Mark Thomas 292336

Refused on 18/01/16 DELEGATED

BH2015/03269**11 Chelston Avenue Hove**

Erection of single storey rear extension linking main house to existing garage and associated alterations to garage.

Applicant: Mr David Pattenden

Officer: Laura Hamlyn 292205

Refused on 16/12/15 DELEGATED

BH2015/03279**84 Boundary Road Hove**

Installation of new shopfront and signage. Alterations to rear including new extract and intake ducts, air conditioning units, infill of windows and installation of access door to ground floor, removal of existing fence and replacement of timber decking with concrete surface for bin storage and staff parking. (Retrospective.)

Applicant: Mr Kevin Liebenberg

Officer: Mark Thomas 292336

Approved on 12/01/16 DELEGATED

BH2015/03305**Flat 1 305 Kingsway Hove**

Creation of gravel drive in front garden and erection of replacement front boundary wall. (Retrospective).

Applicant: Miss Natalya Luck

Officer: Justine Latemore 292138

Approved on 18/01/16 DELEGATED

BH2015/03360**10 Hogarth Road Hove**

Erection of single storey and two storey rear extensions, remodelling and extension of roof, creation of front porch and associated alterations.

Applicant: Mr & Mrs Trevor Cheal

Officer: Sarah Collins 292232

Approved on 20/01/16 DELEGATED

BH2015/03538**36 Bolsover Road Hove**

Erection of single storey rear extension.

Report from 10/12/2015 to 27/01/2016

Applicant: C Sender
Officer: Laura Hamlyn 292205
Refused on 15/12/15 DELEGATED

BH2015/03548
11 Roman Road Hove
Erection of single storey side extension.

Applicant: Mr Nicolas Pulford
Officer: Laura Hamlyn 292205
Refused on 11/01/16 DELEGATED

BH2015/03800
14 Saxon Road Hove
Erection of single storey rear extension.

Applicant: Mr Richard Kemble
Officer: Justine Latemore 292138
Approved on 23/12/15 DELEGATED

BH2015/03862
Flats 5 10 12 12A 20 21 & 22 Brittany Court Hove
Replacement of existing metal single glazed windows and doors with metal double glazed windows and doors.

Applicant: Old Estates Ltd
Officer: Chris Swain 292178
Approved on 21/01/16 DELEGATED

BH2015/03983
47 Brittany Road Hove
Erection of single storey rear and side extensions.

Applicant: Mr Ian Waddingham
Officer: Laura Hamlyn 292205
Approved on 23/12/15 DELEGATED

BH2015/03988
8 Roman Road Hove
Certificate of lawfulness for a proposed loft conversion incorporating hip to barn end roof extension, rear dormer and front rooflights.

Applicant: Andrew Buttress
Officer: Justine Latemore 292138
Approved on 04/01/16 DELEGATED

BH2015/04142
29 Rothbury Road Hove
Erection of single storey rear extension.

Applicant: Mr M Bardsley

Report from 10/12/2015 to 27/01/2016

Officer: Laura Hamlyn 292205

Refused on 18/01/16 DELEGATED

BH2015/04158

5 Portland Avenue Hove

Erection of single storey rear extension and installation of rear rooflights and side dormer (Part retrospective).

Applicant: Coastal Management Ltd

Officer: Laura Hamlyn 292205

Refused on 14/01/16 DELEGATED

BH2015/04289

21 Derek Avenue Hove

Erection of a single storey rear extension with associated alterations.

Applicant: Mr Neil Corin

Officer: Laura Hamlyn 292205

Approved on 14/01/16 DELEGATED

BH2015/04313

46 St Leonards Gardens Hove

Erection of single storey rear extension.

Applicant: Mr Asher Glynn

Officer: Laura Hamlyn 292205

Approved on 14/01/16 DELEGATED

BH2015/04353

Flats 4 9 & 11 Brittany Court 178 New Church Road Hove

Non Material Amendment to BH2015/02948 to change the type of metal being used from galvanised steel to aluminium.

Applicant: Mr Parviz Behdad & Jeremy Lee

Officer: Laura Hamlyn 292205

Approved on 23/12/15 DELEGATED

BH2015/04385

23 Portland Avenue Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.5m.

Applicant: Mr Ian Kirby

Officer: Allison Palmer 290493

Prior Approval is required and is refused on 12/01/16 DELEGATED

BH2015/04617

38 Hogarth Road Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5, for which the maximum

Report from 10/12/2015 to 27/01/2016

height would be 3.8m, and for which the height of the eaves would be 2.4m.

Applicant: Mike Harwood

Officer: Charlotte Bush 292193

Prior approval not required on 19/01/16 DELEGATED

Withdrawn Applications

BH2015/02168

238 Portland Road Hove

Extension of existing ventilation flue to rear elevation. (Part retrospective)

Applicant: Levant

Officer: Clare Flowers 290443

WITHDRAWN ON 16/12/15

BH2015/02541

Rayford House School Road Hove

Erection of side extension and creation of additional floor to create non-residential units with associated parking and re-cladding.

Applicant: Sound Investments Limited

Officer: Maria Seale 292175

WITHDRAWN ON 16/12/15

BH2015/04532

38 Hogarth Road Hove

Applicant: Mr Mike Hogarth

Officer: April Joyce 293990

WITHDRAWN ON 23/12/15

PLANS LIST 17 February 2016

BRIGHTON AND HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED BY THE HEAD OF CITY
INFRASTRUCTURE UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF
A PREVIOUS COMMITTEE DECISION

PRESTON PARK**Application No: BH2015/04129**

79 Chester Terrace, Brighton

Fell 1no Multi-stemmed Sycamore T1.

Fell 1no Elder T2. (T1 has some limited public visibility but not enough to warrant a TPO)

Applicant: Mrs Melanie Ottewill

Approved on 18 Dec 2015

Application No: BH2015/04360

Calmvale House, Florence Road, Brighton

1no Judas Tree T1 - reduce crown by 2m all round.

Applicant: Ben McWalter

Approved on 18 Dec 2015

REGENCY**Application No: BH2015/04147**

38 Sillwood Road, Brighton

1no Sycamore T1 - Cut back to boundary and shape

Applicant: Miss Lindsay Kirby

Approved on 06 Jan 2016

Application No: BH2015/04355

19 Clifton Road, Brighton

1no Elder T3 - Pollard at 3.5m. 1no Elm T4 - Reduce and reshape leaving sections to rear as cover for neighbours. 1no Elder T5 -

Cut back overhang by 2m. 1no Elm T6 - Thin crown by 10%. Reduce height and shape by 1.5m. 1no Eucalyptus T8 Reduce overhang by 2m.

Applicant: Mr Richard Tompsett

Approved on 23 Dec 2015

Application No: BH2015/04356

19 Clifton Road, Brighton

Fell 1no Elder T1

Applicant: Mr Richard Tompsett

Approved on 23 Dec 2015

Application No: BH2015/04369

Park Royal, Montpelier Road, Brighton
1no Ash T1 - Pollard to below large limb loss wound on south side.

Applicant: Ben McWalter
Approved on 18 Dec 2015

Application No: BH2015/04370

Park Royal, Montpelier Road, Brighton
Fell 1no Sycamore T2 (Sycamore is unsustainable in the long term due to its proximity to the wall)

Applicant: Ben McWalter
Approved on 18 Dec 2015

Application No: BH2015/04372

8 Clifton Road, Hove
1no Sycamore T1 - Reduce overhang to boundary wall approx 2-3m.

Applicant: Mr J Hatch
Approved on 18 Dec 2015

Application No: BH2016/00048

Friends Meeting Place, Ship Street, Brighton
1no Elm T1 - Thin crown by 20% by removing branches within the crown to decrease density. 1no Elm T2 - Remove epicormic growth. Remove or cut back overhanging growth to give 5.5m clearance from ground level. 1no Sycamore T3 - Thin crown by 25% by removing branches within the crown to decrease density. 2no Fig tree T6 - Reduce back from Restaurant and neighbouring roof to give 2-3m clearance and reduce back the overhang from the young apple trees.

Applicant: Mr George O'Flanagan
Approved on 22 Jan 2016

ST. PETER'S & NORTH LAINE**Application No: BH2015/04637**

21 West Hill Road, Brighton
1no Eucalyptus T1 - Remove right hand stem. Reduce crown by 30% remove deadwood.

Applicant: Mr W Paternoster
Approved on 06 Jan 2016

WITHDEAN**Application No: BH2015/04030**

12 Varndean Holt, Brighton
Fell 4no Sycamore T1 T2 T3 T4.

Applicant: Mrs Sharon Howard
Refused on 18 Dec 2015

Application No: BH2016/00113

Tangle Wood, 21 Withdean Road, Brighton
Fell 3no Conifers G4
Applicant: George O'Flanagan
Approved on 22 Jan 2016

Application No: BH2016/00114

Tangle Wood, 21 Withdean Road, Brighton
1no Ash & Sycamore G3 - Prune to give 3m clearance from the property. 1no Eucalyptus T8B - Remove 2 lowest limbs growing over the rear garden. 1no Prunus T9 - Reduce by 1m around the shape. 1no Conifer G10 - Reduce height to 2m to a common level, 1no Ash T13 - Remove low branch growing over pool house back to source.
Applicant: George O'Flanagan
Approved on 22 Jan 2016

Application No: BH2016/00134

5 Wayland Heights, Wayland Avenue, Brighton
1no Cedar T1 - Cut back in line with front driveway edge approx 10ft. Lateral branches only.
Applicant: Mr Nyall Thompson
Approved on 22 Jan 2016

WOODINGDEAN**Application No: BH2015/04444**

74 Crescent Drive North, Brighton
Fell 1no Sycamore
Applicant: Mr Mark Clark
Refused on 18 Dec 2015

Application No: BH2015/04445

74 Crescent Drive North, Brighton
1no Sycamore - Pollard
Applicant: Mr Mark Clark
Refused on 18 Dec 2015

BRUNSWICK AND ADELAIDE**Application No: BH2015/04629**

3 Selborne Road, Hove
1no Ash T1 - 25% Crown reduction and crown clean. 2no Purple Plum T2 & T3 - 30% (1.5m) height reduction and cut back to boundary.
Applicant: Mr William Paternoster
Approved on 06 Jan 2016

CENTRAL HOVE**Application No: BH2015/04636**

Flat 3 Kings Court, 9 Kings Gardens, Hove
Fell 1no Willow (Tree not sustainable in the long term)

Applicant: Mr Ben McWalter
Approved on 06 Jan 2016

GOLDSMID

Application No: BH2015/04449

9 Champions Row, Wilbury Avenue, Hove
3no Elm - Crown lift to 5m above ground, remove branches
overhanging roofline.

Applicant: Mr Matthew Haynes
Approved on 18 Dec 2015

HOVE PARK

Application No: BH2016/00116

Brighton and Hove High School Junior Dept, Radinden Manor Road,
Hove

Elm and Sycamore G3 & T4 - Reduce all branches overhanging the
astroturf pitch. Thin out crowns by 25-30%. Remove/thin some of
the lower vegetation.

Applicant: Mr G O'Flanagan
Approved on 21 Jan 2016

WESTBOURNE

Application No: BH2015/04638

5 Prince's Crescent, Hove
1no Black Poplar T1 - Re pollard.

Applicant: Mr W Paternoster
Approved on 06 Jan 2016

NEW APPEALS RECEIVED**WARD****APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****HOVE PARK**

BH2015/00305

117 Shirley Drive Hove

Erection of ground floor and basement level front extensions with revised fenestration and balustrading to front elevation, alterations to driveway and gated entrances and associated works.

APPEAL LODGED

10/12/2015

Delegated

WARD**APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****HANGLETON & KNOLL**

BH2015/01481

Rear of 40 Holmes Avenue Hove

Erection of 2no two storey two bedroom houses.

APPEAL LODGED

14/12/2015

Delegated

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

BH2015/02775

37 Glen Rise Brighton

Remodelling of existing bungalow incorporating roof extensions and raised ridge height to enable the creation of an additional floor, erection of two storey side extension, single storey rear extension and associated alterations.

