

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

**PATCHAM**

**BH2011/02995**

**9 Lyminster Avenue Brighton**

Alterations to existing rear extension to incorporate raising of the roof height and installation of rooflights.

**Applicant:** Mr Paul Allen

**Officer:** Louise Kent 292198

**Approved on 28/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 11/13-01 & 13-04 received on 17 October 2011.

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

**BH2011/03108**

**31 Highview Avenue North Brighton**

Erection of a single storey side and rear extension.

**Applicant:** Mr & Mrs Moore

**Officer:** Jonathan Puplett 292525

**Approved on 28/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) BH14.02**

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local

Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

#### **4) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window or door other than those expressly authorised by this permission shall be constructed to the side elevation of the extension (which faces towards no. 33 Highview Avenue North) without planning permission obtained from the Local Planning Authority.

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

#### **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved existing and proposed floor plan and elevation drawings received on the 17th of October 2011.

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

### **BH2011/03241**

#### **23 Glenfalls Avenue Brighton**

Certificate of lawfulness for proposed hip to gable roof extension incorporating enlargement of rear dormer and the erection of a single storey side extension.

**Applicant:** Mr Ray Ward

**Officer:** Chris Swain 292178

**Refused on 30/12/11 DELEGATED**

#### **1) UNI**

The development is not permitted under Schedule 2, Part 1, Classes A and B of the Town & Country Planning (General Permitted Development) Order 1995 as the proposed side extension and roof alterations cannot be separated and would result in a single building operation. The proposed development would fail to comply with both Class A and Class B.

#### **2) UNI2**

The development is not permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995 as the volume of the enlarged roof would exceed the cubic content of the dwellinghouse by more than 50 cubic metres.

#### **3) UNI3**

The development is not permitted under Schedule 2, Part 1, Classes A and B of the Town & Country Planning (General Permitted Development) Order 1995 as the applicant has failed to demonstrate sufficiently that the proposed development would be constructed in materials that would be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

**BH2011/03353**

**4 Crabtree Avenue Brighton**

Erection of a single storey rear extension.

**Applicant:** Mr B Lacey

**Officer:** Helen Hobbs 293335

**Approved on 05/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved un-numbered drawings received on 2nd November 2011.

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

**BH2011/03717**

**148 Ladies Mile Road Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2010/03615.

**Applicant:** Mr Jude Hull-Flower

**Officer:** Helen Hobbs 293335

**Approved on 19/12/11 DELEGATED**

**PRESTON PARK**

**BH2011/02809**

**11A Preston Park Avenue Brighton**

Application for approval of details reserved by conditions 2, 3, 7, 11, 12, 13, 17 and 18 of application BH2008/03339.

**Applicant:** Roche Barrett Estates

**Officer:** Liz Arnold 291709

**Approved on 21/12/11 DELEGATED**

**BH2011/03032**

**31B Beaconsfield Villas Brighton**

Replacement of existing timber sash window to rear with timber double doors.

**Applicant:** Mr Nigel Baker

**Officer:** Louise Kent 292198

**Approved on 16/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

All new doors shall be painted softwood, and shall be retained as such.

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 1128-01 & 01A received on 17 October 2011.

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

### **BH2011/03109**

#### **5 Beaconsfield Villas Brighton**

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

**Applicant:** Ms Eleanor Dolton

**Officer:** Helen Hobbs 293335

**Approved on 15/12/11 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH12.02**

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

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 31.002C, 31.003B & 41.002C received on 8th December 2011 and 10.001, 20.001A, 20.002A, 20.003A, 20.004A, 20.005A, 21.002C, 21.003B, 30.001A, 30.003A, 31.001B, 40.001A, 40.002A, & 41.001B received on 17th October 2011.

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

### **BH2011/03177**

#### **103 Beaconsfield Villas Brighton**

Loft conversion to form one bedroom flat incorporating rooflights to front and side elevations and dormers to rear elevation.

**Applicant:** Mr Cocum

**Officer:** Chris Swain 292178

**Approved on 28/12/11 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH02.07**

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

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

#### **3) BH06.03**

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

**4) UNI**

Notwithstanding the submitted drawings the dormer windows shall be vertical sliding sashes and shall be retained as such thereafter.

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

**5) UNI**

Notwithstanding the submitted drawings, the rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

**6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 1383/1477, a waste minimisation statement, a sustainability checklist and a design and access statement received on 20 October 2011 and drawing no. 1383/1478B and an additional letter outlining Lifetimes Homes requirements received on 19 December 2011.

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

**7) UNI**

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

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

**BH2011/03201**

**22 & 22A Grantham Road Brighton**

Erection of single storey rear extension at lower ground floor and installation of new windows to replace existing. Formation of access stairs to garden for ground floor and installation of French doors at ground and lower ground floors.

**Applicant:** Mr David Derkson

**Officer:** Louise Kent 292198

**Approved on 28/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.05**

The bathroom side window shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**3) BH03.03**

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

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 001-3, 010. 020 & 030 received on 24 October 2011, 110 Rev. A & 120 Rev. A received on 18 November 2011.

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

#### **5) UNI**

The access platform and the staircase to the garden shall be used for access or maintenance purposes only. Access to the remainder of the flat roof over the extension hereby approved shall be for maintenance purposes only. The platform, staircase and remainder of the flat roof over the extension hereby approved 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.*

### **BH2011/03205**

#### **49 Stanford Road Brighton**

Loft conversion incorporating new window to side and rooflights to front and rear.

**Applicant:** Ms Ann King

**Officer:** Chris Swain 292178

**Approved on 19/12/11 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH03.03**

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

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

#### **3) BH03.04**

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

*Reason: In the interests of the character and appearance of the building(s) and the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 11/024/02 and P11/024/01B. received on 24 October 2011.

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

### **BH2011/03214**

#### **177 Preston Road Brighton**

Installation of 121no photovoltaic solar panels.

**Applicant:** Matsim Properties Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 16/12/11 DELEGATED**

#### **1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 001, 002, 003, 004 and 005 and the 'LG Monox Solar Modules' specification received on the 21st of October 2011.

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

**BH2011/03290**

**21 Grantham Road Brighton**

Loft conversion incorporating rooflights to front roof slope and dormers to rear.

**Applicant:** Mr Adam Moscovici

**Officer:** Helen Hobbs 293335

**Refused on 28/12/11 DELEGATED**

**1) UNI**

The proposed rear dormer windows, by virtue of their size and design, are considered to be of detriment to the character and appearance of the existing property and the Preston Park Conservation Area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**BH2011/03303**

**26 Waldegrave Road Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Paul Wilson

**Officer:** Chris Swain 292178

**Approved on 29/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.02**

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

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

**3) UNI**

Notwithstanding the submitted drawings, the rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. L-100, L101 and L102, a waste minimisation statement and a design and access statement received on 31 October 2011 and drawing no. L-103A received on 14 November 2011.

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

**BH2011/03312**

**37 Port Hall Road Brighton**

Erection of single storey rear extension.

**Applicant:** Edward Dickson

**Officer:** Helen Hobbs 293335

**Refused on 23/12/11 DELEGATED**

**1) UNI**

The proposed extension, by reason of its height, siting and bulk would result in an overly dominant and overbearing impact, as well leading to overshadowing and a loss of light, adversely impacting on the residential amenity currently enjoyed by the adjoining property 39 Port Hall Road, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2011/03373**

**5 Southdown Avenue Brighton**

Removal of chimney stack at rear (retrospective).

**Applicant:** Mr R Rosenthal

**Officer:** Chris Swain 292178

**Approved on 11/01/12 DELEGATED**

**BH2011/03374**

**3 Southdown Avenue Brighton**

Removal of chimney stack at rear (retrospective).

**Applicant:** Mr & Mrs J & E Griffiths

**Officer:** Chris Swain 292178

**Approved on 11/01/12 DELEGATED**

**BH2011/03439**

**189 Preston Road Brighton**

Installation of solar panels to south facing roof over indoor bowling green.

**Applicant:** Preston Bowls Club

**Officer:** Jonathan Puplett 292525

**Approved on 03/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

No development shall take place under a manufacturer's specification of the specific panel type to be installed including the dimensions of the panel type and an image showing its appearance has been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

*Reason: To ensure an acceptable appearance to the development and to comply with policy QD14 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos. PL01, PL02, PB101, PB/02 and PB/03 and the roof mounting system specification received on the 8th of November 2011.

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



**BH2011/03467**

**57 Cleveland Road Brighton**

Loft conversion incorporating front & rear rooflights and porthole window to front gable.

**Applicant:** Mr Simon Phillips

**Officer:** Jonathan Puplett 292525

**Approved on 10/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

*Reason: To ensure a satisfactory appearance to the development in keeping with the character of the Preston Park Conservation Area and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. L-01, L-02 and L-03 received on the 10th of November 2011.

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

**REGENCY**

**BH2011/02151**

**9A Sussex Heights 14 St Margarets Place Brighton**

Replacement of existing crittall windows with UPVC double glazed windows.

**Applicant:** Mrs Nicole Svatek

**Officer:** Wayne Nee 292132

**Approved on 15/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the supporting information received on 03 August 2011.

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

**BH2011/02658**

**67 East Street Brighton**

Display of 1no non-illuminated projecting sign and 1no internally illuminated letters sign.

**Applicant:** Reiss

**Officer:** Steven Lewis 290480

**Refused on 09/01/12 DELEGATED**

**1) UNI**

The lettering sign by reason of its size, scale, siting and illumination would obscure some of the architectural features of the building, and would be unduly prominent, resulting in an adverse effect on the appearance of the building and harming the character and amenity of the Old Town Conservation Area. This is contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and

Supplementary Planning Document - Advertisements (SPD07).