APPEAL LODGED

16/12/2015

Delegated

WARD**APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****HANGLETON & KNOLL**

BH2015/00233

107 Boundary Road Hove

Demolition of existing house and erection of

<p><u>APPEAL STATUS</u> <u>APPEAL RECEIVED DATE</u> <u>APPLICATION DECISION LEVEL</u></p>	<p>four storey building to form 7no two bedroom flats (C3) with associated car parking. APPEAL LODGED 21/12/2015 Delegated</p>
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<p><u>WARD</u> <u>APPEAL APP NUMBER</u> <u>ADDRESS</u> <u>DEVELOPMENT DESCRIPTION</u> <u>APPEAL STATUS</u> <u>APPEAL RECEIVED DATE</u> <u>APPLICATION DECISION LEVEL</u></p>	<p>WITHDEAN BH2015/01281 11 South Road Brighton Conversion of first floor offices (B1) to 1no. one bed flat and 1no. studio flat (C3). APPEAL LODGED 21/12/2015 Delegated</p>
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<p><u>WARD</u> <u>APPEAL APP NUMBER</u> <u>ADDRESS</u> <u>DEVELOPMENT DESCRIPTION</u> <u>APPEAL STATUS</u> <u>APPEAL RECEIVED DATE</u> <u>APPLICATION DECISION LEVEL</u></p>	<p>ST. PETER'S & NORTH LAINE BH2015/01893 164 Upper Lewes Road Brighton Erection of rear extension at first floor level. APPEAL LODGED 21/12/2015 Delegated</p>
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<p><u>WARD</u> <u>APPEAL APP NUMBER</u> <u>ADDRESS</u> <u>DEVELOPMENT DESCRIPTION</u> <u>APPEAL STATUS</u> <u>APPEAL RECEIVED DATE</u> <u>APPLICATION DECISION LEVEL</u></p>	<p>MOULSECOOMB & BEVENDEAN BH2014/04142 37 Auckland Drive Brighton Erection of two storey detached dwelling (C3). APPEAL LODGED 17/12/2015 Delegated</p>
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<p><u>WARD</u> <u>APPEAL APP NUMBER</u> <u>ADDRESS</u> <u>DEVELOPMENT DESCRIPTION</u> <u>APPEAL STATUS</u> <u>APPEAL RECEIVED DATE</u> <u>APPLICATION DECISION LEVEL</u></p>	<p>HANGLETON & KNOLL BH2015/02562 107 Boundary Road Hove Demolition of existing house and erection of four storey building to form 7no two bedroom flats (C3) with associated parking. APPEAL LODGED 21/12/2015 Planning (Applications) Committee</p>
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WARD**APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****WISH**

BH2015/01278

Warehouse 1A Marmion Road Hove

Demolition of existing warehouse (B8) and erection of 4no two/ three storey residential dwellings (C3) and offices (B1).

APPEAL LODGED

17/12/2015

Planning (Applications) Committee

WARD**APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****HANOVER & ELM GROVE**

BH2015/02270

146 Islingword Road Brighton

Application for variation of condition 2 of application BH2013/03755 allowed on appeal (Demolition of existing shop (A1) and erection of a three storey dwelling house (C3)) to facilitate a flat roof with photovoltaic panels and an air source heat pump and associated alterations to materials and detailing throughout.

APPEAL LODGED

17/12/2015

Delegated

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

BH2015/02662

472 Falmer Road Brighton

Gable ended roof extension with barn hip over existing ground floor side extension incorporating double rooflight to front roofslope and dormer to rear.

APPEAL LODGED

22/12/2015

WARD**APPEAL APP NUMBER****CENTRAL HOVE**

BH2015/00860

ADDRESS Audley House Hove Street Hove
DEVELOPMENT DESCRIPTION Erection of 1no two bed detached dwelling (D3) and associated alterations to car park.
APPEAL STATUS APPEAL LODGED
APPEAL RECEIVED DATE 18/12/2015
APPLICATION DECISION LEVEL Delegated

WARD **ROTTINGDEAN COASTAL**
APPEAL APP NUMBER BH2015/01441
ADDRESS 5 Coombe Rise Saltdean Brighton
DEVELOPMENT DESCRIPTION Erection of outbuilding to rear garden. (Part retrospective)
APPEAL STATUS APPEAL LODGED
APPEAL RECEIVED DATE 22/12/2015
APPLICATION DECISION LEVEL

WARD **WITHDEAN**
APPEAL APP NUMBER BH2015/03780
ADDRESS 17 The Beeches Brighton
DEVELOPMENT DESCRIPTION Roof alterations incorporating extension to front Dormer and new dormer to rear to replace existing.
APPEAL STATUS APPEAL LODGED
APPEAL RECEIVED DATE 30/12/2015
APPLICATION DECISION LEVEL Delegated

WARD **HOLLINGDEAN & STANMER**
APPEAL APP NUMBER BH2015/01763
ADDRESS 8 Mountfields Brighton
DEVELOPMENT DESCRIPTION Erection of part single, part two storey rear extension. (Part retrospective)
APPEAL STATUS APPEAL LODGED
APPEAL RECEIVED DATE 04/01/2016
APPLICATION DECISION LEVEL Delegated

WARD **EAST BRIGHTON**
APPEAL APP NUMBER BH2014/03122
ADDRESS 2 Rock Street Brighton
DEVELOPMENT DESCRIPTION Conversion of existing store to rear at ground and lower ground floor levels to form 1no one bed flat.

<u>APPEAL STATUS</u>	APPEAL LODGED
<u>APPEAL RECEIVED DATE</u>	15/01/2016
<u>APPLICATION DECISION LEVEL</u>	Delegated
<u>WARD</u>	QUEEN'S PARK
<u>APPEAL APP NUMBER</u>	BH2015/01560
<u>ADDRESS</u>	14 Richmond Place Brighton
<u>DEVELOPMENT DESCRIPTION</u>	Creation of additional floor to existing to create 2no additional flats.
<u>APPEAL STATUS</u>	APPEAL LODGED
<u>APPEAL RECEIVED DATE</u>	15/01/2016
<u>APPLICATION DECISION LEVEL</u>	Delegated

<u>WARD</u>	MOULSECOOMB & BEVENDEAN
<u>APPEAL APP NUMBER</u>	BH2015/02362
<u>ADDRESS</u>	1 Kimberley Road Brighton
<u>DEVELOPMENT DESCRIPTION</u>	Erection of a single storey rear extension, roof alterations incorporating dormer to rear elevation and associated alterations.
<u>APPEAL STATUS</u>	APPEAL LODGED
<u>APPEAL RECEIVED DATE</u>	18/01/2016
<u>APPLICATION DECISION LEVEL</u>	Delegated

<u>WARD</u>	HOLLINGDEAN & STANMER
<u>APPEAL APP NUMBER</u>	BH2015/03779
<u>ADDRESS</u>	31 Coldean Lane Brighton
<u>DEVELOPMENT DESCRIPTION</u>	Erection of two storey side extension with roof alterations incorporating side dormer.
<u>APPEAL STATUS</u>	APPEAL LODGED
<u>APPEAL RECEIVED DATE</u>	21/01/2016
<u>APPLICATION DECISION LEVEL</u>	Delegated

<u>WARD</u>	PRESTON PARK
<u>APPEAL APP NUMBER</u>	BH2015/01717
<u>ADDRESS</u>	16 Port Hall Place Brighton
<u>DEVELOPMENT DESCRIPTION</u>	Roof extensions and alterations including 3no. front rooflights, 1no rear rooflight and rear dormer.
<u>APPEAL STATUS</u>	APPEAL LODGED
<u>APPEAL RECEIVED DATE</u>	21/01/2016

APPLICATION DECISION LEVEL Delegated

WARDAPPEAL APP NUMBERADDRESSDEVELOPMENT DESCRIPTIONAPPEAL STATUSAPPEAL RECEIVED DATEAPPLICATION DECISION LEVEL**MOULSECOOMB & BEVENDEAN**

BH2015/02683

52 Barcombe Road Brighton

Change of use from dwellinghouse (C3) to nine bedroom large house in multiple occupation (Sui Generis) (Retrospective).

APPEAL LODGED

22/01/2016

Delegated

WARDAPPEAL APPNUMBERADDRESSDEVELOPMENT DESCRIPTIONAPPEAL STATUSAPPEAL RECEIVED DATEAPPLICATION DECISION LEVEL**ST. PETER'S & NORTH LAINE**

BH2014/03214

16 Kew Street Brighton

Conversion of existing house (C3) to form 1no one bedroom flat and 1no two bedroom maisonette (C3) with associated installation of windows to replace existing garage door and additional front access door.

APPEAL LODGED

22/01/2016

Delegated

WARDAPPEAL APP NUMBERADDRESSDEVELOPMENT DESCRIPTIONAPPEAL STATUSAPPEAL RECEIVED DATEAPPLICATION DECISION LEVEL**WITHDEAN**

BH2015/01308

19 Withdean Road Brighton

Demolition of existing dwelling and erection of six bedroom dwelling.

APPEAL LODGED

25/01/2016

Delegated

WARDAPPEAL APP NUMBERADDRESSDEVELOPMENT DESCRIPTION**PATCHAM**

BH2015/03331

17 Old Farm Road Brighton

Creation of roof terrace with metal railings and other associated works to side elevation.

<u>APPEAL STATUS</u>	APPEAL LODGED
<u>APPEAL RECEIVED DATE</u>	26/01/2016
<u>APPLICATION DECISION LEVEL</u>	Delegated



INFORMATION ON HEARINGS / PUBLIC INQUIRIES
17th February 2016

Brighton & Hove
City Council

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

None

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Appeal Decision

Site visit made on 20 November 2015

by Les Greenwood MRTPI

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

Decision date: 10 December 2015

Appeal Ref: APP/Q1445/W/15/3035624

109 Victoria Road, Portslade, Brighton BN41 1XD

- 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 Lucy Meakin against the decision of Brighton and Hove City Council.
 - The application Ref BH2015/00477, dated 12 February 2015, was refused by notice dated 20 April 2015.
 - The development proposed is the addition of non-structural internal walls and doors to an existing hair salon to convert it to a sports injury clinic, a change of use from Class A1 to Class D1.
-

Preliminary matter

1. The appeal application proposes a change of use from a hairdressing salon, which falls within Class A1 (shops), to a sports injury clinic, which falls within Class D1 (non-residential institutions). The appellant's appeal submission suggests that the proposed use would actually be a mix of Classes A1 and D1, since there would be retail sales of some sports injury treatment related items. This would, however, be a substantial amendment to the proposal, requiring additional consultation. It appears to me that such sales would likely be ancillary to the main Class D1 use in any case. I have therefore considered the proposal as set out in the application.

Decision

2. The appeal is allowed and planning permission is granted for the addition of non-structural internal walls and doors to an existing hair salon to convert it to a sports injury clinic, a change of use from Class A1 to Class D1 in accordance with the terms of the application Ref BH2015/00477, dated 12 February 2015, 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 plan: 002.
 - 3) The premises shall only be used as a sports injury clinic (Use Class D1) and for no other purpose including any other purpose within Use 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). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no other change of use shall be carried out without the express grant of planning permission.

Main issue

3. The main issue is the sustainability of the proposal in terms of its impact on the vitality of the town and the local availability of shops.

Reasons

4. Victoria Road is a mainly commercial street on the fringe of the town centre, primarily providing large scale premises for car showrooms and similar retail activities. No 109 is part of a short terrace of 2 storey buildings which have small commercial premises on the ground floor, including a car repair garage, a shop, a café and the appeal premises.
5. Brighton and Hove Local Plan (LP) Policy SR8 states that planning permission will be granted for the change of use of shops where 3 criteria are met. The Council accepts that 2 of these will be satisfied. The site is within easy walking distance of the main shopping area of the town, where there are other hairdressers and shops. The new use would be similar in nature to the existing use so that there would be no significant effect on local residents' living conditions or on the character of the area.
6. The Council's concern is that it has not been adequately demonstrated that an A1 retail use is no longer economically viable. The appellant advises that the premises have been marketed for a period of months, but only by word of mouth. I note that there are a number of vacant shop premises currently being marketed in the main town centre shopping area. In these circumstances, I find it easy to believe that a fringe site like No 109 would struggle to find tenants, even if marketed more actively. Given the general availability of shops premises in the area, I find that the change of use proposed here would not significantly reduce the supply of shops.
7. Furthermore, the provision of the sports injury clinic would in a small way add to the mix of uses and vibrancy of the area, making good use of the premises to provide a useful service. I conclude that the proposal would be for sustainable development, adding to the vitality of the town without affecting the local availability of shops. I therefore find no conflict with the aims of LP Policy SR8. The proposal also accords with the National Planning Policy Framework's aim to create an appropriate mix of uses while guarding against the unnecessary loss of valued facilities and services.
8. I impose a condition listing the approved plan, for the avoidance of doubt and in the interest of proper planning. I agree with the Council that it is necessary to limit the permitted use to sports injury treatment, so that a further planning application would be required for other uses that might have more impact on local residents and traffic. The Council's transport advisor has also

recommended a condition requiring the provision of bicycle parking. Whilst this is clearly desirable, I do not consider it to be necessary in connection with this small scale change, which should not increase trips to the site.

9. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should succeed.

Les Greenwood

INSPECTOR

Appeal Decision

Site visit made on 8 December 2015

by **D Cramond** BSc MRTPI

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

Decision date: 11 December 2015

Appeal Ref: APP/Q1445/D/15/3130333
35 Greenfield Crescent, Brighton, BN1 8HL

- 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 Maria Claudia Beltran against the decision of Brighton & Hove City Council.
 - The application Ref BH2105/01136, dated 30 March 2015, was refused by notice dated 29 June 2015.
 - The development proposed is a single storey rear extension.
-

Decision

1. The appeal is allowed and planning permission is granted for a single storey rear extension at 35 Greenfield Crescent, Brighton, BN1 8HL in accordance with the terms of the application, Ref BH2105/01136, dated 30 March 2015, 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: CH 699 / 001, 002, 003, 004 & 005.
 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.

Main Issues

2. The main issues are the effect of the proposal on, firstly, the character and appearance of the host property and the locality and, secondly, the living conditions of neighbours.

Reasons

Character and appearance

3. The appeal property is a semi-detached home with a single storey front and an additional lower ground floor at the rear reflecting the considerable drop in levels. It is within a locality of established residential suburban character comprising a range of properties which come together to form a pleasing streetscene. A number of the dwellings on the relevant north-west side of the road have been extended to the rear in a variety of ways to offer more accommodation, benefit from views out and/or make use of the topography. The proposal would have a floor at lower ground level with a mono-pitched roof

running up to the equivalent of eaves height. Much of the roof would be glazed to allow a gallery arrangement internally to have outlook.

4. The Council is concerned that by virtue of what it claims would be excessive rear projection and roof form the scheme would be an over dominant and unsympathetic addition relating unsuitably to the host building and the visual amenity of the area. The rear extension would, when combined with existing projection, lead to a development of about 6 metres in depth and the Council considers this to be excessive, particularly relative to the 8m depth of the main property. Looking at the maths this is an understandable conclusion and raises concern over a breach of the usual '50% only' Council guidance.
5. However this analysis would fail to take account of the ground levels and the architectural approach of using the lie of the land and the falling mono-pitch roof. Given the way the scheme would sit and abut with the home I would be satisfied that the existing main property would retain its predominance and the extension would have a sense of subservience. To my mind the reality would be more satisfactory than even the plans suggest because they do not show boundary treatment on their side elevations or sections. The architectural approach would be an unusual one but then as I note above there is considerable elevational variety to the rear of this run of homes. In all the circumstances I would determine that there would not be harm to the aesthetic qualities of the host building or wider visual amenity.
6. Saved Policy QD14 of the Brighton & Hove Local Plan (LP) calls for, amongst other matters, development to be well designed to protect local distinctiveness and respect the character of buildings and the wider area. I conclude that the appeal scheme would not run contrary to these objectives which are similar to those embodied in the Council's Supplementary Planning Document No.12, *Design Guide for Extensions and Alterations* (SPD) – a publication which does introduce the '50%' guidance but is unable to cover every eventuality in detail.

Living conditions

7. The Council is concerned that by virtue of its scale and depth, the proposal would have an overbearing effect on the amenity of the neighbouring property at no. 33 resulting in loss of light to a rear window. However no. 33, the other half of the semi-detached pair, lies to the south west of the proposal. It has a considerable rear garden offering pleasant outlook. Furthermore there would be a distance of some 2.5 metres between the planned works and the common side boundary and the relevant window sits about 1 metre beyond that. Finally the existing rear projections which are most proximate and go outwards relative to the main elevation of the neighbouring home would remain and the new works would largely 'drop down' the slope. In all the circumstances, and even allowing for the lower ground levels at the neighbouring home, I would not share the same view as the Council on this point. In my opinion the Council's '45 degree angle' test should be applied with some pragmatism and should bear in mind orientation, outlook, boundary treatment, extension heights and roof form. In these particular circumstances I believe it reasonable to consider it in a flexible way.
8. The Council's LP Saved Policy QD27 seeks, amongst other matters, to protect living conditions of neighbours. This is also a key consideration of the SPD. I conclude that this development would not run contrary to this policy objective for the reasons I have given.

Conditions

9. The standard commencement condition should apply and there should be a condition that works are to be carried out in accordance with listed, approved, plans; for the avoidance of doubt and in the interests of proper planning. I agree with the Council that there should be a condition relating to the use of matching materials in the interests of visual amenity.

Overall conclusion

10. For the reasons given above I conclude that the appeal proposal would not have an unacceptable adverse effect on the character and appearance of the host property or the locality or upon living conditions for neighbours. Accordingly the appeal is allowed.

D Cramond

INSPECTOR

Appeal Decision

Site visit made on 8 December 2015

by **D Cramond** BSc MRTPI

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

Decision date: 11 December 2015

Appeal Ref: APP/Q1445/D/15/3132746
48 Redhill Drive, Brighton, BN1 5FL

- 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 P Peng against the decision of Brighton & Hove City Council.
 - The application Ref BH2105/00042, dated 7 January 2015, was refused by notice dated 8 June 2015.
 - The development proposed is the erection of part two part three storey rear extension, alterations to fenestration, creation of raised terrace with balustrade and roof alterations with rear rooflight.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of part two part three storey rear extension, alterations to fenestration, creation of raised terrace with balustrade and roof alterations with rear rooflight at 48 Redhill Drive, Brighton, BN1 5FL in accordance with the terms of the application, Ref BH2105/00042, dated 7 January 2015, 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: ADC632/01, 02, 06, 07 & 08.
 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.

Procedural Matter

2. I use the Council's description of development which is more precise than the application form; I note the Appellant uses this wording on the appeal form.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host property and the locality.

Reasons

Character and appearance

4. The appeal property is a two storey detached home with an additional rear semi-basement level stemming from a steep fall in ground levels. Rear garden length is generous and the area is one of established suburban residential character with a generally pleasing appearance stemming from the range of well designed mainly detached homes and their gardens. In the case of the appeal property the rear elevation is unremarkable and in the wider scene, from what I could see, rear elevations locally do display considerable variance. The proposal is as described above.
5. The Council is concerned that the proposed development, by virtue of its scale, bulk, height and overall appearance, would form an overly dominant addition which would result in significant harm to the architectural integrity of the building. This refusal of planning permission now before me follows an appeal case (APP/Q1445/D/14/2227151) which was dismissed and was for an extension of broadly similar description albeit detail is pertinent.
6. At the time of the last appeal the Inspector noted that there was some visual prominence towards the site when seen across the valley and he was understandably wishing to protect architectural integrity of the appeal building, prevent an extension being too visually bulky and safeguard visual amenity for neighbours. The Inspector commented that in this context he had concerns with:

"... the introduction of a full height lower ground floor level; the rear addition being designed to extend flank wall to flank wall without any inset; the proposed roof being designed to have the same ridge height as the main roof; and the uniform adoption of narrow folding doors at both lower and ground floor level and the reflection of their proportions in the first floor windows. In addition, the general lack of modulation or visual relief in the design of the rear elevation, and the proposed construction of the new terrace in brick, would give the completed building even greater perceived height."
7. With the exception of the full height lower ground floor point it would seem to me that the current scheme has amended detail such that all the factors highlighted above have been addressed by the current modified and reduced proposals – in my judgement satisfactorily so. Taken as a whole and even allowing for the full height lower ground floor, given inclusion of a lower ridge height, amendment and reduction of fenestration, added modulation and visual relief, inseting from a flank and redesigning the terrace I am satisfied that the development would appear as proportionate, suitably designed, complementary and not jarring on the eye. I would not agree with the Council that the scheme would lack suitable subordination - with a projection of up to around 3.5 metres, a lower roof, boundary treatment in situ or amended and the fact that adjoining properties would obscure full side elevational views from almost all vantage points I do not concur that the side elevation in reality would support this stance. Similarly seen from the rear the visual proposition would be a reasonable and proportionate one.

8. Bearing in mind I conclude that the extension would be aesthetically acceptable I would say that the scheme would not be harmful to the visual amenities of neighbours. By reason of siting and form I would also agree with the previous Inspector and the Council that there would not be harm to other living conditions of neighbours.
9. Saved Policy QD14 of the Brighton & Hove Local Plan calls for, amongst other matters, development to be well designed to protect local distinctiveness and respect the character of buildings and the wider area. I conclude that the appeal scheme would not run contrary to these objectives which are similar to those embodied in the Council's Supplementary Planning Document No.12, *Design Guide for Extensions and Alterations* – a guidance document unable in any event to cover every eventuality in detail.

Conditions

10. The standard commencement condition should apply and there should be a condition that works are to be carried out in accordance with listed, approved, plans; for the avoidance of doubt and in the interests of proper planning. I agree with the Council that there should be a condition relating to the use of matching materials in the interests of visual amenity.

Overall conclusion

11. For the reasons given above I conclude that the appeal proposal would not have an unacceptable adverse effect on the character and appearance of the host property or the locality. Accordingly the appeal is allowed.

D Cramond

INSPECTOR



Appeal Decision

Site visit made on 8 December 2015

by **D Cramond** BSc MRTPI

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

Decision date: 14 December 2015

Appeal Ref: APP/Q1445/D/15/3133429

38 Wanderdown Road, Ovingdean, Brighton, BN2 7BT

- 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 Tim Bailey against the decision of Brighton & Hove City Council.
 - The application Ref BH2015/01643, dated 7 May 2015, was refused by notice dated 20 August 2015.
 - The development proposed is the creation of side dormer, open porch to front, replacement of existing rear extension with glazed balustrading above, re-cladding of the building in black stained timber and alterations to fenestration and other associated works.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. I use the Council's description of development which is more concise than the application form; I note the Appellant uses this wording on the appeal form.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host property and the locality.

Reasons

Character and appearance

4. The appeal property is a detached home with single storey front to the front and two storeys to the rear along with a single storey extension with a terrace above. It lies within an established area of suburban residential character with a generally pleasing appearance stemming from the range of mainly detached bungalows and houses and their gardens. The proposal is as described above.
5. The Council is concerned that the black stained timber cladding and the black tiled roof would result in a stark appearance and a character incongruous in the street scene whilst it considers that the proposed side dormer would be of an excessive scale and bulk and not appear as a sympathetic addition to the dwelling.

6. I did note that there was a variety of materials and finishes used locally albeit most tended to the lighter end of the spectrum. Nevertheless I am not persuaded that a home with a dark exterior would be jarring on the eye or unacceptably out of character with its surroundings. Clearly there would be 'difference' from other homes but the variation would not be garish one and in the wider scene the effect would tend towards being visually regressive. I would not be opposed to remodelling using the external materials proposed and changes to in situ fenestration.
7. However I would be concerned about the size and form of the proposed side dormer. This would radically change the roof shape of the property and would stand out as an alien form in the streetscene. There is very little evidence locally of large dormers and certainly the appeal property lies in a run of homes where homogeneity of roof shape is a characteristic and a visual attribute. The roofs pitching away from each other also add an element of visual separation and openness when in reality the homes are positioned relatively close together. In particular the scale of the dormer proposed, with its provision to help accommodate two bedrooms and a bathroom, would be such that it would dominate and radically change to the roof form on this plane rather than be a subordinate addition.
8. Saved Policy QD14 of the Brighton & Hove Local Plan calls for, amongst other matters, development to be well designed to protect local distinctiveness and respect the character of buildings and the wider area. I conclude that the appeal scheme would run contrary to these objectives which are similar to those embodied in the Council's Supplementary Planning Document No.12, *Design Guide for Extensions and Alterations* – albeit this guidance document is unable to cover every eventuality in detail.

Other matters

9. I do understand the wish for additional accommodation and to move to a more contemporary internal and external condition for the home. I can see that thought has been given to longevity, maintenance levels and sustainability generally. The scheme would not be harmful to living conditions of neighbours.
10. The Appellant suggests that the proposed side dormer could be constructed under 'Permitted Development Rights' (PD) as long as it accords with developmental constraints such as matching materiality, opaque windows and opening windows at high-level only, and is not clad in black timber. This may or may not be the case, I do not have full pertaining details and in any event such a proposition is not for me to determine. The proposal before me would not accord with PD and is an overall planning application which I must consider in the form it was lodged with the Council.
11. I have carefully considered all the points raised by the Appellant but these matters do not outweigh the concerns which I have in relation to the main issue identified above.
12. I confirm that policies in the National Planning Policy Framework have been considered; the Council's policy which I cite mirrors relevant objectives within the Framework.

Overall conclusion

13. For the reasons given above I conclude that the appeal proposal would have unacceptable adverse effects on the character and appearance of the host property and the locality. Accordingly the appeal is dismissed.

D Cramond

INSPECTOR



Appeal Decision

Site visit made on 8 December 2015

by **D Cramond** BSc MRTPI

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

Decision date: 14 December 2015

Appeal Ref: APP/Q1445/D/15/3133870

1 Mill Rise, Brighton, BN1 5GD

- 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 Jignesh Agnihotri against the decision of Brighton & Hove City Council.
 - The application Ref BH2014/03842, dated 14 November 2014, was refused by notice dated 13 August 2015.
 - The development proposed is the erection of two storey side extension and creation of 2no dormers to front.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. I use the Council's description of development which is more concise than the application form; I note the Appellant uses this wording on the appeal form.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host property and the locality.

Reasons

Character and appearance

4. The appeal property is on a corner plot and is an enlarged bungalow with a lower floor garage and accommodation in the roof including a large box dormer to the rear. The street slopes up to this corner which has some open space beyond it. A row of properties correspondingly steps up to the appeal dwelling. This row includes five of broadly similar form. Other properties locally are varied albeit full two storey dwellings are limited in number. The neighbourhood is one of established residential character with pleasing appearance stemming from the dwellings, gardens and open space. The proposal is as described above.
5. The Council is concerned that the proposed two-storey side extension would appear out of proportion with the modest scale of the existing and surrounding bungalows and be overly dominant and out of place in the street scene. It also raises the objection that the proposed front dormers would add visual clutter to the front roofslope of the building hence appearing out of place in the streetscene. The Appellant counters this by, amongst other matters,

highlighting the topography of the site and the space on it; the mix of development to be found locally; the specific siting, symmetry and style of the dormers; and generally arguing for the merits of a visual update and the materials to be used.