**2) UNI2**

The hanging sign by reason of its size, scale, siting and materials would poorly relate to the proportions and architectural detailing of the building, having an adverse effect on the appearance of the building and harming the character and amenity of the Old Town Conservation Area. This is contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document - Advertisements (SPD07).

**BH2011/02801**

**21 Bedford Place Brighton**

Reconstruction of bay structure and parapet wall to front elevation and replacement of existing timber single glazed windows with double glazed sliding sash windows.

**Applicant:** Estate management Ltd

**Officer:** Christopher Wright 292097

**Approved on 09/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

The render and the lead capping to the parapet and the lead aprons below the window sills shall be painted with a smooth masonry paint to match exactly the existing paint and the new windows and lead flashings over them shall be painted in gloss white paint and retained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD09: Architectural Features.*

**4) UNI**

No development shall take place until a detailed photographic record and 1:1 scale measured drawing of the existing parapet cornice and mouldings has been made, prior to its demolition, and copies deposited with the Local Planning Authority. The replacement parapet cornice and mouldings hereby permitted shall be constructed to match and retained as such thereafter.

*Reason: To ensure a record of the parapet cornice and mouldings can be kept and to ensure the replacement parapet cornice and mouldings are appropriate to the character of the building and the satisfactory appearance of the development and to comply with policy HE6 and Supplementary Planning Document SPD09: Architectural Features.*

**5) UNI**

Unless otherwise agreed in writing with the Local Planning Authority the reconstructed bay hereby permitted shall be smooth rendered externally in a hydraulic lime and sand mortar and lined out with ashlar blocking lines to match the originals and the cornice and the render moulding below it and the missing storey band between the first and second floors shall be reinstated to match exactly the buildings existing original cornices and mouldings and the storey band at No. 20 Bedford Place.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD09: Architectural Features.*

**6) UNI**

The development hereby permitted shall be carried out in accordance with the approved Design and access statement, Slimlite Double Glazing Co. and Celotex literature and drawing nos. 8271/1, 8271/3 and 8271/6 received on 19 September 2011; drawing nos. 8271/2 Rev. A and 8271/5 received 25 November 2011; and drawing nos. 8271/4 Rev. B, 8271/7 Rev. A and 8271/8 received 23 December 2011.

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

**7) UNI**

No visible cavity wall vents shall be fixed to front elevation of the building.

*Reason: To safeguard the appearance of the building and the visual amenity of the Conservation Area, to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**BH2011/03051**

**49A Norfolk Square Brighton**

Conversion of house in multiple occupation to form 1no 1 bed flat and 1no 2 bed flat.

**Applicant:** Gloucester Place Properties

**Officer:** Adrian Smith 290478

**Approved on 23/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

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

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

**4) UNI**

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

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

**5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the submitted sustainability checklist received on the 27th October 2011 have been fully implemented within each new dwelling.

*Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan*

**6) UNI**

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

**7) UNI**

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

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

**8) UNI**

The development hereby permitted shall be carried out in accordance with the site plan and block plan received on the 4th November 2011; and the approved drawing no. 2332/PR/PL/02 received on the 10th October 2011.

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

**9) UNI**

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

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

**BH2011/03059**

**2 Bartholomews Brighton**

Display of 1no non-illuminated fascia sign.

**Applicant:** Baron Homes Corporation Ltd

**Officer:** Christopher Wright 292097

**Approved on 21/12/11 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

*public safety.*

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**BH2011/03107**

**38 West Street Brighton**

Display of non-illuminated projecting sign.

**Applicant:** Selits Ltd

**Officer:** Adrian Smith 290478

**Refused on 21/12/11 DELEGATED**

**1) UNI**

Policy QD12 of the Brighton & Hove Local Plan states that sensitively designed and located advertisements and/or signs, which contribute to the visual amenity of the area and do not prejudice public safety, will be permitted. Advertisements and signs, which are detrimental to visual amenity and/or would adversely affect public safety, will not be allowed. Insufficient information has been submitted with the application to assess the impact of the proposed projecting sign on the appearance of the building and the wider street scene. Without such information, including existing plans and proposed lettering and colouring, the proposal cannot reasonably be assessed and is therefore considered to be contrary to the above policy.

**BH2011/03120**

**Cavendish House 138 Kings Road Brighton**

Installation of solar panels to roof.

**Applicant:** Mr Michael Hunt

**Officer:** Wayne Nee 292132

**Approved on 28/12/11 DELEGATED**

**1) BH01.01**

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

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

## **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. SOLDOM03767-GA/A received on 02 November 2011.

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

### **BH2011/03139**

#### **8 Ship Street Gardens Brighton**

Alterations to roof at East end of building incorporating increased ridge height and new dormer with balcony on rear roofslope. Replacement of ground floor existing door and windows with folding doors on South elevation.

**Applicant:** Mr Hugh Salter

**Officer:** Christopher Wright 292097

**Refused on 05/01/12 DELEGATED**

## **1) UNI**

The proposal would, by reason of the scale, siting, design, detailing, proportions and the loss of a significant section of existing pitched roof together with the installation of railings projecting beyond the plane of the roof slope, appear discordant, incongruous and out of character with the host property and would detract from the roof form of the building and have a significant adverse impact on the roofscape of the Old Town Conservation Area. As such the proposal would be detrimental to visual amenity and is contrary to policies QD14, HE3 and HE6 of the Brighton & Hove Local Plan and guidance contained in SPGBH1:

Roof alterations and extensions.

### **BH2011/03247**

#### **21 Montpelier Street Brighton**

Installation of rear dormer to replace existing rooflight.

**Applicant:** Ms Gillian Latham

**Officer:** Mark Thomas 292336

**Approved on 22/12/11 DELEGATED**

## **1) BH01.01**

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

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

## **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. PP05 received on 24th October 2011 and drawing no PP090 Rev A received on 2nd December 2011.

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

### **BH2011/03248**

#### **21 Montpelier Street Brighton**

Installation of rear dormer to replace existing rooflight.

**Applicant:** Ms Gillian Latham

**Officer:** Mark Thomas 292336

**Approved on 22/12/11 DELEGATED**

## **1) BH01.05**

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

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

**BH2011/03297**

**2 Clifton Hill Brighton**

Application for Approval of Details Reserved by Conditions 3 and 4 of Application BH2008/02814.

**Applicant:** Mr Martin Keane

**Officer:** Christopher Wright 292097

**Approved on 11/01/12 DELEGATED**

**BH2011/03298**

**2 Clifton Hill Brighton**

Application for removal of condition 5 of application BH2008/02814 (Alterations to boundary wall and railings to no.2 with access to new hardstanding) to allow works to commence at 2 Clifton Hill, Brighton before works are completed at 1 Clifton Hill, Brighton which has been approved under application BH2008/02813.

**Applicant:** Mr Martin Keane

**Officer:** Christopher Wright 292097

**Approved on 29/12/11 DELEGATED**

**BH2011/03343**

**Alfresco Kings Road Arches Brighton**

Erection of first floor extension to North elevation.

**Applicant:** Alfresco Brighton Ltd

**Officer:** Wayne Nee 292132

**Approved on 09/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

No development shall take place until a sample of the render finish has been submitted to and approved by the local planning authority in writing. The render shall have no expansion joints. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: As insufficient information has been submitted; to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

The roof and fascia materials of the proposed extension hereby permitted shall match the existing first floor materials.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 00-01A, 01-01A, and 02-01A received on 02 November 2011, and drawing nos. 09-01B and 01-02B received on 06 January 2011.

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

**BH2011/03357**

**Rear of 42 East Street Brighton**

Internal alterations and new panel timber entrance door to North elevation to replace existing.

**Applicant:** West Register (Property Investments) Ltd

**Officer:** Christopher Wright 292097

**Approved on 23/12/11 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

No works shall take place until full details of the proposed panelled, timber external entrance door, to include 1:20 scale sample elevations and 1:1 scale profiles as appropriate, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**BH2011/03413**

**18 Oriental Place Brighton**

Replacement of existing tubular handrail with new iron handrail and balustrade to front basement area.

**Applicant:** 18 Oriental Place Limited

**Officer:** Christopher Wright 292097

**Approved on 28/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The handrail and balustrades shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved the design and access statement, heritage statement and drawing nos. PH1101/2, PH1101/3 and PH1101/4 received on 4 November 2011.

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

**BH2011/03414**

**18 Oriental Place Brighton**

Replacement of existing tubular handrail with new iron handrail and balustrade to front basement area.

**Applicant:** 18 Oriental Place Limited

**Officer:** Christopher Wright 292097

**Approved on 28/12/11 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

The handrail and balustrades shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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



### **3) UNI**

No works shall take place until full details of the Newel post(s) of the handrail and balustrades hereby permitted, to include 1:1 scale drawings and profiles, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

### **BH2011/03512**

#### **2 Clifton Road Brighton**

Installation of canopy over first floor front window.

**Applicant:** Mr & Mrs Adams

**Officer:** Mark Thomas 292336

**Approved on 11/01/12 DELEGATED**

#### **1) BH01.05**

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

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

#### **2) UNI**

Before development commences large scale constructional details including a 1:20 scale plan and section showing the rafters, trimmers, boarding, cornice, valance and leadwork and 1:1 scale sections of the lead roll joint and the cornice shall be submitted to and approved in writing by the local planning authority. The works shall be carried out and completed fully in accordance with the approved details and maintained as such thereafter.

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

#### **3) UNI**

The level and height of the canopy shall line through with the existing canopy at no. 3 Clifton Road and its materials, method of construction, detailing, cornice and valance boards shall match exactly the canopy at this neighbouring property.