6. In my opinion the proposed extension would take little in the way of design cues from the host dwelling; it would be strangely alien in its height and its full gable design. It would bring significant development too close to a corner which brings visual benefit by its openness. There would be no subservience to the main structure and the development would be overly bulky and jarring on the eye in the streetscene. There are five consistent front roof slopes stepping up this side of the road and they create a pleasing and ordered scene. The extension and the proposed dormer windows would visually intrude upon this pleasant progression and not accord with prevailing character. The dormers would also look ill at ease on the appeal property itself; creating an appearance of almost three floors over part of the home, complicating the simple front elevation and in any event being strangely positioned overly high up the pitched roof. In all the circumstances the appeal scheme would be aesthetically unacceptable on this prominent site.
7. Saved Policies QD2 and QD14 of the Brighton & Hove Local Plan call for, amongst other matters, development to be well designed to protect local distinctiveness and respect the character of buildings and the wider area. I conclude that the appeal scheme would run contrary to these objectives which are similar to those embodied in the Council's Supplementary Planning Document No.12, *Design Guide for Extensions and Alterations* – albeit this guidance document is unable to cover every eventuality in detail.

Other matters

8. I do sympathise with the wish for additional and improved family accommodation. I would agree that there would be no impact on living conditions for neighbours and I note that no objections have been received. I can see that considerable thought has gone into the selection of materials amongst other matters. I have considered the other examples of development drawn to my attention but find that by reason of siting, design or scale none of them are directly comparable to the case in hand which I must, in any event, determine on its own merits. I agree that there would be some economic gain locally. I have carefully considered all the points raised by the Appellant but these matters do not outweigh the concerns which I have in relation to the main issue identified above.
9. I confirm that policies in the National Planning Policy Framework have been considered; the Council's policies which I cite mirror relevant objectives within the Framework.

Overall conclusion

10. For the reasons given above I conclude that the appeal proposal would have unacceptable adverse effects on the character and appearance of the host property and the locality. Accordingly the appeal is dismissed.

D Cramond

INSPECTOR



Appeal Decision

Site visit made on 8 December 2015

by **D Cramond** BSc MRTPI

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

Decision date: 16 December 2015

Appeal Ref: APP/Q1445/D/15/3133657

1 Sharpthorne Crescent, Portslade, Brighton, BN41 2DP

- 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 Thorpe against the decision of Brighton & Hove City Council.
 - The application Ref BH2015/01493, dated 28 April 2015, was refused by notice dated 24 June 2015.
 - The development proposed is the removal of existing conservatory and erection of part one, part two storey extension to rear and creation of pitched roof over existing garage.
-

Decision

1. The appeal is allowed and planning permission is granted for the removal of existing conservatory and erection of part one, part two storey extension to rear and creation of pitched roof over existing garage at 1 Sharpthorne Crescent, Portslade, Brighton, BN41 2DP in accordance with the terms of the application, Ref BH2105/01493, dated 28 April 2015, 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: 14/970/01 & 02A.
 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.

Procedural Matter

2. I use the Council's description of development which is more precise than the application form; I note the Appellant uses this wording on the appeal form.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host property and the locality.

Reasons

Character and appearance

4. The appeal property is a chalet bungalow on the east side of Sharpthorne Crescent. The property has an existing two storey extension, conservatory and

two pitched roof dormers to the rear of the property. To the front, the property has a flat roof garage and a pitched roof dormer. It is within a locality of established residential suburban character comprising mainly properties of similar nature which come together to form a pleasing streetscene. The proposal is as described above.

5. The Council is concerned that the two storey rear extension, by reason of its siting, design, height and massing, would have a discordant and unsympathetic relationship to the form and character of the host building. However this element of the works would be almost in the form of a very large pitched hipped roof dormer. It would sit well back towards the main property relative to the proposed works at ground floor level which are shown to replace the substantial conservatory. It would also be similarly 'behind' the main two storey gable element which currently projects to the rear. Whilst of different size the roof shape would reflect the rear two storey extension and the smaller dormer to the other side of this projection. The proposal would be positioned markedly below the upper ridge level of the existing property and set in from the main side of the home.
6. In the circumstances I would assess the design solution put forward as suitable for this building with a display of aesthetic logic and a form and scale of subservience to the existing structure. The upper level of this property would end up with varied treatment across its rear, with 3 different scaled hipped roof elements. However in this instance I would not consider this to be problematic in appearance terms or to be over-complicated or represent overdevelopment; there would not be harm from private or public vantage points such as the nearby footpath.
7. Saved Policies QD1 and QD14 of the Brighton & Hove Local Plan, taken together and amongst other matters, call for development to be well designed to protect local distinctiveness and respect the character of buildings and the wider area. I conclude that the appeal scheme would not run contrary to these objectives which are similar to those embodied in the Council's Supplementary Planning Document No.12, *Design Guide for Extensions and Alterations* – a guidance document unable in any event to cover every eventuality in detail.

Conditions

8. The standard commencement condition should apply and there should be a condition that works are to be carried out in accordance with listed, approved, plans; for the avoidance of doubt and in the interests of proper planning. I agree with the Council that there should be a condition relating to the use of matching materials in the interests of visual amenity.

Overall conclusion

9. For the reasons given above I conclude that the appeal proposal would not have an unacceptable adverse effect on the character and appearance of the host property or the locality. Accordingly the appeal is allowed.

D Cramond

INSPECTOR



Appeal Decision

Site visit made on 2 November 2015

by Graham Chamberlain BA MSc MRTPI

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

Decision date: 16 December 2015

Appeal Ref: APP/Q1445/W/15/3132278

110 Crescent Drive South, Brighton, Brighton and Hove BN2 6SA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr J Duplain against Brighton & Hove City Council.
 - The application Ref BH2015/00282 is dated 28 January 2015.
 - The development proposed is a roof extension.
-

Decision

1. The appeal is dismissed and planning permission refused for the proposed roof extension.

Preliminary Matters

2. The appellant submitted his appeal following the Council's failure to give notice of its decision within the prescribed period. The Council issued a 'decision' on the 7 September 2015. However, as the appeal had already been submitted the Council's decision has no formal status. I have therefore treated it as an indication from the Council that, had it been in a position to determine the application, it would have refused it for the two reasons cited. During the Council's consideration of the planning application the appellant submitted amended drawings. I have based my determination of this appeal on those amended drawings.

Main Issues

3. The main issues in this appeal are: i) The effect of the proposed development on the character and appearance of the host building and surrounding area and ii) The effect of the proposed development on the living conditions of the occupants of 1 Burnham Close with particular reference to privacy.

Reasons

The effect character and appearance

4. The appeal property fronts Crescent Drive South. It is a modest hipped roofed bungalow finished in a stock brick and concrete roof tile. It has a simple form and is set back from the road on a prominent corner plot. The appeal property has been altered but the original scale and form are still evident. Crescent Drive South has a suburban character with properties set in a building line facing onto a wide estate road, which creates a long vista along the street.

5. The proposed roof extension would significantly increase the bulk of the roof of the appeal property as it would raise the ridge by approximately 1m and alter the existing hipped form of the roof to a gable end and barn hip. I note there are barn hips used in the roof design of nearby properties (such as in Burnham Close) and therefore a barn hip is not necessarily out of character. However, I share the view of the Council and nearby residents that the combination of increasing the roof height, and using a barn hip and gable end, would result in a 'top heavy' appearance due to the excessive bulk and massing of the resulting roof. These alterations would detract from the character of the existing property by removing the original hipped form and modest scale. The adverse impact on the host dwelling would also negatively impact on the wider street scene, as the resulting scale would be unduly apparent, with the dwelling appearing incongruous at a prominent corner, being visible in the vista along Crescent Drive South.
6. Rather than their roofs being raised, many of the surrounding properties have been altered with box dormers inserted into the roof. This has retained a broadly consistent height to the buildings on the eastern side of Crescent Drive South. In addition, the bungalows immediately around the appeal site have not been altered and have retained their simple hipped roof. The proposed increase in height at the appeal property would result in it being higher than surrounding buildings, with a bulkier roof form, resulting in it being unduly prominent. I therefore share the Council's view that there would be a negative visual contrast between the appeal proposal and the properties immediately surrounding the site.
7. A new dormer with a pitched/flat roof is proposed in the southern roof plane. There are dormer windows inserted into the roofs of nearby properties but, other than a couple of stark examples, these tend to be subservient additions, more in proportion with the roof plane in which they sit than the appeal proposal would be. The appeal dormer would be overly large and out of proportion with the roof plane and the shape, being both flat roofed and pitched, would be out of character with the host dwelling and others in the wider street scene. The dormer would also have little visual affinity with the composition of fenestration at ground floor level. The dormer would therefore be an unsightly addition to the roof of the bungalow.
8. I note that the Council has not identified any adverse impacts on character and appearance from the proposed revisions to the ground floor fenestration, re-siting the solar panels or from the proposed roof lights, which are conclusions I agree with. I also note that the works would be finished in harmonious materials in an attempt to integrate the roof extension with the host building. However, these aspects of the appeal proposal do not outweigh the harm I have found to the character and appearance of the building and area.
9. I therefore conclude that the roof extension would harm the character and appearance of the building and wider area. This would be contrary to saved Policies QD14 and QD2 of the Brighton and Hove Local Plan 2005 (LP) and supporting Supplementary Planning Document¹ (SPD), which seek to ensure such development is well designed and relates well to the property to be extended and the surrounding area. I find these aims consistent with Paragraph 58 of the National Planning Policy Framework (the Framework), which requires development to respond to local character and Paragraph 64, which directs refusal of poor design.

¹ Design Guide for Extensions and Alterations adopted 20th June 2013

The effect on living conditions

10. To the east and rear of the appeal site is 1 Burnham Close which, like the appeal site, is a bungalow. 1 Burnham Close is arranged with its western side boundary adjoining the rear boundary of the appeal site. Consequently, occupants of the appeal property have an outlook to the east partly towards the rear garden and side elevation of 1 Burnham Close.
11. The appeal site is situated at a higher level than 1 Burnham Close. The rear garden of the appeal site has a raised patio, with a conservatory at the same level, both of which are situated above the remaining area of rear garden. Although parts of the appellant's garden are raised, views of the rear garden of 1 Burnham Close from the appeal site are hard to achieve due to the sloping topography and short distance, creating a shallow angle of outlook from the appeal site towards 1 Burnham Close. Views of the garden of 1 Burnham Close from the appeal site are also screened by a boundary fence.
12. The proposed first floor inward opening doors and Juliet balcony, which would serve the proposed master bedroom, would result in overlooking of the rear garden of 1 Burnham Close. The window would be located at a higher level than the existing ground floor windows, patio and conservatory. This increased height would create a steeper angle whereby it would be possible to see into the garden of 1 Burnham Close, particularly the space directly behind the dwelling. The effect of this would be a significant increase in overlooking of the garden of 1 Burnham Close from the appeal property. Consequently, the proposed window would harmful reduce the privacy afforded to the occupants of 1 Burnham Close when in their garden.
13. I therefore conclude that there would be harm to the living conditions of the occupants of 1 Burnham Close due to a loss of privacy. This would be contrary to Policies QD14 and QD27 of the LP and supporting SPD, which seek to safeguard the amenity of neighbours from a material loss of privacy. I find these aims consistent with Paragraph 17 of the Framework. I agree with the Council that there would not be any significant overshadowing of 1 Burnham Close as a result of the proposal.

Other Matters and Conclusion

14. Concerns have been raised regarding the effect of the proposed roof extension on the living conditions of 108 Crescent Drive South by virtue of overlooking and loss of outlook, as this property has a side bedroom window facing the southern elevation of the appeal property. However, I share the view of the Council that given the existing relationship between this window and the appeal property, the proposed development would not have a materially greater impact on light and outlook. Privacy could be safeguarded via a planning condition to ensure the proposed side dormer window is finished in obscured glass. Concerns have also been raised regarding dog noise, property values and the potential for a precedent but given my findings on the main issues it is not necessary for me to consider these matters further.
15. For the reasons given above, and having regard to all other matters raised, I conclude the appeal should be dismissed.

Graham Chamberlain, INSPECTOR

Appeal Decision

Site visit made on 8 December 2015

by **D Cramond** BSc MRTPI

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

Decision date: 17 December 2015

Appeal Ref: APP/Q1445/D/15/3134021
5 Hill Drive, Hove, BN3 6QN

- 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 C Demetriou against the decision of Brighton & Hove City Council.
 - The application Ref BH2105/01087, dated 27 March 2015, was refused by notice dated 16 July 2015.
 - The development proposed is the erection of two storey rear extension, first floor front extension and remodelling of roof.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. I use the Council's description of development which is more precise than the application form; I note the Appellant uses this wording on the appeal form.

Main Issue

3. The main issue is the effect of the proposal on the living conditions of neighbours.

Reasons

Living conditions

4. The appeal property is a 2-storey detached mock Tudor style dwelling which is located on the south-eastern side of Hill Drive. The road rises steeply from the south-west with the ground floors of the adjacent houses, nos 3 and 7, being respectfully at lower and higher levels. The locality is characterised by detached residences in extensive plots which come together to form an area of established residential character and pleasing appearance. The proposal is as described above and would primarily provide for additional living and bedroom accommodation.
5. The Council is concerned that the proposed front extension would impact upon a window serving a habitable room at 7 Hill Drive through overshadowing, loss of outlook and increased sense of enclosure. Whilst it also considers that to the rear the extension by virtue of its scale, position, and proximity would have

an overbearing impact on occupiers of 3 Hill Drive and create increased sense of enclosure and loss of outlook.

6. I do not share the view of the Council with regard to impacts upon 7 Hill Drive. Whilst the front extension works would bring built form closer to the upper level bedroom window in question it would nevertheless continue to have a reasonable outlook and good opportunity for daylight and sunlight to enter. This would be because of the favourable levels involved, the distance between the planned new structure and the window in question and the fact that the pitch would be running away from the neighbours' side wall. Where I am concerned in terms of residential amenity is, however, to the rear and in particular the relationship of the closest works to 3 Hill Drive. In this instance the levels would sit unfavourably as 3 Hill Drive is downhill, the mass of building proposed would be substantial, the separation from the boundary would be limited, and the projection proposed would be well beyond the main rear wall of the neighbouring home. The overall effect would be an uncomfortable feeling for people alongside of being dominated by building; not at all a characteristic of this fairly spacious locality. These neighbours would, markedly and unreasonably, lose outlook and feel unduly enclosed.
7. The Council's LP Saved Policies QD14 and QD27 seek, amongst other matters, to protect living conditions of neighbours. This is also a key consideration of the Council's Supplementary Planning Document No.12, *Design Guide for Extensions and Alterations*. In respect of neighbours at 3 Hill Drive I conclude that this development would run contrary to this policy objective for the reasons I have given.

Other matters

8. I do appreciate the wish for additional accommodation. I note that neighbours have not objected albeit I have to have regard to the longer term suitability of living conditions in properties adjoining proposed development. I would agree with the Appellant and the Council that the scheme would not raise concerns over character and appearance issues. I understand that some extension work to the rear might be feasible through 'permitted development' but I have insufficient evidence presented to consider this proposition as a realistic and likely 'fall-back' and in any event I am assessing the proposal before me. I have carefully considered all the points raised by the Appellant but these matters do not outweigh the concerns which I have in relation to the main issue identified above.
9. I confirm that policies in the National Planning Policy Framework have been considered; the Council's policies which I cite mirror relevant objectives within the Framework.

Overall conclusion

10. For the reasons given above I conclude that the appeal proposal would have unacceptable adverse effects on living conditions for neighbours. Accordingly the appeal is dismissed.

D Cramond

INSPECTOR



Appeal Decision

Site visit made on 8 December 2015

by **D Cramond** BSc MRTPI

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

Decision date: 17 December 2015

Appeal Ref: APP/Q1445/D/15/3134184

7 Eastwick Close, Brighton, BN1 8SF

- 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 Mehdi Ghavami-Shahidi against the decision of Brighton & Hove City Council.
 - The application Ref BH2105/01196, dated 7 April 2015, was refused by notice dated 24 July 2015.
 - The development proposed is the demolition of an existing lean to timber and glass side porch; demolition of the existing chimney; first floor partial extension to form new room in the roof, with pitched hipped roof and 4no. rooflights; also the construction of a single storey side extension with similar hipped pitched tiled roof.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host property and the locality.

Reasons

Character and appearance

3. The appeal property is a detached single storey home with its narrow gable end to the road and situated on a relatively modest plot running in from the street. The property is the 'first one' on Eastwick Close which is a cul-de-sac rising up and comprising seven properties. Eastwick Barn lies alongside the appeal site and is a large and prominent structure on a substantial site in use as a Nursing Home; other properties are a mix of two storey dwellings and dormer bungalows with plot sizes and built frontage set-back all greater than the appeal site. The proposal is as described above.
4. The Council notes that the existing building, set within a constrained site with a subservient relationship with Eastwick Barn, has an acceptable appearance within the streetscene. It is concerned that the enlarged dwelling would appear excessive in height, scale and bulk in relation to the existing plot, resulting in an overly cramped form of development. The Appellant puts the case that the building would remain subservient to Eastwick Barn and that the design solution proposed would be visually acceptable in terms of the property itself and the streetscene.

5. The scheme would not represent the addition of a full storey in height and would not apply along the whole length of the building, only on about the front third. Nevertheless to my mind the change would be marked and visually detrimental. This is a tight and narrow plot and the increased height would give the air of over-development. The addition of this bulk to the front would sit awkwardly with the rest of the lower building and the overall structure would lack coherence. The vertical walls would have a strange sense of proportion and scale and the roof would not appear to have a comfortable composition sitting on these. The structure would begin to compete with Eastwick Barn rather than have continued and complete subservience. The appeal building is on a 'foreground' site and levels generally would exacerbate the apparent height and aesthetic impacts of this proposed development.
6. Saved Policy QD14 of the Brighton & Hove Local Plan calls for, amongst other matters, development to be well designed to protect local distinctiveness and respect the character of buildings and the wider area. I conclude that the appeal scheme would run contrary to these objectives which are similar to those embodied in the Council's Supplementary Planning Document No.12, *Design Guide for Extensions and Alterations* – albeit this guidance document is unable to cover every eventuality in detail.

Other matters

7. I do appreciate the wish for additional accommodation and I note that without prejudice pre-application discussions took place and gave a sense of positivity to the Appellant. I would agree with the Appellant and the Council that elements of the proposal such as the ground floor additions would not be controversial and that the scheme would not unduly impact upon living conditions for neighbours. I have carefully considered all the points raised by the Appellant but these matters do not outweigh the concerns which I have in relation to the main issue identified above.
8. I confirm that policies in the National Planning Policy Framework have been considered; the Council's policy which I cite mirrors relevant objectives within the Framework.

Overall conclusion

9. For the reasons given above I conclude that the appeal proposal would have unacceptable adverse effects on the character and appearance of the host property and the locality. Accordingly the appeal is dismissed.

D Cramond

INSPECTOR



Appeal Decision

Site visit made on 3 November 2015

by J Dowling BA(Hons) MPhil MRTPI

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

Decision date: 17 December 2015

Appeal Ref: APP/Q1445/W/15/3129229

268 Old Shoreham Road, Hove, East Sussex BN3 7EG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Class M of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
 - The appeal is made by Mr Ujai Sethi against the decision of Brighton & Hove City Council.
 - The application Ref BH2015/01229, dated 31 March 2015, was refused by notice dated 27 May 2015.
 - The development proposed is change of use from post office/shop (A1) to residential to provide 2 no 1 bed flats to include alterations to shopfront, side and rear elevations and part demolition of side store.
-

Decision

1. This appeal is allowed and approval granted under Schedule 2, Part 3, Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO) for the change of use from a post office/shop (A1) to residential to provide 2 no 1 bed flats to include alterations to shopfront, side and rear elevations and part demolition of side store at 268 Old Shoreham Road, Hove, East Sussex BN3 7EG in accordance with the details submitted pursuant to Schedule 2, Part 3, Paragraph W(12) of the GPDO subject to the following condition:
 - 1) 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.

Procedural Matter

2. The decision notice issued by the Council refers to determination of the application under Schedule 2 Part 3 Class O (condition O.2) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO). Class O considers development consisting of the change of use from a use falling within Class B1(a)(offices) to a use falling within Class C3 (dwellinghouses). As the application was for a change of use from a use falling within Class A1 (shops) to a use falling within Class C3 which is covered by Schedule 2 Part 3 Class M of the GPDO I consider that the heading used in the decision notice is therefore incorrect.
3. Nevertheless, the Council Officers report clearly assesses the application against Class M and the reason cited on the decision notice states that the change of use would be from A1 to C3. Therefore I consider that the proposal that is the subject of this appeal is for a change of use under Class M. Taking

into account the judgement given in *Bernard Wheatcroft Ltd v Secretary of State for the Environment and Harborough District Council (1980)* I consider that neither party would be prejudiced by my consideration of the appeal under Class M and I have considered the appeal on this basis.

Main Issue

4. Class M of the GPDO permits a change of use from a use falling within Class A1 (shops) to a use falling within Class C3 (dwellinghouses), and building operations reasonably necessary to convert the building to such a use subject to a number of criteria being met.
5. The Council are satisfied that the proposal would comply with the criteria set out in Class M.1, and I have no reason to disagree with this position.
6. The main issue therefore in respect of this appeal is whether it is undesirable for the building to change to a use falling within Class C3 because of the impact that the change of use would have on the adequate provision of services of the sort that may be provided by a building falling within Class A1 or Class A2 subject to the reasonable prospect of the building being used to provide such services.

Reasons

7. Effectively Class M.2 (d)(i) consists of a two stage test. Firstly would the loss of the retail unit have an undesirable impact on the adequate provision of shops and financial and professional services and secondly, if it would have an undesirable impact, is there a reasonable prospect of the building being used to provide such services.
8. Having visited the site I agree with the Council that the site is not located in a key shopping area and although 268 Old Shoreham Road currently operates as a convenience store and sub post office, with the exception of the Co-operative store opposite, the surrounding area does not provide a high street style shopping experience as the neighbouring uses to the north and west are small retail parks which comprise of a car dealership, business uses and large comparison goods outlets.
9. I acknowledge that the Council consider that the nearest shopping centres are not within easy walking distance and therefore the retention of the retail use at No 268 is important for local provision. However, I consider that with the exception of the sub-post office activities the neighbouring Co-operative store offers the same goods and services to local residents as are currently provided at No 268. Therefore if the current use at No 268 no longer operated I consider that an adequate provision of these goods and services would be maintained.
10. I note the concern raised by that the Council that 2 miles can be a significant distance for some users, particularly the elderly or those with mobility issues, to travel to visit a post office. When I visited the site I took the opportunity to visit the sub-post office at Hangleton Road and the larger post office at Portland Road that were mentioned by both parties. Both of these post offices are less than a mile walk distance from the appeal site and both are connected by the 5A bus which I noticed operates from the bus stop directly opposite the appeal site. Furthermore, I note from the information submitted with the appeal that the post box located outside of No 286 would be retained. I

therefore consider that local residents would still have reasonable access to post office facilities if the sub-post office at No 268 closed.

11. Therefore I conclude that the loss of the retail unit at 268 Old Shoreham Road would not have an adverse impact on the adequate provision of services and therefore it is not undesirable for the building to change to a use falling within Class C3 (dwellinghouses).
12. Whilst I note the Council's concerns regarding the lack of marketing of the property having found that the loss of the retail unit is acceptable it is not necessary for me to consider whether there is a reasonable prospect of the building being used for purposes within Class A1 or Class A2.

Conditions

13. Paragraph W(13) of the GPDO enables the grant of a prior approval subject to conditions reasonably related to the subject matter of the prior approval. The Council have submitted a list of suggested conditions of which 1 and 2 are covered by the GPDO.
14. Paragraph 206 of the National Planning Policy Framework (the Framework) sets out a number of tests that conditions need to meet. I have considered the conditions suggested by the Council against paragraph 206. To ensure the development respects its setting I have imposed a condition concerning materials.
15. I do not consider it necessary to impose a further condition requiring that the development is carried out in accordance with the approved plans as this would be captured by the requirements of paragraph W(12)(a) of the GPDO.
16. As cycles could be securely stored within the garden I consider that a cycle storage condition is not required. The crossover falls outside of the redline of the site and therefore I consider that a requirement to reinstate it back to a footpath would not meet the tests set out in the Framework. As the proposal is for change of use of an existing building with limited excavation I consider that the suggested contaminated land condition is not required.

Conclusion

17. For the reasons given above, I conclude that the appeal should be allowed and approval granted. In granting approval the Appellant should note that the GPDO requires at Paragraph M.2. (3) that the development must be completed within a period of 3 years from the date that the prior approval is granted and that the building which has changed use can only be used as a dwellinghouse and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as such as a dwellinghouse. Paragraph W(12) (a) of the GPDO requires that the development is carried out in accordance with the details provided in the application.

Jo Dowling

INSPECTOR



Appeal Decision

Site visit made on 2 November 2015

by Graham Chamberlain BA MSc MRTPI

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

Decision date: 18 December 2015

Appeal Ref: APP/Q1445/W/15/3029739

20 Tongdean Lane, Hove, East Sussex BN3 6TL

- 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 KLAS Properties against the decision of Brighton & Hove City Council.
 - The application Ref BH2014/03865, dated 17 November 2014, was refused by notice dated 18 March 2015.
 - The development proposed is described as 'full application for the demolition of ancillary and conversion of garage and other outbuildings and the erection of a single dwelling on land to the north of 20 Tongdean Lane, together with associated parking and landscaping'.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The address on the application form refers to '20 Tongdean Avenue'. However, on the appeal form, submissions and Council's decision notice it is '20 Tongdean Lane'. After visiting the site I noted the appeal site is on the corner of Tongdean Lane and Colebrook Road. I have considered the appeal on this basis.
3. During the Council's consideration of the planning application the proposal was amended. I have based my assessment on the amended drawings.
4. Notwithstanding the description of development set out above, which is taken from the application form, it is clear from the accompanying drawings and details that the development comprises the demolition of the existing outbuildings and the erection of single dwelling to the rear of the site with the provision of parking and associated works. The Council dealt with the proposal on this basis and so shall I.