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

### **BH2011/03513**

#### **2 Clifton Road Brighton**

Installation of canopy above first floor front window.

**Applicant:** Mr & Mrs Adams

**Officer:** Mark Thomas 292336

**Approved on 11/01/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) UNI**

The level and height of the canopy shall line through with the existing canopy at no. 3 Clifton Road and its materials, method of construction, detailing, cornice and valance boards shall match exactly the canopy at this neighbouring property.

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

### **3) UNI**

Before development commences large scale constructional details including a 1:20 scale plan and section showing the rafters, trimmers, boarding, cornice, valance and leadwork and 1:1 scale sections of the lead roll joint and the cornice shall be submitted to and approved in writing by the local planning authority. The works shall be carried out and completed fully in accordance with the approved details and maintained as such thereafter.

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

### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 11375/01 rev B received on 16th December 2011.

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

## **ST. PETER'S & NORTH LAINE**

### **BH2010/03829**

#### **29 Princes Crescent Brighton**

Proposed alterations to existing single storey rear extension, construction of a new external staircase leading from ground floor to rear garden and associated alterations to ground floor roof.

**Applicant:** Mrs Lisa McClafferty

**Officer:** Chris Swain 292178

**Approved on 11/01/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH12.02**

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

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

#### **3) BH12.05**

The rooflights in the approved development shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

#### **4) UNI**

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

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

#### **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. L-01 and L-02 and a waste minimisation statement received on 13 December 2011, a design and access statement submitted on 10 January 2011 and drawing no. L-03a received on 7 March 2011.

## **BH2011/02417**

### **94 - 103 London Road Brighton (The Former Co-op Department Store)**

Demolition of existing building and erection of a new building ranging from 3 to 6 storeys providing 407 units of student accommodation (sui generis) and 4no. retail units (A1) at ground floor level with new service area vehicular access from Baker Street and landscaping works.

**Applicant:** Watkin Jones & Co-op Group

**Officer:** Kate Brocklebank 292175

### **Refused on 20/12/11 PLANNING COMMITTEE**

#### **1) UNI**

The proposal, by reason of its design, bulk, height and massing, would be an overdevelopment of the site that would relate poorly to development in the surrounding area, causing harm to the character of the surrounding street scenes and failing to emphasise and enhance the positive qualities of the neighbourhood. The development is substantially larger in scale than the predominant development which surrounds the site and would appear out of scale and overly dominant in the street scene and constitutes town cramming. Harm will also be caused to the framed views from Preston Circus and the New England Quarter where the proposal's substantial height, bulk and scale will obscure views of the predominant ridgelines. The proposal is therefore contrary to policies QD1, QD2, QD3, QD4, QD5 and HO4 Brighton & Hove Local Plan.

#### **2) UNI2**

The development would have an awkward relationship with the neighbouring property No.93 London Road. The service entrance on Baker Street is out of scale, resulting in a large area of inactive frontage, whilst failing to provide passive surveillance. The main student entrance appears too functional and is considered to fail to provide the desired visual interest or strong sense of arrival to the building. Cumulatively, these elements are considered to result in a poor standard of design which would cause harm to the character of the street scene contrary to QD1, QD2, QD3, QD5 and QD7 of the Brighton & Hove Local Plan.

#### **3) UNI3**

Insufficient information has been submitted to make a full assessment of the impact of the proposed development on neighbouring amenity and in particular impact on sunlight and daylight levels to neighbouring dwellings. The increased scale and bulk is considered to result in an unneighbourly form of development which in the absence of evidence to the contrary is considered likely to have an adverse effect on neighbouring amenity by way of loss of light/overshadowing and resulting in an overbearing impact contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **4) UNI4**

The proposed roof terraces will cause adverse overlooking to neighbouring dwellings and in the absence of information to the contrary could result in adverse noise disturbance to existing and proposed residents contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **5) UNI5**

The applicant has failed to demonstrate that the proposed open service yard will not have an adverse impact on neighbouring amenity through noise disturbance and impact on outlook contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **6) UNI6**

The applicant has failed to address the need for disabled parking contrary to policy TR18 of the Brighton & Hove Local Plan.

#### **7) UNI7**

The applicant has failed to present a scheme which in design and streetscape terms justifies the principle of the loss of the existing building, which is a non-designated heritage asset of special significance to the local community due

to its architectural and historic interest. The proposed replacement building does not make a positive contribution to the character and local distinctiveness of the historic environment and the Urban Design Analysis and PPS5 Statement fails to adequately assess the significance of the existing building, contrary to policy HE7 of PPS5 and the London Road Central Master Plan SPD10.

**BH2011/02939**

**Maisonette 12 Chatham Place Brighton**

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

**Applicant:** Ms Anna Downie

**Officer:** Louise Kent 292198

**Approved on 15/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received on 29 September 2011.

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

**BH2011/02944**

**53A Lewes Road Brighton**

Replacement of existing single glazed wooden sash windows with new uPVC double glazed unit.

**Applicant:** Mrs Helena Heal

**Officer:** Helen Hobbs 293335

**Approved on 11/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved un-numbered drawings and supporting documents submitted on 16th November 2011 and site plan received on 7th October 2011.

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

**BH2011/03052**

**110 London Road Brighton**

Installation of new shopfront.

**Applicant:** William Hill

**Officer:** Jonathan Puplett 292525

**Approved on 19/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. FINAL/W/RS/241350/501 received on the 25th of October 2011 and drawing no. FINAL/W/RS/241350/02C received on the 11th of

November 2011.

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

**BH2011/03053**

**110 London Road Brighton**

Display of externally illuminated fascia signs and internally illuminated projecting sign.

**Applicant:** William Hill

**Officer:** Jonathan Puplett 292525

**Approved on 19/12/11 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**BH2011/03081**

**3 Ditchling Road Brighton**

Internal and external alterations incorporating installation of rear rooflight, replacement of existing single glazed timber framed dormer window with double glazed timber framed window, replacement of existing guttering with cast iron guttering to front and UPVC guttering to rear, repairs to slate roof and associated works.

**Applicant:** Ms Katherine Sherlock

**Officer:** Jonathan Puplett 292525

**Approved on 15/12/11 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

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

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

**BH2011/03129**

**The Royal Pavilion 4 - 5 Pavilion Buildings Brighton**

Display of internally-illuminated free standing entrance arch sign and non-illuminated event flags, fascia signs and banner sign during winter for a five year period.

**Applicant:** Laine Ltd

**Officer:** Hamish Walke 292101

**Split Decision on 23/12/11 DELEGATED**

**1) BH10.02**

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

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

**2) BH10.03**

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

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

**3) BH10.04**

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

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

**4) BH10.05**

No advertisement is to be displayed without the permission of the owner of the

site or any other person with an interest in the site entitled to grant permission.

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

**5) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**6) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**7) UNI**

GRANT advertisement consent for the externally-illuminated free standing entrance arch sign, non-illuminated event flags and fascia signs shown on drawings titled 'Proposed Plan and Elevation' numbered 1 of 3, 'Proposed Construction Arch Plan and Elevation' numbered 2 of 3, 'Brighton Pavilion Elevations' Sheet 1/1, 'Fascia Sign 1,' 'Fascia Sign 2,' 'Fascia Sign 3,' 'Fascia Sign 4,' 'Event Flags Artwork' and 'Wind Dancer 4m Mini' subject to the following conditions and informatives:

Conditions:

This consent shall expire on or before 26 January 2016 whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

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

**8) UNI**

The externally illuminated entrance sign shall not be illuminated later than 24:00 and shall not be illuminated before 09:00 on any day.

*Reason: To safeguard the appearance and character of the area in accordance with policy QD12 and HE9 of the Brighton & Hove Local Plan*

**9) UNI**

The advertisements permitted by this consent shall only be displayed between 7 November in any year and 26 January the following year.

*Reason: To accord with the related temporary planning permission for the ice rink, given the temporary nature of the advertisements hereby approved and to safeguard the appearance and character of the area in accordance with policy QD12 and HE9 of the Brighton & Hove Local Plan.*

**1) UNI**

REFUSE advertisement consent for the banner sign shown on the drawing titled 'Banner Sign' and numbered 1 of 1 for the following reason:

The proposed banner sign, by reason of its size, siting and materials, would be visually intrusive and detract from the character and appearance of the Royal Pavilion, a Grade I listed building, the listed Royal Pavilion Gardens and the surrounding Valley Gardens conservation area. As such, the banner sign is contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan.

**BH2011/03148**

**The Old Court House 118 Church Street Brighton**

Replacement of existing asbestos gutter with cast iron guttering to rear elevation.

**Applicant:** Brighton & Hove City Council

**Officer:** Liz Arnold 291709

**Approved on 23/12/11 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

Notwithstanding the information submitted, the new cast iron gutter hereby approved, shall match the profile and dimensions of the existing guttering located on the front and side elevations of the building.

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

**BH2011/03188**

**12 St Georges Place Brighton**

Application for removal of condition 5 of application BH2011/01707 (Change of use of offices (B1) to 5no self-contained flats) which states that unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment rating for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes Refurbishment rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable. Removal of condition 6 which states the development hereby permitted shall not begin until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

**Applicant:** Mr & Mrs M Alexander

**Officer:** Jonathan Puplett 292525

**Refused on 16/12/11 DELEGATED**

**1) UNI**

Conditions 5 and 6 of permission BH2011/01707 were applied as they were considered necessary to ensure the acceptability of the proposed scheme and in accordance with Circular 11/95 in all regards. There has been no material change in circumstance since the granting of permission BH2011/01707.

**BH2011/03200**

**13-16 Vine Street Brighton**

Application for Approval of Details Reserved by Conditions 8 and 9 of application BH2011/01724.

**Applicant:** Mrs Phoebe Oliver

**Officer:** Anthony Foster 294495

**Approved on 19/12/11 DELEGATED**



**BH2011/03232**

**17 Princes Road Brighton**

Erection of single storey side/rear extension to replace existing conservatory.

**Applicant:** Mr M Nation & Mrs F Lishman

**Officer:** Helen Hobbs 293335

**Refused on 22/12/11 DELEGATED**

**1) UNI**

The extension, by reason of its size, design and close proximity to the shared boundaries, results in a detrimental overbearing impact, loss of outlook, loss of sunlight and daylight and sense of enclosure to the adjoining properties, detracting from the residential amenity currently enjoyed, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2011/03299**

**12 Frederick Street Brighton**

Application for Approval of Details Reserved by Condition 5 of application BH2010/04016.

**Applicant:** Hearth Stone Homes Ltd

**Officer:** Kate Brocklebank 292175

**Approved on 22/12/11 DELEGATED**

**BH2011/03416**

**3 Ditchling Road Brighton**

Internal and external alterations including upgrading of front bay and second floor front windows to double glazed timber units to match existing. Removal of non-original plasterboard arch, raising of roof level at rear incorporating new double glazed sloping roof, relocation of opening access to external courtyard and repairs to damaged internal areas and associated works.

**Applicant:** Ms Katherine Sherlock

**Officer:** Jonathan Puplett 292525

**Approved on 03/01/12 DELEGATED**

**1) BH01.05**

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

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

**2) BH13.06**

All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

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

**3) BH13.12**

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

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

**BH2011/03473**

**10 West Hill Place Brighton**

Erection of single storey rear extension with lantern light.

**Applicant:** Ms Anna Hiscock

**Officer:** Helen Hobbs 293335

**Refused on 09/01/12 DELEGATED**

**1) UNI**

The extension, by reason of its size, height and siting, would result in a detrimental overbearing impact, loss of outlook and sense of enclosure towards No. 9 West Hill Place, detracting from the residential amenity currently enjoyed by this property, contrary to policies QD 14 and QD 27 of the Brighton & Hove Local Plan.

**WITHDEAN**

**BH2011/02570**

**Land Rear of Regency Court London Road Brighton**

Erection of 9no single garages.

**Applicant:** Anstone Properties Ltd

**Officer:** Jason Hawkes 292153

**Approved on 20/12/11 PLANNING COMMITTEE**

**1) BH11.02**

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

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

**2) BH14.01**

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

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

**3) UNI**

The garages hereby permitted shall be used only for parking of private vehicles or for purposes incidental to the enjoyment of a residential dwelling or flat and for no business or industrial use whatsoever.

*Reason: To safeguard the amenities of the occupiers of adjoining properties.*

**4) UNI**

No development shall commence until an Arboricultural Method Statement regarding the protection of the large Sycamore tree and other trees on the railway embankment has been submitted and approved by the Local Planning Authority. The statement shall be in accordance with BS 5837 (2005) Trees in relation to Construction and will include protection of roots.

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

### **5) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The landscaping scheme shall include 5 trees to replace the 5 self-seeded Elms to be removed.

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

### **6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.A411/01B, 02A, 03, 04, 05A, 06, 07 received on the 30th August and 6th September 2011.

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

### **7) UNI**

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

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

### **8) UNI**

The external finishes of the garages hereby permitted shall be finished in matching materials to the existing garages.

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

## **BH2011/03229**

### **28A Herbert Road Brighton**

Erection of single storey conservatory extension to rear.

**Applicant:** Miss Clare Silver

**Officer:** Mark Thomas 292336

**Approved on 11/01/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH03.03**

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

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

#### **3) UNI**

The proposed west facing windows to the conservatory hereby approved shall be fixed shut and shall not be glazed otherwise than with obscured glass. The windows 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.*

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 3/A, 4/A received on 4th November 2011 and drawing no. 5 received on 7th November 2011.

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

**BH2011/03235**

**Flat 5 Aylwin House 36A Dyke Road Avenue Brighton**

Application for Variation of condition 4 of permission BH2011/01080 (Amendment to previously approved application BH2008/02113 incorporating omission of lift shaft extension to roof on north elevation, alterations to internal layout including location and size of windows on north elevation, altered location of refuse/recycling and bicycle store and addition of pitched roof to south facing dormer window (retrospective) to permit the north facing rooflights to be replaced with rooflights that have patent glazing and top opening vents 1.7m above finished floor level.)

**Applicant:** Mr M Ollerton

**Officer:** Jason Hawkes 292153

**Approved on 22/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The first floor windows in the north elevation, numbered FW39, FW38, FW37 & FW36 as shown on drawing no.11344-02A received on the 6th June 2011, shall be obscure glazed and non-opening to a height of 1.7 metres above the floor of the room in which the windows are installed, unless otherwise agreed with the Local Planning Authority in writing.

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

**3) UNI**

All the rooflights on the rear (north facing) roofslope shall not be glazed otherwise than with obscured glass and the rooflights numbered W10, W11 & W12 shall only be openable from the top section of the window as shown on drawing 11344-03 received on the 25th October 2011.

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

**4) UNI**

The cycle parking shown as approved shall made available for use and hereafter be retained for use at all times.

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

**5) UNI**

The refuse and recycling storage facilities as approved shall made available for use and these facilities shall hereafter be retained for use at all times.

*Reason: To ensure the provision of satisfactory for the storage of refuse and recycling and to comply with policy SU2 and QD27 of the Brighton & Hove Local Plan.*

**BH2011/03254**

**18A Clermont Road Brighton**

Change of use of part ground floor from offices (B1) to clinic (D1). Change of use of part first floor from offices (B1) to 1no three bedroom flat with associated loft conversion incorporating rooflight to front elevation and dormer to rear elevation.

**Applicant:** Mr Leslie Ironside

**Officer:** Guy Everest 293334

**Approved on 09/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

No alterations to the ground floor forecourt / street frontage shall take place until detailed drawings, including levels, sections and constructional details, of the paved area have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

*Reason: To ensure the safety of persons and vehicles along the highway and to comply with policies TR7 of the Brighton & Hove Local Plan*

**3) UNI**

The ground floor Class D1 use hereby permitted shall not be open to customers except between the hours of 09:00 and 17:30 on Mondays to Fridays and 09:00 and 13:00 on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

**4) UNI**

Unless otherwise agreed in writing by the Local Planning Authority the development hereby permitted shall not be occupied until measures to reduce the use of water and energy have been implemented in accordance with details received 3rd January 2012.

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

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 245/1 & 245/4 received on 14th November 2011; and approved drawings no. 245/2A & 245/3A received on 20th December 2011.

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

**6) UNI**

The ground floor (southernmost) premises shall only be used as a psychotherapist or physiotherapy clinic and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

**BH2011/03383**

**19 Clermont Terrace Brighton**

Certificate of lawfulness for the proposed erection of a single storey outbuilding.

**Applicant:** Mrs Clare Mould

**Officer:** Jason Hawkes 292153

**Approved on 09/01/12 DELEGATED**

**BH2011/03389**

**Land Adjoining 9 Woodside Avenue Brighton**

Application for Approval of Details Reserved by Conditions 4, 5, 11, 13, 14 and 16 of application BH2009/00803.

**Applicant:** John Goodison & Anna Harvey

**Officer:** Clare Simpson 292454

**Approved on 23/12/11 DELEGATED**

**BH2011/03420**

**19 Clermont Terrace Brighton**

Demolition of existing garage and erection of new outbuilding to match original footprint, height and same access points.

**Applicant:** Mrs Clare Mould

**Officer:** Jason Hawkes 292153

**Approved on 09/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The outbuilding hereby permitted shall be used only as ancillary accommodation in connection with the enjoyment of the main property as a single dwellinghouse and not for any other purpose.

*Reason: In order to protect the amenities of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.064-P-01A, 10 & 11 received on 8th & 15th November 2011.

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

**BH2011/03424**

**19 Clermont Terrace Brighton**

Demolition of existing garage/workshop out building.

**Applicant:** Mrs Clare Mould

**Officer:** Jason Hawkes 292153

**Approved on 09/01/12 DELEGATED**

**1) BH01.04**

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

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

**BH2011/03449**

**381 Ditchling Road Brighton**

Erection of new front entrance porch, two storey rear extension incorporating roof alterations, installation of rooflight and associated landscaping.

**Applicant:** Mr A Gourlay

**Officer:** Wayne Nee 292132

**Approved on 05/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The proposed first floor side (north elevation) window hereby approved shall not be glazed otherwise than with obscured glass, and the lower window panes shall be non-opening. The window 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.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. EX01 received on 10 November 2011, and the unnumbered drawing received on 24 November 2011.

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

**BH2011/03463**

**Upper Dene Court 4 Westdene Drive Brighton**

Application for Approval of Details Reserved by Conditions 5, 6 and 9 of Application BH2011/00992.

**Applicant:** Krusto Developments Ltd

**Officer:** Jason Hawkes 292153

**Split Decision on 04/01/12 DELEGATED**

**1) UNI**

Approve the details pursuant to conditions 6 & 9 subject to full compliance with the submitted details.

**1) UNI**

Does Not Approve the details pursuant to condition 5 for the following reason:

The details required by the condition relate to the permission for two flats to the rear of Upper Dene Court, 4 Westdene Drive only. The refuse and recycling facilities shown on the submitted plans do not appear to be solely for use in connection for the approved development of two flats, but appear to make provision for all residents of nos. 2 and 4, Upper Dene Court, Westdene Drive. These details therefore relate to new development beyond the scope of the details required by the condition of the planning permission ref.: BH2011/00992 and would require a further separate planning permission.