Main Issue

5. The main issue in this appeal is the effect of the proposed development on the character and appearance of the area.

Reasons

6. Although the appeal site is located within the rear garden of 20 Tongdean Lane, it would front, and read as part of, Colebrook Road which is a residential street characterised by reasonably large properties set in a discernible building line in relatively wide and expansive plots. This gives a spacious and verdant character to the road.
7. The appeal proposal is for a detached dwelling located broadly in the position of the large outbuilding currently in the north western corner of the appeal site. It would be two stories in height with a hipped roof. The proposed dwelling would have a shallow depth narrowing significantly at the first floor level.
8. Works have commenced in relation to the conversion of 20 Tongdean Lane into two dwellings, with the approved ground floor side extensions and additional floor having been added. In designing the appeal scheme the appellant has attempted to address the potential for a challenging relationship with the dwellings at 20 Tongdean Lane by positioning the proposed dwelling at the back of the site with the main garden to the front. The result of this would be an abrupt set back jarring with the position of properties to the north of the site, which are arranged in a coherent building line. This proposed arrangement would result in some harm to the spatial character of the area.
9. The presence of the bungalow at 1a Colebrook Drive does not justify the proposed set back and siting because it is not as prominent in the street scene as the appeal proposal would be. In addition the set back of 20 Tongdean Lane from the Tongdean Lane frontage does not justify the proposed position of the appeal dwelling either, as the siting of the existing dwelling is not read in the same context as the building line in Colebrook Road.
10. The proposed dwelling would also be hard up against the northern (side) and western (rear) boundaries of the proposed plot. This would be discordant in a street predominately characterised by a spacious pattern of development where there are gaps between the dwellings and the boundaries of the plots they sit within. Consequently, I find that the design has been disproportionately informed by the constraints of the appeal site's shallow depth, and the proposed relationship with 20 Tongdean Lane, rather than a response to the spacious character and grain of the townscape.
11. I have no reason to doubt the Council's analysis that the plot size would be relatively small at 168 square metres (sqm) in an area where plot sizes tend to range from 500-700sqm. I do not find this to be a comparatively modest reduction in the prevailing plot size as indicated by the appellant. The relatively small plot size and proximity to the dwellings at 20 Tongdean Lane would also conflict with the spacious character and appearance of the area.
12. This harmful impact to the character and appearance of the area would be accentuated by the comparatively small footprint, and lower height, of the proposed dwelling along with the proposed shallow depth, particularly at first floor. The proposed dwelling would have an incongruous presence in the street scene as it would have the appearance of an uncharacteristically small dwelling within an awkwardly small plot, giving the impression the building has been squeezed into the plot rather than being a natural and harmonious infill.

13. The appeal site currently includes a large outbuilding/workshop situated in the north west corner of the site situated on the boundary with 22 Tongdean Lane. The presence and cubic content of this building does not justify the appeal proposal. This is because it has a materially different relationship with the character and appearance of the area, being more subservient in the street scene than the proposed dwelling would be. It is also read as an ancillary outbuilding, situated in a rear garden, and therefore viewed as a secondary structure.
14. Furthermore, given the low height of the outbuildings, I do not share the appellant's view that they are so incongruous and harmful that their replacement is a public benefit justifying the appeal proposal. Moreover, even if this were true the appeal scheme is not necessary to facilitate the removal of the buildings. Whilst the outbuildings collectively have a large volume, I only give very limited weight to the appellant's proposition that they could be converted. This is because I have seen no substantive evidence demonstrating how a conversion could be achieved, whether the buildings are capable of conversion or whether such a development would be granted planning permission.
15. It is noted that the appellant has referred to Paragraphs 59, 60 and 61 of the National Planning Policy Framework (the Framework) but the harm I have identified does not directly relate to the style or architecture of the proposed building but the lack of integration with the existing built environment given the proposed position, plot size and scale. Consequently, these paragraphs in the Framework do not justify the proposal. Likewise, there is no substantive evidence before me that the dwelling would be of an innovative design or promote high levels of sustainability in its construction so it is not justified when having regard to Paragraphs 63 and 65 of the Framework.
16. Taking all of the above together, I conclude that the proposed development would be harmful to the character and appearance of the area. This would place the development in conflict with saved Policies QD1 and QD2 of the Bright and Hove Local Plan 2005 (LP), which seek to secure buildings which demonstrate a high standard of design and make a positive contribution to the visual quality of the environment, whilst emphasising and enhancing the positive qualities of the local neighbourhood. These are aims I find consistent with Paragraphs 56 and 58 of the Framework.

Other Matters

17. The Council cannot currently demonstrate a five year housing land supply as required by the Framework. Consequently, Paragraph 14 of the Framework indicates that in such circumstances planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
18. In considering the benefits, the new dwelling would contribute to the choice of homes in the City and the Council's five year housing land supply on a site within the settlement boundary close to local facilities. It is noted that there is a pressing problem with the housing land supply in the City but a net increase of one dwelling would be a small contribution to this. I therefore give these benefits moderate weight.

19. There would be some economic benefits to the supply chain derived from the construction of the dwelling but these would be for a limited time and could apply to new development anywhere. I therefore afford this benefit limited weight. The provision of a New Homes Bonus is an inherent benefit that would be expected in any case such as this, as are the provision of a safe building with adequate parking and waste facilities and the absence of harm to the living conditions of neighbours, biodiversity and adjoining trees. Whilst such factors could tip the balance in favour of a development proposal in some cases, in this instance they carry little overriding weight given the harm identified.
20. It is noted that Policy QD3 of the LP promotes higher densities in locations close to facilities and public transport, but this does not mitigate for the fundamental defect in the proposal that the plot is unduly shallow and cramped. Moreover, the proposal cannot be considered an efficient use of the site when the proposal would injure the character and appearance of the area.
21. Weighed against these benefits is the significant harm I have identified to the character and appearance of the area. This harm is contrary to both local and national planning policy to which I give considerable weight, particularly Paragraph 64 of the Framework which directs a refusal of poor design.
22. I note that concerns have been raised regarding party wall issues such as ivy growth but I have seen no substantive evidence this could not be dealt with under other legislation such as the Party Wall Act. I also note the concern that the proposed gutters would overhang the boundary of the site. Although this is a civil matter, the submitted drawings do appear to show the gutters within land controlled by the appellant. Given this, and my findings on the main issue, it is not necessary for me to consider these points further.

Conclusion

23. The Framework encourages housing development where it would support housing supply, in locations where an efficient use of land can be made and where jobs, shops and services are reasonably accessible by modes other than private cars. However, the development would harm the character and appearance of the area and would therefore not amount to good design. Sustainable development should not be defined narrowly. The Framework confirms good design is a key aspect of sustainable development and that design which fails to improve the quality and character of an area, and the way it functions, should not be accepted.
24. With the above in mind, I have considered the benefits which would be derived from the appeal scheme but conclude that these are significantly and demonstrably outweighed by the harm I have identified. I therefore find that when taken as a whole, the proposal is not sustainable development for which the Framework carries a presumption in favour. For the reasons given above, and having regard to all other matters raised, I conclude the appeal should be dismissed.

Graham Chamberlain

INSPECTOR



Appeal Decision

Site visit made on 5 January 2016

by **R J Marshall LLB DipTP MRTPI**

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

Decision date: 08 January 2016

Appeal Ref: APP/Q1445/D/15/3134130

3 Sylvester Way, Hove, Brighton and Hove, BN3 8AR

- 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 A Linkman against the decision of Brighton & Hove City Council.
 - The application Ref BH2015/01291, dated 13 April 2015, was refused by notice dated 17 July 2015.
 - The development proposed is erection of single storey front, side and rear 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 living conditions of those at No. 1 Sylvester Way with special reference to daylight and sunlight and visual impact.

Reasons

Background

3. The proposed extension has been submitted following a previous decision on appeal, APP/Q1445/D/14/2228178, to dismiss a proposal for a side extension on the grounds of harm to the living conditions of those at No. 1 Sylvester Way. The proposal before me is a reduced scheme designed, says the appellant, to overcome the harm found.

Main issue

4. The appeal property is a bungalow in a line of bungalows fronting Sylvester Way. This road slopes steeply downwards towards the east. As a consequence the neighbouring bungalow to the east, No. 1 Sylvester Way, is at a noticeably lower level than the appeal site.
5. The existing bungalow at No. 3 has a sizeable gap between its side elevation and its boundary with No. 1. The proposed pitched roof extension would almost completely fill this gap in and result in a notably lengthy side elevation wall close to the boundary fence with No. 1. This neighbouring property is in large part also close to the boundary. It has a large sitting out room, which

appears to be a later addition, with a lengthy wall containing extensive glazing facing the appeal site.

6. Given the length of the extension along the boundary, and the fact that it would be on higher ground than the neighbouring property, the Council was concerned that, as with the previous scheme, there would be unacceptable harm through loss of daylight and sunlight. This view is shared by the neighbours. However, the appellant has had a thorough technical assessment undertaken which, in the absence of any similarly detailed rebuttal and given what I saw, satisfies me that no such harm would arise.
7. I now turn to concerns on other impacts of the proposal when seen from within parts of the neighbours' bungalow. Views from the neighbours' kitchen window, which also faces the appeal site, would not be adversely affected as outlook from it is already restricted by existing structures and overhanging eaves. I now turn to the potential impact on views from the sitting out room. Whether the proposed development would appear unduly intrusive would be largely dependant upon the degree in which to eaves height it would be likely to be seen above the existing boundary fence. The fence is notably high in relation to the neighbour's property which makes this a particularly important consideration. On this I have insufficient evidence. Although the size of the fence has been given it is not marked on the application plans. And from what I saw, this would be the only way to accurately determine the relationship between the fence and the extension. Without being absolutely clear on this it is not possible, to fully assess the visual impact of the proposal on the neighbours' sitting out room.
8. In arriving at my concerns above I have had regard to the appellant's reference to the 45 degree rule embodied in Council Policy and guidance. However, in terms of the assessment I have made this seems relevant more to considerations of daylight than visual impact. The fact that the neighbours' sitting out room is a later addition does not lessen the need to consider the impact of the proposal on it.
9. Moreover, although not referred to in the previous appeal decision I consider, from all I have read and seen, that account should be taken of its impact on the neighbours' living conditions other than from just within their bungalow. From what I saw given the substantial length of the extension along the boundary, and its proximity and height relative to No, 1 Sylvester Close, it would appear over-dominant and intrusive when seen in views forward of the neighbours' bungalow and from its rear garden/patio. In arriving at this view I have had regard to the substantial existing extension on the appeal site. However, though taller its impact is lessened by being further from the boundary and shorter.
10. It is concluded that the proposed development would detract from the living conditions of those at No. 1 Sylvester Way with special reference to visual impact. It would be contrary to Policies QD14 and QD27 of the Brighton and Hove Local Plan which seek to protect neighbours' amenity.

Other matters

11. Reducing the gap to the neighbouring property would have no adverse impact on the street scene given the varied relationship between dwellings in the road. And in detailed design terms the pitched roofs would be an improvement over

the flat roofs of the current extension. However, any such benefit does not outweigh the harm on the main issue.

12. Nothing that I saw supports concerns on the impact of the proposal on highway grounds and had I been minded to allow the appeal conditions could have been imposed preventing harm though noise and disturbance during construction work. There is no substantial evidence that the need for small bungalows is such that extensions to them should be restricted. However, lack of harm in these respects does not make the proposal acceptable given the harm found on the main issue.
13. The National Planning Policy Framework has a presumption in favour of sustainable development. However, although the proposal would be comply with some of the sustainability dimensions in social and economic terms it would not, given my findings on the main issue, provide a high quality built environment. And it is this that I find decisive.

Conclusion

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

R J Marshall

INSPECTOR



Appeal Decision

Site visit made on 5 January 2016

by R J Marshall LLB DipTP MRTPI

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

Decision date: 11 January 2016

Appeal Ref: APP/Q1445/D/15/3134778

15 Foredown Close, Portslade, Brighton and Hove, BN41 2FY

- 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 Jacqui De-Groot against the decision of Brighton & Hove City Council.
 - The application Ref BH2015/01500, dated 27 April 2015, was refused by notice dated 25 June 2015.
 - The development proposed is single storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for single storey side extension at 15 Foredown Close, Portslade, Brighton and Hove, BN41 2FY in accordance with the terms of the application Ref BH2015/01500, dated 27 April 2015, and the plans submitted with it subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those on the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the approved plans.

Main Issue

2. The main issue in this appeal is the effect of the proposed development on the character and appearance of the surrounding area.

Reasons

3. The appeal property is a semi detached chalet bungalow fronting Foredown Close. The dwelling is at the entrance to the cul-de-sac. To one side of the property is an open public amenity space over which views of it may be obtained.
4. The dwelling has been extended in the past at the rear with the addition of a large flat roof dormer window and a flat roof single story extension. In addition a flat roof garage has been added to the side.