**BH2011/03481**

**60 Valley Drive Brighton**

Erection of single storey rear extension and alterations to embankment with new retaining wall.

**Applicant:** Mr Mark Dilloway

**Officer:** Christopher Wright 292097

**Approved on 06/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

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

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 102 and 103 received on 11 November 2011.

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

**BH2011/03547**

**14 Friar Road Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Brian Elvidge

**Officer:** Clare Simpson 292454

**Approved on 10/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 002 and 003 received on 18th November 2011.

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



**BH2011/03815**

**59 Bramble Rise Brighton**

Certificate of lawfulness for a proposed loft conversion incorporating rear dormer.

**Applicant:** Mrs Helen Love

**Officer:** Adrian Smith 290478

**Approved on 06/01/12 DELEGATED**

**EAST BRIGHTON**

**BH2011/03209**

**12 Sudeley Terrace Brighton**

Loft conversion incorporating hip to gable extension with new gable wall, rooflights to rear and sash window to side and new slate roof covering.

**Applicant:** Mr Kevin Newman

**Officer:** Liz Arnold 291709

**Approved on 05/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

Notwithstanding drawing nos. 0170.PL.001RevC and 0170.PL.002RevC, the new sliding sash window hereby approved within the new gable end elevation shall be timber and shall have sections and details which match those of the existing original windows and shall be recessed to the same depth as the existing windows and retained as such.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 0170.EXG.001, 0170.EXG.002 and 0170.EXG.003 received on the 24th October 2011 and drawing nos. 0170.PL.001RevC and 0170.PL.002RevC received on the 21st December 2011.

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

**5) UNI**

No development shall take place until a sample of the slate to be used in the construction of the roof hereby permitted has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and the slate roof covering shall be completed prior to the master bedroom being brought into use.

*Reason: To ensure that the development maintains or enhances the character of the East Cliff Conservation Area and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**BH2011/03224**

**Manor Road Gym Manor Road Brighton**

Application to extend time limit for implementation of previous approval BH2008/00780 for construction of four multi-use games areas with flood lighting on sites of four derelict tarmac tennis courts.

**Applicant:** The Manor CIC

**Officer:** Aidan Thatcher 292265

**Approved on 21/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

Prior to the commencement of development a scheme to prevent the metallic rattle of the chain link fence upon ball impact shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details prior to the games areas being first brought into use and retained as such thereafter.

*Reason: To protect residential amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. SCC/MR/01, SCC/MR/02, SCC/MR/03, SCC/MR/04, SCC/MR/10, SCC/MR/11 received on 03.03.08 which form part of application BH2008/00780.

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

**4) UNI**

At all times the lighting to the pitch/MUGA areas hereby approved shall be operated in strict accordance with the details contained within LTL Contracts lighting scheme submitted on the 3 March 2008.

*Reason: To ensure the amenities of the area and local residents are protected and to accord with policies QD26 & QD27 of the Brighton & Hove Local Plan.*

**5) UNI**

The pitch/MUGA areas shall be kept locked at all times when not in use.

*Reason: In order to protect residential amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**6) UNI**

Prior to commencement of development a scheme detailing the exact design of the weld mesh fencing shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be powder coated or painted within 14 days of installation.

*Reason: In order to protect the visual amenity of the wider area and to comply with policy QD2 of the Brighton & Hove Local Plan.*

**7) UNI**

The use and hours of the pitches shall be restricted to organised recreation and sport between the hours of 08.00-22.00 Monday-Friday, 08.30-21.00 Saturdays and 09.00-20.00 Sundays and Bank Holidays.

*Reason: To ensure the amenities of the area and local residents are protected and to accord with policies QD26 & QD27 of the Brighton & Hove Local Plan*

**8) UNI**

The floodlighting shall not be used for purposes other than for organised sport and recreation and shall not be in operation at any other time.

*Reason: To ensure the amenities of the area and local residents are protected and to accord with policies QD26 & QD27 of the Brighton & Hove Local Plan.*

**BH2011/03225**

**Flat 2 7 Eastern Terrace Brighton**

Internal alterations to layout of flat incorporating rebuilding of existing mezzanine.

**Applicant:** Mr Sam Badowski

**Officer:** Helen Hobbs 293335

**Approved on 22/12/11 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

No works shall take place until full details of the proposed cornices, skirtings and ceiling roses including 1:20 scale sample elevations and 1:1 scale profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: As insufficient information has been submitted and to ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.*

**BH2011/03234**

**Flat 5 Chesham Mansions 25 - 27 Eaton Place Brighton**

Loft conversion incorporating rooflights to rear roof slope.

**Applicant:** Mr James Powell

**Officer:** Chris Swain 292178

**Approved on 04/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos. JJ/01-03 (inclusive) and a design and access statement received on 25 October 2011.

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

**3) UNI**

Notwithstanding the details outlined within the submitted design and access statement, the rooflights hereby approved, shall have steel or cast metal frames, fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

**BH2011/03249**

**St Johns College 17 Walpole Road Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2010/00522.

**Applicant:** St John's College

**Officer:** Anthony Foster 294495

**Approved on 20/12/11 DELEGATED**

**BH2011/03840**

**Whitehawk Football Club East Brighton Park Wilson Avenue**

**Brighton**

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2011/02210.

**Applicant:** Whitehawk Football Club

**Officer:** Jonathan Puplett 292525

**Approved on 11/01/12 DELEGATED**

**HANOVER & ELM GROVE**

**BH2011/02015**

**Covers Yard Melbourne Street Brighton**

Application for Approval of Details Reserved by Condition 16 of application BH2009/00655 Appeal Decision.

**Applicant:** Hyde New Build Homes Ltd

**Officer:** Kate Brocklebank 292175

**Approved on 09/01/12 DELEGATED**

**BH2011/02192**

**Former Covers Yard Melbourne Street Brighton**

Application for Approval of Details Reserved by Conditions 8, 9, 10, 11 and 12 of application BH2009/00655 Appeal Decision.

**Applicant:** Hyde New Build Homes Ltd

**Officer:** Kate Brocklebank 292175

**Approved on 09/01/12 DELEGATED**

**BH2011/02967**

**23B Hartington Road Brighton**

Replacement of existing timber window with UPVC window to rear. (Retrospective).

**Applicant:** Mrs Cally Sykes

**Officer:** Louise Kent 292198

**Approved on 11/01/12 DELEGATED**

**BH2011/02979**

**26-28 Brading Road Brighton**

Installation of two disabled access ramps to replace existing to front elevation with associated alterations to front boundary wall. (Part Retrospective)

**Applicant:** Guinness Trust

**Officer:** Aidan Thatcher 292265

**Approved on 16/12/11 DELEGATED**

**1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 8042/loc/blc, 8039/03 R4, /02AR6, AC/2378/11/126, /127, /128 and /129/P received on 24/10/11.

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

**2) UNI**

The railings shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

*Reason: To ensure the successful integration with the street scene and wider area and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.*

## **BH2011/03028**

### **187 Queens Park Road Brighton**

Erection of single storey rear extension with mono-pitched roof and loft conversion incorporating a rear dormer with balcony and 3no rooflights to front roofslope and change of roof covering from concrete tiles to black artificial slate tiles.

**Applicant:** Mr N Hazel

**Officer:** Helen Hobbs 293335

**Refused on 10/01/12 DELEGATED**

#### **1) UNI**

The proposed rear dormer and balcony would harm the integrity of the roofslope by virtue of its excessive size, and its design which features large areas of cladding. The dormer would represent an unsightly and bulky addition to the existing building, detracting from the character and appearance of the property. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and to the provisions of supplementary planning guidance note SPGBHI: roof extensions and alterations.

#### **2) UNI2**

The proposed balcony would result in significant overlooking and loss of privacy towards to the adjoining properties, to the detriment of their residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The proposed rooflights, by virtue of their excessive number, size and design would result in a cluttered and inappropriate appearance, detracting from the character and appearance of the property. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and to the provisions of supplementary planning guidance note SPGBHI: roof extensions and alterations.

## **BH2011/03039**

### **124 Lewes Road Brighton**

Change of use from retail (A1) to mixed use retail (A1), professional services (A2) or offices (B1) at basement and ground floors and student accommodation (Sui Generis) at first and second floors. Extension of second floor and addition of third floor to create four storey building.

**Applicant:** M&G Properties (Sussex) Ltd

**Officer:** Kate Brocklebank 292175

**Refused on 22/12/11 DELEGATED**

#### **1) UNI**

The proposed extension would substantially project above the predominant height of the terrace appearing as a bulky and unsympathetic addition. The extension would be vastly out of scale with the existing property and the adjoining terrace and would be overly dominant in and cause harm to the character of the street scene contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed extension by reason of its height, bulk and scale would result in an unneighbourly form of development which would be overbearing and will adversely affect neighbouring amenity contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The proposed outward opening refuse store door would obstruct the pavement and fails to protect the interests of the public using the footway contrary to policy TR7 of the Brighton & Hove Local Plan.

**BH2011/03158**

**Wellesley House 10 - 14 Waterloo Place Brighton**

Display of externally illuminated screen mesh scaffolding shroud.

**Applicant:** Phoenix Brighton

**Officer:** Aidan Thatcher 292265

**Approved on 22/12/11 DELEGATED**

**1) BH10.02**

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

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

**2) BH10.03**

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

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

**3) BH10.04**

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

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

**4) BH10.05**

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

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

**5) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**6) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**7) UNI**

This consent shall expire on 28/02/2013 whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

*Reason: To ensure that there is no prolonged visual amenity impact on the Valley Gardens Conservation Area or the setting of the Grade II\* Listed St Peters Church and to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan.*

**8) UNI**

The illumination of the advertisement shall not exceed 400 cd/m<sup>2</sup>.