5. The proposal is for a further, relatively small, flat roof extension at the rear. It is to provide a breakfast area and allow the kitchen to be re-arranged to be more wheelchair user friendly. The extension would not project much beyond the original main wall of the dwelling and would extend out to the side of the property at the rear of the garage. Abutting the eastern boundary of the site with the adjoining open space it would be seen across this area albeit screened to some degree by a fence topped by a trellis.
6. The proposed extension is sufficiently small that it would not, even in combination with the other extensions, give an overdeveloped appearance to the plot. Whilst I note the Council's concerns on the extension "wrapping around" a corner of the property it would, given its flat roof design and location adjacent to the flat roofs of the existing extension and garage, appear entirely in keeping.
7. It is concluded that the proposed development is of a satisfactory design and would not detract from the character and appearance of the surrounding area. There would be no conflict with Policy QD14 of the Brighton and Hove Local Plan which seeks to ensure well designed and sited extensions.
8. I shall impose the standard condition on the commencement of development and, to protect the character and appearance of the area and in the interests of good planning, impose the 2 other conditions recommended by the Council.

Conclusion

9. For the reasons given above the appeal is allowed.

R J Marshall

INSPECTOR



Appeal Decision

Site visit made on 5 January 2016

by **R J Marshall LLB DipTP MRTPI**

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

Decision date: 11 January 2016

Appeal Ref: APP/Q1445/D/15/3134210 28, Wakefield Road, Brighton, BN2 3FP

- 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 James Taylor against the decision of Brighton & Hove City Council.
 - The application Ref BH2015/01347, dated 14 April 2015, was refused by notice dated 11 June 2015.
 - The development proposed is formation of habitable room in roof space with rear dormer.
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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 Round Hill Conservation Area in which the site lies.

Reasons

3. The proposal for habitable rooms in the roof space would result in a large dormer being created to the rear of the property and 2 rooflights in the front elevation. The Council's concern lies with both the dormer and the rooflights.
4. The appeal building is towards the end of a lengthy terrace of houses fronting Wakefield Road. This road is in the Round Hill Conservation Area which comprises a residential area developed in the late 19th Century. The terrace has a fairly uniform appearance in the vicinity of the appeal site with 2 storey elevations onto the road and 3 storey elevations at the rear due to the lie of the land. Like other houses nearby the appeal property has a most attractive front elevation with an attractively detailed bay containing sash windows, and pleasantly detailed eaves and door surrounds.
5. There is in the vicinity of the site in Wakefield Road a pleasing absence, with but few exceptions, of modern features such as roof lights in the front roof slopes. The 2 proposed rooflights would appear overly intrusive on a roof of this modest size and would detract from the character and appearance of the terrace when seen from the roadside.

6. Even more harmful would be the proposed dormer in the rear roofslope. This would extend almost the full width of the roof, be almost as high as the ridge of the roof and be not far above eaves level. As such it would be a dominant and intrusive feature detrimental to the appearance of the appeal property and the surrounding area. None of the rear elevations of nearby dwellings have such intrusive dormers. Indeed of those properties I saw in the vicinity most have no rear dormers and in the few cases where they exist they are of a different design and of a less intrusive scale.
7. Even though it would be at the rear of the house the proposed dormer would be clearly be seen from a nearby footpath linking Wakefield Road with Round Hill Crescent. As such the harm it would cause to the character and appearance of the area would be readily apparent. The dormer could also potentially be seen from the rear gardens of neighbouring houses and from the upper floor windows of some houses in Round Hill Crescent notwithstanding the steep uphill gradient leading to the site. The fact that the proposed dormer may be permitted development were it not in a Conservation Area does not make it acceptable.
8. It is concluded that the proposed development would harm the character and appearance of the Round Hill Conservation Area in which the site lies. It would thus fail to meet the statutory test that in such areas new development should preserve or enhance their character or appearance. There would be conflict with Policies QD14 and HE6 of the Brighton and Hove Local Plan which require good design and re-state the statutory test referred to above.

Conclusion

9. It is concluded that the appeal should be dismissed.

R J Marshall

INSPECTOR



Appeal Decision

Site visit made on 22 December 2015

by Robert J Jackson BA MPhil DMS MRTPI MCMI

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

Decision date: 12 January 2016

Appeal Ref: APP/Q1445/W/15/3103240

2 Meadow Parade, Meadow Close, Brighton BN2 7FA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Schedule 2, Part 3, Paragraph M of the Town and Country Planning (General Permitted Development) (England) Order 2015.
 - The appeal is made by Mr David Roberts, Stratuss UK Ltd against the decision of Brighton & Hove City Council.
 - The application Ref BH2015/00900, dated 13 March 2015, was refused by notice dated 11 May 2015.
 - The development proposed for change of use from retail (A1) to residential (C3) to form 1 No self contained dwelling.
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Decision

1. The appeal is allowed and approval is granted under the provisions of Schedule 2, Part 3, Paragraph M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO) for change of use from retail (A1) to residential (C3) to form 1 No self contained dwelling at land at 2 Meadow Parade, Meadow Close, Brighton BN2 7FA in accordance with the terms of the application Ref BH2015/00900, dated 13 March 2015, in accordance with the details submitted pursuant to Schedule 2, Part 3, Paragraph M of the GPDO, the conditions set out in paragraph M.2(3) and the following additional condition:
 - 1) The development hereby approved shall not be occupied until a scheme for secure cycle parking facilities has been submitted to and approved in writing by the local planning authority. The approved scheme shall be provided prior to the occupation of the development hereby permitted and shall thereafter be retained as such.

Procedural Matters

2. The application was made under Schedule 2, Part 3, Class IA of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (the 1995 Order). On 15 April 2015 a revised and consolidating Order, the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO) came into force. Equivalent provisions are now included within Schedule 2, Part 3, Class M and I have used that legislation in the heading and decision.

3. The application form did not explicitly set out what was applied for; rather this was implicit from the nature of the application form and drawings submitted with the application. The Council used the description set out in the heading and the appellant used this on the appeal form. I have used this as well in the interests of clarity. The proposed change of use relates only to the ground floor; the upper floor is a dwelling and is accessed separately.
4. As a prior approval application the local planning authority is required to assess the proposed development solely on the basis of the transport and highways impacts of the development, the contamination and flooding risks, and whether it is undesirable for the building to change to a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (the UCO) taking into account representations received. I have determined this application in a similar way.
5. The proposal does not propose any external building operations, but does propose some internal works to convert the building. The prior approval process also allows the local planning authority to consider whether prior approval of the design or external appearance of the building is necessary.

Main Issue

6. The Council has indicated that, subject to the prior approval process, the proposal represents permitted development and it is content with the proposal insofar as its effects on transport and highways, contamination, flood risks and design and external appearance. I have no reason to disagree on these points.
7. Consequently, the main issue is whether it is undesirable for the building to change to a use falling within Class C3 of the UCO.

Reasons

8. The GPDO states that this assessment should have regard to the National Planning Policy Framework (the Framework) so far as relevant to the subject matter of the prior approval, as if the application were a planning application. It should also be based on a consideration of the impact of the change of use on the adequate provision of services of the sort which may be provided by a building falling within Class A1, but only where there is a reasonable prospect of the building being used to provide such services. If the building is located in a key shopping area then consideration shall be against the sustainability of that shopping area. However, the parade is not in a key shopping area.
9. Meadow Parade is a terrace of five properties. On the ground floor No 1 is a doctors' surgery, No 2 is the appeal property which is currently vacant, No 3 is a takeaway, No 4 is a hairdresser, which is defined as a shop within Class A1 of the UCO, and the last property is a dwelling. This dwelling appears not to have been ever part of the parade of 'shops'. The parade is set on the edge of an area of residential properties approximately 900m from the main area of Rottingdean.
10. The Ministerial Statement of 6 March 2014 entitled "Local Planning", which announced the introduction of this legislation by the then Parliamentary Under Secretary of State for Planning, makes it clear that the onus will be on the local planning authority to establish that the proposal would have a detrimental impact if they want to refuse the conversion. The Ministerial Statement states

that the local planning authorities will need to have a robust evidence base to justify any decision not permit a change of use using these prior approval tests.

11. The only evidence submitted by the Council relates to policy SR7 of the Brighton & Hove Local Plan which was adopted in 2005. This refers to local parades, with a local parade defined as a cluster of 3 or more A1 to A5 uses that function as a group and are capable of serving the convenience needs of a local residential catchment population. This policy indicates that changes of use to dwellings at ground floor will not be permitted. In light of the subsequent changes in legislation and the Ministerial Statement I must consider this element of the policy not to be consistent with the Framework which seeks, in paragraph 17, to deliver the homes that the country needs. The Council more specifically referred to the detailed criteria within the policy but these relate to changes of use to Classes A2 to A5 not to changes of use to Class C3 and are not applicable.
12. I have also been provided with policy SR8, which deals with changes of use of individual shops, but this is not relevant as Meadow Parade meets the criteria for a local parade, not individual shops.
13. I have not been provided with any recent evidence that the proposal would result in an inadequate provision of Class A1 uses in the area, for example, by way of recent retail studies. Given the onus set in the Ministerial Statement, without this evidence I am unable to conclude that it is undesirable for this change of use to take place.
14. The Council asserts that the only alternative provision is in the nearest shopping centre which is beyond easy walking distance but this presupposes there is inadequate provision of Class A1 uses in the first place.
15. Although the appellant has asserted that a marketing exercise has taken place seeking to re-let the premises for a Class A1 use I have not been provided with any details and thus this can only be given limited weight.

Conditions

16. Paragraph M.2(3) sets out two conditions which apply where development under Class M is permitted. These relate to the time within which the development must be completed and that it shall only be used as a dwellinghouse within Class C3.
17. In addition, the GPDO allows the imposition of conditions where relevant to the subject matters of prior approval. I have considered the condition put forward by the Council against the requirements of the national Planning Practice Guidance and the Framework. I have therefore imposed a condition requiring details of secure cycle parking facilities to encourage travel by means other than private motor vehicles. Where necessary and in the interests of clarity and precision I have altered the condition to better reflect the relevant guidance.

Conclusions

18. Consequently, on the evidence in front of me, given the onus of proof set out in the Ministerial Statement and the lack of any recent evidence that there is an inadequate provision of A1 uses in the area I cannot conclude that the loss of the A1 unit is undesirable.

19. For the reasons given above, and taking into account all other matters raised, I conclude that the appeal should be allowed.

Robert J Jackson

INSPECTOR



Appeal Decision

Site visit made on 1 December 2015

by Karen Radford BA (Hons), Dip Arch, Dip Arch Cons, IHBC

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

Decision date: 14 January 2016

Appeal Ref: APP/Q1445/W/15/3029000

First floor flat, 2 Hollingbury Park Avenue, Brighton BN1 7JF

- 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 & Mrs New against the decision of Brighton & Hove City Council.
 - The application Ref BH2014/04235, dated 12 December 2014, was refused by notice dated 13 February 2015.
 - The development proposed is a loft conversion with roof-lights and a rear dormer.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

Character and appearance

3. The appeal site, a two storey end of terrace property located on the east side of Hollingbury Park Avenue, has been subdivided into two flats. The area is characterised by two storey Victorian terraced houses, with traditional mostly unaltered quite steeply pitched roofs. These roofs, together with the projecting front bays and the silhouettes of the gable elevations to the end of terrace properties, are key visual components forming the character of the area.
 4. There is a similar parallel terrace of two storey houses to the rear of the site, and at right angles, to the south of the site. Although there are a few large flat roofed rear dormers in the wider area, the majority of the surrounding houses have unaltered rear roofs. The ground levels fall from the front of the site to the rear and continue to fall towards the houses at the rear, so that the gardens of the properties to the rear are approximately 1 metre lower, than the garden of the appeal site.
 5. The proposal would represent the creation of an additional bedroom at second floor level, for the first floor flat. This new bedroom would have a new roof-light to the front roof pitch and a new flat roofed dormer to the rear, which would extend approximately two thirds in width of the existing roof.
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6. The roof-light to the front roof would be relatively small, positioned in the roof slope to avoid any visual conflict with the prominent projecting front gable and aligned with the window below. It would not be particularly noticeable or visually discordant and therefore, I have found that it would not be harmful to the character and appearance of the area.
7. The proposed rear dormer is a "box-like" structure which extends to almost the full height of the roof and approximately two thirds in width of the rear of the house. This dormer, in combination with the pair of glazed doors and glazed balustrading would be in a very visual location, when viewed from the rear of the surrounding properties. The side of the dormer would be viewed obliquely from the public domain when looking northward along the keys views from the end of Hollingbury Park Avenue and from Hollingbury Road. The outline of the "box-like" dormer would not only be visible, but its angular shape would conflict with the pleasing and traditional gable silhouette of this end terraced house, making the dormer appear excessively bulky and incongruous. This visual prominence especially when viewed from the rear properties would be increased by the ground levels and the falls across the site, with the land at the rear being lower.
8. Given the traditional appearance of the majority of the surrounding roofs and the importance of the outline of gable end of the house, especially when looking north, then to my mind this proposed dormer, and glazed doors and Juliette balcony would appear as a very alien and out of place feature, which would harm the character and appearance of the surrounding area.
9. The proposed development would be harmful to the character and appearance of the area. It would therefore conflict with policy QD14 of the Brighton and Hove City Council Local Plan and the Supplementary Planning Document 12 (Design Guide for Extensions and Alterations), of the Brighton and Hove Council Local Development Framework. The former seeks to ensure, amongst other things, that new extensions (including rooms in the roof) takes account of the local physical and environmental characteristics of the area, whilst the latter aims amongst other things to ensure that roof alterations do not harm the continuity of the roof line in an area.
10. I have given considerable weight to the Council's Supplementary Planning Document 12 (adopted 2013) (Design Guide for Extensions and Alterations), which specifically identifies box dormers using the full height of the roof to be an inappropriate solution, because they give the appearance of an extra storey.
11. There would also be conflict with paragraphs 60 and 61 of the National Planning Policy Framework (the Framework) which seek to promote the integration of new development into the built environment.
12. In reaching my conclusion, I acknowledge that there are other large rear dormers to nearby properties. However, unlike the proposed dormer, none of these existing large rear dormers are located on an end of terrace house. Also the Council do confirm that whilst a number of these large dormers have been constructed under permitted development rights, they are not considered as sufficient evidence of an established precedence and I agree with the Council.
13. I have also noted the appellants' comments regarding: the option for reverting the property to a single dwelling and then carrying out the work as permitted development, the extra bedroom space for the appellants thus alleviating the

pressure on the local housing supply and the prohibitive cost of purchasing a two bedroomed flat thus making the proposal an affordable option. However, it is not apparent that the reversion to a single dwelling is at all likely which limits the weight I give to this matter. Similarly, limited details have been given in relation to affordability matters and these considerations together with the presence of other large rear dormers in the wider area, do not outweigh my finding that the proposal would be harmful to the character and appearance of the area.