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

**9) UNI**

The advertisement shall not be illuminated later than 23:00 and shall not be illuminated before 07:00 on any day.

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

**10) UNI**

The proposed visual material on the advertisement is to be placed in the centre of the shroud and is to measure a maximum of 27 metres wide x 10 metres high as shown on drawing titled 'Proposed Advertisement and Scaffolding Plan'.

*Reason: To ensure that there is no unduly harmful visual amenity impact on the Valley Gardens Conservation Area or the setting of the Grade II\* Listed St Peters Church and to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan*

**BH2011/03379**

**35 Hanover Terrace Brighton**

Rendering of front elevation.

**Applicant:** Mr & Mrs Hyde

**Officer:** Helen Hobbs 293335

**Approved on 29/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The final render coat hereby approved must have a smooth finish consistent with a traditional stucco finish and must be maintained as such thereafter.

*Reason: To ensure the satisfactory appearance of the development and to comply with policy HE 6 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved un-numbered site plan & block plan and supporting statement received on 7th November 2011 and email received on 9th December 2011.

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

**BH2011/03690**

**148 Elm Grove Brighton**

Application for Approval of Details Reserved by Condition 8 of application BH2009/01239.

**Applicant:** Mr Paul Sherman

**Officer:** Anthony Foster 294495

**Approved on 11/01/12 DELEGATED**

**BH2011/03712**

**Covers Yard Melbourne Street Brighton**

Non Material Amendment to BH2009/00655 (Appeal Decision) to reverse roof pitch of 3 storey maisonette block so photovoltaic panels face South. Provide 1200mm high brick wall to underside of regilt glazing screen to maisonette block staircase to provide fire resistant enclosure for refuse bins and gas meters. Provision of frosted laminated glass balustrade to extend balconies. Alterations to omit bottom glazed panels to ground floor flat windows on North elevation.

**Applicant:** Hyde New Build Homes Ltd

**Officer:** Kate Brocklebank 292175

**Refused on 03/01/12 DELEGATED**

**1) UNI**

Cumulatively, the proposed alterations will notably change the appearance of the development which would constitute a material amendment to the approved scheme.

**HOLLINGDEAN & STANMER**

**BH2011/02000**

**Hollingbury Park Golf Club Ditchling Road Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2010/03815 (Development is in the South Downs National Park).

**Applicant:** My Time Active Ltd

**Officer:** Sue Dubberley 293817

**Approved on 10/01/12 DELEGATED**

**BH2011/02797**

**1a Rushlake Close Brighton**

Raising of land levels at North East corner of site and erection of 1.8 metre high close boarded fence on North East boundary (part retrospective)

**Applicant:** Mr John Panteli

**Officer:** Liz Arnold 291709

**Refused on 29/12/11 DELEGATED**

**1) UNI**

The raising of land levels in the northern part of the site has had a significant adverse impact upon the amenities of nos. 35 and 37 Rushlake Road with regards to overlooking and loss of privacy, whilst the proposed erection of a 1.8m high close boarded fence along parts of the northern boundaries of the site would result in loss of outlook and loss of light / sunlight, would have an overbearing impact upon these neighbouring properties in addition to creating a sense of enclosure, contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2011/02954**

**348 Ditchling Road Brighton**

Erection of 2no dormers to rear roofslope.

**Applicant:** Investsave Ltd

**Officer:** Chris Swain 292178

**Approved on 19/12/11 DELEGATED**

**1) BH01.01**

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

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



## **2) BH03.03**

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

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

## **3) UNI**

The development, hereby permitted shall be carried out in accordance with an unnumbered drawing and a site plan received on 29 September 2011.

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

## **BH2011/03182**

### **26 Hollingbury Place Brighton**

Conversion of existing garage into habitable space incorporating a single storey rear extension and pitched roof.

**Applicant:** Mr Andrew Brindle

**Officer:** Helen Hobbs 293335

**Approved on 30/12/11 DELEGATED**

## **1) BH01.01**

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

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

## **2) BH02.04**

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

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

## **3) BH03.03**

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

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

## **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.1127-01A and 1127-02A received on 20th October 2011.

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

## **5) UNI**

The two side windows, serving the bathroom and utility room, in the west elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

**BH2011/03240**

**1 Ridge View Brighton**

Certificate of Lawfulness for proposed single storey rear extension and loft conversion incorporating hip to gable roof extension to rear with Juliet balcony, side dormers and front rooflight.

**Applicant:** Mr Billy Boyle

**Officer:** Liz Arnold 291709

**Approved on 21/12/11 DELEGATED**

**1) UNI**

The development is permitted under Schedule 2, Part 1, Class A, Class B and Class C of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

**BH2011/03372**

**Northfield University of Sussex Falmer Brighton**

Application for Approval of Details Reserved by Conditions 9 of Application BH2009/02205.

**Applicant:** University of Sussex

**Officer:** Anthony Foster 294495

**Approved on 16/12/11 DELEGATED**

**BH2011/03466**

**3 Stanmer Villas Brighton**

Erection of a two storey side extension.

**Applicant:** Ms P Da Luz

**Officer:** Liz Arnold 291709

**Refused on 05/01/12 DELEGATED**

**1) UNI**

The proposed two storey side extension would result in one half of the semi-detached pair of properties having a heavy appearance which would adversely affect the balanced integrity of the pair of distinctive design semi-detached properties and therefore would have a detrimental impact upon the character and appearance of the pair of properties and the Stanmer Villas street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions.

**BH2011/03514**

**Former Esso Petrol Filling Station Hollingdean Road Brighton**

Application for Approval of Details Reserved by Conditions 4, 6, 10, 12 and 23 of application BH2010/00498.

**Applicant:** Southern Primary Housing Ltd

**Officer:** Aidan Thatcher 292265

**Split Decision on 11/01/12 DELEGATED**

**1) UNI**

Approve the details pursuant to conditions 10 and 12 subject to full compliance with the submitted details.

**1) UNI**

Does Not Approve the details pursuant to conditions 4, 6 and 23 for the following reasons:

Insufficient samples of materials have been submitted to enable the discharge of condition 4. Additional samples would be required for the following:

- Boundary Fencing and gates;
- Vehicle Entrance (to include colouring details);
- Window and door frames;

- Glazing to Balconies;
- Balustrading;
- Balcony decking;
- Copings;
- Glazing to Bike Store;
- Flat roof coverings (to include colouring details);
- Fascias and rainwater pipes; and
- Timber cladding.

## **2) UNI2**

Condition 6 requires the scheme to meet Level 4 of the Code for Sustainable Homes. Only 23 Design Stage Code for Sustainable Home Certificates have been submitted for a 24 unit scheme and they confirm that code level 3 has been met rather than the required level 4 with no justification provided for this lower level. As such condition 6 cannot be discharged.

## **3) UNI3**

The landscaping scheme proposed is unacceptable in this urban location due to the type of species proposed, the high level of maintenance required and potential harm, particularly to children and as such condition 23 cannot be discharged.

## **MOULSECOOMB & BEVENDEAN**

### **BH2011/01906**

#### **American Express Community Stadium Village Way Brighton**

Display of internally-illuminated totem sign, halo-illuminated fascia signs and internally-illuminated fascia signs with exterior LED halo lighting to facade of stadium. Display of non-illuminated totem, banner and post-mounted signs of varying sizes to stadium approach and concourse, including double-sided totem sign with LED screen.

**Applicant:** Brighton & Hove Albion Football Club Ltd

**Officer:** Kathryn Boggiano 292138

#### **Approved on 05/01/12 DELEGATED**

### **1) BH10.01**

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

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

### **2) BH10.02**

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

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

### **3) BH10.03**

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

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

#### **4) BH10.04**

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

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

#### **5) BH10.05**

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

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

#### **6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

#### **7) UNI**

With the exception of sign reference 2-1, the illumination of the advertisements shall be non-intermittent.

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

#### **8) UNI**

The advertisements shall not be illuminated later than 24.00 hours (midnight) and shall not be illuminated before 07.00 on any day.

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

#### **9) UNI**

The illuminated signs hereby approved shall not contain more than 600 candelas illumination per square metre.

*Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan and in the interest of highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.*

### **BH2011/03102**

#### **81 Widdicombe Way Brighton**

Installation of raised decking to rear with steps to garden.

**Applicant:** Mr & Mrs Keith Convery

**Officer:** Chris Swain 292178

**Refused on 21/12/11 DELEGATED**

#### **1) UNI**

The proposed raised terrace would result in significant overlooking and loss of privacy towards the rear elevation and garden of the adjoining property, No.83 Widdicombe Way to the detriment of their residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2011/03186**

**12 Nesbitt Road Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating rooflights to front and dormer to rear, proposed rooflight to single storey rear addition and insertion of French doors to rear elevation.

**Applicant:** Mr T Hardstaff

**Officer:** Chris Swain 292178

**Approved on 15/12/11 DELEGATED**

**BH2011/03199**

**70 Plymouth Avenue Brighton**

Erection of single storey side extension to replace existing garage, loft conversion incorporating front rooflight, rear dormer and side window and incorporating associated roof extensions.

**Applicant:** Mrs Jane Wiggins

**Officer:** Jonathan Puplett 292525

**Refused on 22/12/11 DELEGATED**

**1) UNI**

The proposed side roof extension would result in a reduction in the visual spacing between the roofs of nos. 68 and 70 Plymouth Avenue to the detriment of the street scene. The proposed front rooflight is excessively large, the proposed rear dormer extension is of an excessive scale and bulk with large areas of cladding and is not set down from the roof ridge. The proposed development is therefore contrary to Policy QD14 of the Brighton & Hove Local Plan and the guidance set out in SPGBH1 'Roof Alterations and Extensions'.