Conclusion

14. Therefore, I have found that the proposal would result in a poor form of development which would harm the character and appearance of the area. For the reasons given above, and taking all other matters into consideration, I conclude that the appeal should be dismissed.

Karen Radford

INSPECTOR



Appeal Decision

Site visit made on 5 January 2016

by **David Walker MA MRTPI**

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

Decision date: 19 January 2016

Appeal Ref: APP/Q1445/D/15/3136426

1 Barrowfield Drive, Hove, East Sussex BN3 6TQ

- 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 Amir Solehi against the decision of Brighton & Hove City Council.
 - The application Ref BH2015/01790, dated 12 May 2015, was refused by notice dated 12 August 2015.
 - The development proposed is erection of painted wall with timber fencing to replace existing boundary wall.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. The application to the Council described the development proposed as 'replacement of part block, part fence boundary with painted, rendered block wall'. However I find the description set out within the above heading to be a more accurate reflection of the proposal. I have determined the appeal accordingly and am satisfied that no prejudice to the interests of any party exists.

Main Issue

3. The main issue in the appeal is the effect of the proposal on the character and appearance of the area and to the existing property.

Reasons

4. The proposal is an alternative scheme for a boundary wall following the Council's refusal of a retrospective application for a wholly block and render wall, and its subsequent dismissal on appeal. I have not been provided with details of either the Council's or the Inspector's assessment of that scheme and have accordingly determined the appeal on its own merits.
 5. I saw at my site inspection other examples of white painted front boundary walls along Dyke Road and Dyke Road Avenue, as referred to by the appellant, and observed that these principle roads were characterised by large and individually designed houses in a wide variety of architectural styles. However, I find the appeal site to be more visually aligned with the side street,
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- Barrowfield Drive, due to the orientation of the appeal property and its design and materials that are similar to the other properties of this street.
6. Barrowfield Drive has a more coherent character than Dyke Road and Dyke Road Avenue due to greater consistency in the architecture of the street and in the verdant landscaped frontages with low enclosures. Viewed in this context, the height and brashness of the white painted rendered block work of the proposal would contrast harshly with the soft frontages and subdued colours of the traditional building materials of the street. The introduction of low height timber panels to the wall would not sufficiently reduce the bulk and prominence of the painted rendered block work to an acceptable degree.
 7. Moreover, the proposal would extend around two sides of a large corner plot resulting in an expansive length of white painted walling that would be out of scale with the host dwelling. Having established that the character of Barrowfield Drive is distinct from Dyke Road and Dyke Road Avenue then the extent of the proposal would also disrupt the soft entrance to the side street at its prominent junction. Such an effect would be harmful to wider street scene views along the principle roads to the detriment of the character of the area more generally.
 8. I have given regard to the appellant's desire for privacy in the garden and the support received from a neighbour but find that the proposal would give rise to unacceptable harm to the character and appearance of both the existing property and the surrounding area. As a result it would conflict with the requirements of saved Policy QD14 of the Brighton and Hove Local Plan 2005 that seeks to ensure that, amongst other things, development is well designed, sited and detailed in relation to the property and adjoining properties, and to the surrounding area, and uses materials sympathetic to the parent building.

Conclusion

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

David Walker

INSPECTOR



Appeal Decision

Site visit made on 12 January 2016

by Susan A F Simpson LLB Solicitor (N-P)

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

Decision date: 20/01/2016

Appeal Ref: APP/Q1445/D/15/3134942

10 Marine Avenue, Hove, BN3 4LG

- 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 Susan Sheftz against the decision of the Brighton & Hove City Council.
 - The application Ref BH2015/02133 dated 11 June 2015 was refused by a notice dated 1 September 2015.
 - The proposed development is 2 No dormers to front elevation.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. No 10 comprises a modest semi detached bungalow that is situated on the corner of Marine Avenue and Norman Road. There is a consistent and coherent appearance to the two storey houses found on the northern side of Marine Avenue and, although No 10 and the dwellings to the southern side of Marine Avenue vary in design, a common feature of the properties along both sides of the road is the simple and uncluttered appearance of their existing roof slopes.
 4. The proposed flat roof dormers would be inserted into the roof slope that faces towards Marine Avenue. Whilst it is stated that they have been designed to align with the ground floor windows of the bungalow, it would appear from the application drawings that the windows would not be the same width and they also would be located at different distances from the sides of the existing roof.
 5. Due to the overall size and siting of the flat roof dormers within the roof slope, I consider they would appear as bulky and unbalanced additions that would result in a prominent and discordant form of development that would dominate the roof frontage of No 10. This would be in marked contrast with the continuity of the simple roof slopes that prevail along the street and, thus, overall, harmfully conflict with the character of the original dwelling and its appearance within the street scene.
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6. I appreciate that the degree of cladding for, and the siting of, the windows in the roof slope originate from an attempt to meet the guidance contained in the Council's Supplementary Planning Document (SPD) 12 – Design Guide for Extensions and Alterations that was adopted in 2013. However, in this instance, it is the combined size and design including the different widths and positioning of the windows within the roof slope that render the proposal unacceptable within this location.
7. I conclude on the main issue in the appeal that the development would cause harm to the character and appearance of the host dwelling and the surrounding area. It follows from this conclusion that it would be contrary to: - Policy QD14 of the Brighton & Hove Local Plan 2005 which states that extensions and alterations will only be granted if they are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area; the guidance in the SPD which requires dormer windows to clearly be a subordinate addition to the roof.
8. It also would conflict with government guidance in the National Planning Policy Framework (the Framework) which states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people; planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Other Matters and Overall Conclusion

9. I have taken into account the appellant's submissions that the proposal complies with the three dimensions of sustainable development as set out in paragraph 7 of the Framework and that the site is not within a conservation area or near to any listed buildings but in a sustainable location that is within easy walking distance of shopping facilities and public transport. I also note the reference to the existence of dormer windows that are situated in the front roof slopes of the semi detached properties along Norman Road. However, I either found these to be unsympathetic and inappropriate forms of development or located too far away from the appeal premises and the immediate street scene to constitute compelling reasons to permit this proposal.
10. Having taken into account these matters and all others raised, I find none outweigh the harm that I have identified in terms of the main issue in this appeal. Thus, for the reasons given above, I conclude the appeal must fail.

S A F Simpson

INSPECTOR

Appeal Decision

Site visit made on 13 January 2016

by **S M Holden** BSc MSc CEng MICE TPP MRTPI FCIHT

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

Decision date: 27 January 2016

Appeal Ref: APP/Q1445/D/15/3137083

24 Westbourne Villas, Hove, East Sussex BN3 4GQ

- 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 and Mrs Seaborne against the decision of Brighton & Hove City Council.
 - The application Ref BH2015/01411, dated 21 April 2015, was refused by notice dated 1 September 2015.
 - The development proposed is demolition of existing conservatory and erection of single storey extensions, creation of 3 no dormers to the rear and installation of 3 no roof lights to front.
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Decision

1. The appeal is dismissed.

Procedural matters

2. The application form described the development as 'amendment to approved application No BH2014/03648. This application is for amendments at roof level comprising an additional roof light to the front and additional dormer to the rear'. However, in the interests of clarity, I have used the description given in the Council's decision notice and on the appeal form which refers to the erection of extensions, the creation of dormer windows and the installation of rooflights.
3. The single storey rear extensions in the appeal scheme are identical to those that were granted planning permission under Ref: BH2014/03648. The Council has no issues relating to this part of the application and I have no reason take a different view. This decision therefore deals with the proposed roof alterations.

Main Issue

4. The main issue is whether the proposed rear facing dormer windows would preserve or enhance the Sackville Gardens Conservation Area.

Reasons

5. Westbourne Villas lies within the Sackville Gardens Conservation Area. It is a wide street lined with two and three storey residential dwellings dating from the late 19th century. There is a mixture of terraced, semi-detached and detached properties. In the vicinity of No 24 the buildings are all characterised by fine detailing, bay windows and white painted stucco finish.
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6. No 24 is a fine example of a detached villa with a shallow pitched roof. It has two-storey bay windows with flat roofs that flank the front entrance door. At the rear of the property there is an existing two-storey rear projection. In addition to the single-storey rear extensions referred to above, this application seeks additional alterations to the roof with the provision of three roof lights in the front and three dormers at the rear.
7. Government policy in respect of the historic environment is set out in the National Planning Policy Framework (the Framework). Paragraph 126 advises that historic assets are an irreplaceable resource that local authorities should conserve in a manner appropriate to their significance. Any harm that is less than substantial must be weighed against the public benefit of the proposal. Furthermore, proposals within conservation areas must meet the statutory test of preserving or enhancing the character or appearance of that area.
8. The proposal is for three dormer windows in the rear roof slope. The two outer ones would each house a single sash window. They would respect the existing fenestration pattern because they would be similar in width to the windows on the existing rear elevation, but not as tall. They would be sufficiently set down from the ridge and up from the eaves to sit comfortably in the depth of the roof. However, both dormers would be wider than the windows below and include tiled cheeks. They would therefore be materially larger than those approved under BH2014/03648, resulting in them appearing to be top-heavy.
9. In addition, a third dormer window is proposed that would sit between these two enlarged dormers. This dormer would be approximately twice the width of the approved dormers and house two sliding sash windows. Whilst it would be appropriately detailed with slender cheeks and a lead roof, its additional width would make it appear overly large in the context of the roof slope as a whole. Its double window would not relate well to the fenestration on the first floor of the rear elevation. Furthermore, notwithstanding its position midway between the other dormers, it would not align with the rear projection.
10. I recognise that all three dormers would be well set in from the eaves and ridge with reasonable gaps between them. However, in my view the proposed double width dormer, combined with the enlargement of the smaller flank dormers, would give rise to a cluttered roof dominated by the bulk and rear projection of the three dormers.
11. Saved Policy HE6 of the Brighton & Hove Local Plan sets out a series of criteria that development within conservation areas must meet. Of particular relevance in this case is criterion (c), which seeks to prevent harm to roofscapes of the city's conservation areas. The Council's Supplementary Planning Document: *Design guide for extensions and alterations* (SPD12), adopted 2013, provides further advice about the design of dormer windows. It states that they should be kept as small as possible and clearly be a subordinate addition to the roof without large areas of cladding either side of the window. In my view the combined effect of the width of the proposed additional dormer together with the cladding on the flank dormers would result in the scheme not being subordinate to the roof as a whole. The scheme would therefore fail to meet the aims and objectives of SPD12.

12. I accept that the rear roofslope of No 24 cannot be seen from Westbourne Villas or any public vantage point within the conservation area. However, this roof slope can be seen in private views from the rear of several properties in Sackville Gardens. Notwithstanding this limited impact on the wider conservation area, I am of the view that the proposal would be harmful to the host property, although in terms of the Framework, this harm would be less than substantial. However, even when harm to an individual building may be small, cumulative and incremental changes of this kind can result in unacceptable harm to a heritage asset. In this case it could contribute to an erosion of the roofscape that characterises the Sackville Gardens Conservation Area as a whole. This would be contrary to the aims of saved Policy HE6. Furthermore, as the scheme relates to a single dwelling there would be no public benefit arising from it.
13. The Council was satisfied that the additional front rooflight would be acceptable as it would be small and the front parapet restricts views of the roofslope from the street. I concur with this and consider this aspect of the scheme would preserve the Conservation Area.
14. However, for the reasons set out above I conclude that the proposed dormers in the rear roofslope would be harmful to the character and appearance of the host property. This would result in a failure to preserve the character and appearance of the Sackville Gardens Conservation Area. The dormers would be contrary to saved Policies QD14 and HE6 of the Local Plan, which require roof alterations to be well designed, sited and detailed, especially in areas protected for their architectural and historic interest. In addition they would not accord with the advice and guidance of the Framework.
15. For this reason, and having regard to all other relevant matters raised, I conclude that the appeal should be dismissed.

Sheila Holden

INSPECTOR