**2) UNI2**

The proposed side extension would block the outlook from a side facing bedroom window of no. 68 Plymouth Avenue. The proposed development is therefore contrary to Policies QD14 and QD27 of the Brighton & Hove Local Plan.

**QUEEN'S PARK**

**BH2011/02628**

**50B Windmill Street Brighton**

Replacement of existing timber framed single glazed windows with UPVC double glazed windows and installation of front rooflight.

**Applicant:** Mr Christopher Smyly

**Officer:** Chris Swain 292178

**Approved on 19/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos. 1-5 (inclusive), a set of annotated photographs, a site plan, a manufacturer's brochure, a specification document and a quotation document received on 20 September 2011.

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

**BH2011/03036**

**21 Upper Rock Gardens Brighton**

Replacement of existing single glazed timber windows and door with double glazed timber units at rear elevation. Erection of single storey timber and glazed extension at rear basement level.

**Applicant:** Mr Robert Threlfall

**Officer:** Chris Swain 292178

**Approved on 04/01/12 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

All new windows, the rear door and the timber frame to the hereby approved glazed extension shall be painted white and retained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan.*

**BH2011/03058**

**3 St James's Street Brighton**

Application for variation of condition 2 of application BH2002/02810/FP (Change of use from A1 (shop) to A3 (restaurant) (resubmission following refusal BH2001/02411/FP) including restriction of opening hours to between 08.00 and 24.00 hours on any day) to allow opening hours between 07.00 and 05.00 the following day, Monday to Sunday.

**Applicant:** Mrs Mumtaz Ahmed

**Officer:** Jonathan Puplett 292525

**Refused on 20/12/11 PLANNING COMMITTEE**

**1) UNI**

This area experiences high levels of crime, disorder, noise nuisance and anti-social behaviour causing disturbance to residents in the locality. The significant extension to the opening hours proposed would result in additional disturbance and increase the fear of crime at a late hour when nearby residents would normally be sleeping, to the detriment of neighbouring amenity. The proposal is therefore contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

**BH2011/03073**

**74 St James's Street Brighton**

Replacement of existing entrance doors and addition of awnings to St James's Street elevation.

**Applicant:** Publeg Ltd

**Officer:** Chris Swain 292178

**Refused on 22/12/11 DELEGATED**

**1) UNI**

The proposed Dutch blind, (labelled as a ribbed awning on the submitted plans) by reason of its design, scale and positioning would result in an incongruous feature that would relate poorly to the existing facade harming the character and appearance of the building, the street scene and the East Cliff conservation area, contrary to policies QD11 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Shop Fronts and Extensions (SPD02).

## **BH2011/03155**

### **10 Charles Street Brighton**

Change of use from guest house (C1) to single dwelling house. Removal of guest house sign on front elevation.

**Applicant:** Mr Anthony Lane

**Officer:** Anthony Foster 294495

**Approved on 16/12/11 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH02.08**

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

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

#### **3) BH05.09A**

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

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

#### **4) UNI**

Prior to the change of use hereby permitted by this permission, full details of features of the listed building to be removed, moved, replaced or reinstated shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the removal of the non-original partition walls at second floor level, the re-instatement of the interior door at ground floor level and the painting of the exterior of the building. The works shall be carried out in strict accordance with the approved details prior to the occupation of the building.

*Reason: To secure appropriate enhancements to the listed building to mitigate for the loss of the existing guest house, as insufficient information has been submitted regarding possible alternative holiday accommodation uses, to ensure the satisfactory preservation of this listed building and to address with policies SR15 and HE1 of the Brighton & Hove Local Plan.*

#### **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no drawing nos. based on LAN 1101/01, /02, /03, /04, Design and Access Statement received on 19 October 2011.

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

**BH2011/03242**

**Dolphin House 2-5 Manchester Street Brighton**

Display of externally illuminated high level sign and hanging sign.

**Applicant:** EC Brighton

**Officer:** Anthony Foster 294495

**Split Decision on 21/12/11 DELEGATED**

**1) BH10.01**

Grant advertisement consent for the display of 1no. externally illuminated projecting sign to the front elevation subject to the following conditions and informatives:

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.



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

**1) UNI**

Refuse advertisement consent for the 1no. externally illuminated high level sign to the front elevation for the following reason:

The proposed high level signage by virtue of its design and siting would appear as an unsympathetic, discordant and overly dominant feature that detracts from the appearance and character of the building and the wider surrounding area within the East Cliff Conservation Area and would be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Advertisements (SPD07).

**BH2011/03391**

**34 Queens Park Terrace Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Kieron & Miss Clare Connelly

**Officer:** Helen Hobbs 293335

**Refused on 30/12/11 DELEGATED**

**1) UNI**

The extension, by reason of its size, height and siting, results in a detrimental overbearing impact, loss of outlook and sense of enclosure towards No. 21 Queens Park Terrace, detracting from the residential amenity currently enjoyed by this property, contrary to policies QD 14 and QD 27 of the Brighton & Hove Local Plan.

**BH2011/03446**

**Gala Bingo Freshfield Way Brighton**

Application to extend time limit for implementation of previous approval BH2008/03469 for the erection of a smoking shelter to the side of the building.

**Applicant:** Gala Coral Group Limited

**Officer:** Helen Hobbs 293335

**Approved on 11/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 252-BR01C, 02C, 04 & un-numbered site plan and supporting documents submitted on 30th October 2008.

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

**3) UNI**

The tannoy shall not be used for amplified music or other entertainment noise.

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

**4) UNI**

Details of the relocated six disabled car parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out prior to the commencement of the development hereby approved and in strict accordance with the approved details.

*Reason: To ensure satisfactory facilities for people with disabilities and to accord with policy TR18 of the Brighton & Hove Local Plan.*

## **5) UNI**

The gaming machines in the outdoor smoking area should not be used after 10.00pm.

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

## **6) UNI**

There should be a maximum of 10 customers at anyone time in the outdoor smoking area between 10.00pm and 11.00pm.

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

## **BH2011/03533**

### **1 Freshfield Place Brighton**

Erection of a single storey rear extension.

**Applicant:** Mr Andrew Bird

**Officer:** Anthony Foster 294495

**Approved on 10/01/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH12.02**

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

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

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 100, 101, 201, Design and Access Statement, and Waste minimisation statement submitted on 17 November 2011 and drawing no. 200 rev A received 09 January 2012.

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

## **ROTTINGDEAN COASTAL**

### **BH2010/01675**

#### **151 & 151A Marine Drive Saltdean Brighton**

Demolition of 151 and 151A Marine Drive, Saltdean, Brighton.

**Applicant:** Mr Christopher Endacott

**Officer:** Kate Brocklebank 292175

**Finally Disposed of on 06/01/12 DELEGATED**

### **BH2011/02741**

#### **3 Ovingdean Close Ovingdean Brighton**

Certificate of lawfulness for proposed erection of two summer houses in rear garden.

**Applicant:** Mr Leonard Catt

**Officer:** Liz Arnold 291709

**Refused on 03/01/12 DELEGATED**

#### **1) UNI**

The development is not permitted under Schedule 2, Part 1, Class E of the Town & Country Planning (General Permitted Development) Order 1995, as amended, as the larger summer house includes the construction of a veranda/raised platform with a height greater than 300mm.

**BH2011/02778**

**27-29 Longridge Avenue Saltdean Brighton**

Display of internally illuminated ATM surround (Retrospective).

**Applicant:** Mr Roy Lanning

**Officer:** Chris Swain 292178

**Approved on 28/12/11 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**BH2011/02779**

**27-29 Longridge Avenue Saltdean Brighton**

Installation of ATM cash machine. (Retrospective).

**Applicant:** Mr Roy Lanning

**Officer:** Chris Swain 292178

**Approved - no conditions on 28/12/11 DELEGATED**

**BH2011/03180**

**3B Waterfront Brighton Marina Brighton**

Display of internally illuminated fascia sign and non-illuminated projecting sign.

**Applicant:** The Restaurant Group PLC

**Officer:** Chris Swain 292178

**Split Decision on 20/12/11 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**1) UNI**

The projecting sign (Sign 2), by reason of design, siting and scale, forms an unsympathetic and overly dominant feature that results in excessive clutter to the restaurant frontage and detracts from the appearance and character of the building and the wider marina waterfront frontage, contrary to policy QD12 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Advertisements (SPD07).

**BH2011/03184**

**27 Falmer Road Rottingdean Brighton**

Erection of rear extension at first floor level with dormers, rooflights and solar panels. Erection of single storey side extension. Associated external alterations. New boundary wall to front of property.

**Applicant:** Mr Stephen Calaghan

**Officer:** Kate Brocklebank 292175

**Refused on 23/12/11 DELEGATED**

**1) UNI**

Cumulatively, the additional bulk and scale of the roof would result in an unneighbourly form of development, which would have an overbearing impact on neighbouring amenity. The substantial roof form and additional bulky dormer would also be visible within the street scene resulting in the dwelling appearing overly dominant and out of scale with neighbouring properties. The proposal would therefore be detrimental to the character and appearance of the existing house and wider street scene contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2011/03210**

**5 Mayfield Court Lustrells Vale Saltdean Brighton**

Replacement of timber framed windows and door to front and rear with new uPVC double glazed units (retrospective).

**Applicant:** Mr Richard Ogden

**Officer:** Chris Swain 292178

**Approved on 05/01/12 DELEGATED**

**BH2011/03231**

**Flat 3 4 Lewes Crescent Brighton**

Installation of flue and soil pipe to rear elevation.

**Applicant:** Gerald Ryan

**Officer:** Helen Hobbs 293335

**Approved on 19/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. TRP-GR-DWG03 received on 24th October 2011 and email from agent and supporting documents received on 14th December 2011.

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

**BH2011/03233**

**Flat 3 4 Lewes Crescent Brighton**

Sub-division of bedroom to create an en-suite bathroom and associated works including installation of flue and soil pipe to rear elevation.

**Applicant:** Gerald Ryan

**Officer:** Helen Hobbs 293335

**Approved on 19/12/11 DELEGATED**

**1) BH01.05**

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

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

**2) BH13.06**

All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

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

**3) UNI**

All new works, including doors, architraves, skirting boards, picture rails, cornices, renderwork, mouldings etc. shall match exactly the originals in materials, sizes, proportions and designs.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.*

**4) UNI**

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

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.*

**BH2011/03253**

**Badgers Walk Ovingdean Road Brighton**

Conversion of part of existing detached garage into habitable accommodation.

**Applicant:** Mr Peter McDonnell

**Officer:** Liz Arnold 291709

**Approved on 19/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The accommodation hereby approved shall only be used as ancillary accommodation in connection with the residential use of the main property as a

single dwelling house and shall at no time be converted or sold as self-contained unit.

*Reason: In order to protect the amenities of neighbouring properties and in accordance with policies QD27 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 2271/01 received on 26th October 2011.

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

**BH2011/03279**

**48 Sussex Square Brighton**

Demolition of garage and installation of sliding gate to rear boundary wall. (Part retrospective)

**Applicant:** Mrs B Fenton

**Officer:** Liz Arnold 291709

**Approved on 19/12/11 DELEGATED**

**1) UNI**

The masonry wall and coping detail which is to be reinstated above the head of the installed gate, shall be constructed and finished in materials, colour, style, bonding and texture to match the rest of the boundary wall.

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

**BH2011/03280**

**48 Sussex Square Brighton**

Demolition of garage and installation of sliding gate to rear boundary wall. (Part retrospective)

**Applicant:** Mrs B Fenton

**Officer:** Liz Arnold 291709

**Approved on 19/12/11 DELEGATED**

**1) UNI**

The masonry wall and coping detail which is to be reinstated above the head of the installed gate, shall be constructed and finished in materials, colour, style, bonding and texture to match the rest of the boundary wall.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 11371-01 received on 28th October 2011.

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

**BH2011/03286**

**106 Longhill Road Ovingdean Brighton**

Application to extend time limit for implementation of previous approval BH2007/03875 for demolition of existing house and garage and construction of a five bedroom detached house with integral annexe and a detached double garage.

**Applicant:** Mr & Mrs McGilligan

**Officer:** Liz Arnold 291709

**Approved on 22/12/11 DELEGATED**

**1) BH01.01**

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

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

## **2) UNI**

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

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

## **3) UNI**

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

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

## **4) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no garage shall be erected other than the garage expressly authorised by this permission.

*Reason: For sustainability reasons and to comply with policy TR19 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4 Parking Standards.*

## **5) UNI**

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

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

## **6) UNI**

No development shall take place until the levels of the proposed development, including floor levels and hard and soft landscaping levels relative to the surrounding properties in metric units and related to Ordinance Survey Datum, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development, to protect neighbouring amenity and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.*

## **7) UNI**

The annexe accommodation hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single dwelling house and shall at no time be converted or sold as self-contained unit.

*Reason: In order to protect the amenities of neighbouring properties and in accordance with policies QD27 of the Brighton & Hove Local Plan.*

## **8) UNI**

No development shall be occupied until the existing dwelling known as 106 Longhill Road has been demolished.

*Reason: To safeguard the amenities of the occupiers of nearby properties and the visual amenities of the locality and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.*



### **9) UNI**

The roof area of the canopy over the external doors in the north-east elevation of the dwelling hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

*Reason: In the interests of protecting neighbouring amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.*

### **10) UNI**

Details of the double garage hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

### **11) UNI**

No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out in accordance with the approved details. The works shall be carried out prior to first occupation any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority, and any trees or plants which within a period of 3 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives approval in writing to any variation.

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

### **12) UNI**

No development shall take place until a written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

*Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

### **13) UNI**

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

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

A completed pre-assessment estimator will not be acceptable.

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

#### **14) UNI**

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

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

#### **15) UNI**

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

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

#### **16) UNI**

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

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

#### **17) UNI**

No development shall commence until an Arboriculturist Method Statement has been submitted to and approved in writing by the Local Planning Authority detailing measures to protect the Ash tree located within the grounds of 108 Longhill Road and the trees at the rear of 106 Longhill Road, to British Standard BS 5837 (2005) Trees in Relation to Construction.

*Reason: To protect the trees which are to be retained on the site and those in the vicinity of the site and to comply with policy QD16 of the Brighton & Hove Local Plan.*

#### **18) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 2007.08.01, 2007.08.02, 2007.08.03, 2007.08.04, 2007.08.05, 2007.08.06, 2007.08.07, 2007.08.08, 2007.08.09, 2007.08.10, 2007.08.11, 2007.08.12 and 2007.08.13 and existing site survey received on the 15th October 2007 and drawing no. 2007.08.14 received on the 14th April 2008.

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

### **BH2011/03288**

#### **90 Dean Court Road Rottingdean Brighton**

Erection of single storey front extension and associated works.

**Applicant:** Mrs M Storey

**Officer:** Helen Hobbs 293335

**Approved on 03/01/12 DELEGATED**

#### **1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. LH11-066-101 Rev A, LH11-068-102 Rev A, LH11-168-201 Rev C and LH11-168-202 Rev D received on 16th December 2011 and site plan received on 28th October 2011.

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

**BH2011/03309**

**Marine Drive Pumping Station Black Rock Madeira Drive Brighton**

Application for Approval of Details Reserved by Condition 4 of application BH2005/05602.

**Applicant:** Southern Water Services Ltd

**Officer:** Aidan Thatcher 292265

**Approved on 28/12/11 DELEGATED**

**BH2011/03311**

**17 Dean Court Road Rottingdean Brighton**

Demolition of detached garage to rear and erection of single storey side extension comprising of conservatory and double garage.

**Applicant:** Mrs Christina Harrison-Flynn

**Officer:** Helen Hobbs 293335

**Refused on 28/12/11 DELEGATED**

**1) UNI**

The proposed extensions, by reason of their excessive size, design and siting would relate poorly to the existing property, resulting in an excessively bulky addition that would form an overly dominant and incongruous element within the street scene and detract from the appearance and character of the property and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2011/03325**

**1 Rowan Way Rottingdean Brighton**

Formation of bathroom in roof space with dormer to front and rooflight to side.

**Applicant:** Mrs Pam Sewell

**Officer:** Helen Hobbs 293335

**Refused on 30/12/11 DELEGATED**

**1) UNI**

The proposed front dormer and side rooflight in conjunction with the existing unsympathetic roof alterations would result in a cluttered roof form and overdeveloped appearance that would detract from the appearance and character of the building and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions.

**BH2011/03337**

**11 Dean Court Road Rottingdean Brighton**

Erection of single storey rear extension, alterations to roof including a hip to gable roof extension with juliet balcony to rear, 6no dormers and rooflight to side roofslopes and alterations to fenestration.

**Applicant:** Sussex Transformations Ltd

**Officer:** Chris Swain 292178

**Refused on 06/01/12 DELEGATED**

**1) UNI**

The proposed rear extension and roof alterations, by reason of their height, depth, design, bulk and close proximity to the shared boundary, would result in a detrimental overbearing impact to the side elevations of the adjoining properties, No.13 Dean Court Road and No.2 Challoners Close, detracting from the residential amenity currently enjoyed by these properties, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed Juliet Balcony to the rear and the proposed side dormer windows at first floor level would result in overlooking and a subsequent loss of privacy to both the adjoining properties, No.13 Dean Court Road and No.2 Challoners Close, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed side dormers, by reason of scale and excessive number result in an overly cluttered and disjointed roof form that would detract from the appearance and character of the property, the street scene and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**4) UNI4**

The proposed rear extension and roof alteration, by reason of its height, bulk, massing, length and design, would relate poorly to the existing property, forming an excessively bulky addition and roof structure that would be excessively dominant and detract from the appearance and character of the property and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**BH2011/03363**

**11 West Street Rottingdean Brighton**

Certificate of Lawfulness for the erection of rear side extension.

**Applicant:** Mr & Mrs Stephens

**Officer:** Louise Kent 292198

**Refused on 05/01/12 DELEGATED**

**1) UNI**

Drawing 11/1108521 clearly demonstrates that the length of the proposed extension would be over 3 metres. No clarification on the proposed materials has been provided. The development is therefore not permitted by Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Informatives:

1. This decision is based on drawing nos. 01, 04, 06, 07, 011 & 012/1108521 received on 3 November 2011.

**BH2011/03415**

**5 Roedean Way Brighton**

Convert garage to recreational room incorporating erection of a single storey front extension and alterations to fenestration.

**Applicant:** Mr Anthony Stemp

**Officer:** Jonathan Puplett 292525

**Approved on 28/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 457/03 and 04 and the location plan received on the 4th of November 2011.

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

**BH2011/03418**

**32 Longhill Road Brighton**

Demolition of existing garage and erection of new garage and car port. Erection of two storey rear extension and first floor front extension with associated roof alterations including increased ridge height.

**Applicant:** Mr & Mrs M Jones

**Officer:** Liz Arnold 291709

**Approved on 10/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 2010/11/2001, 2010/11/2002 and 2010/11/2003 received on the 8th November 2011.

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

**BH2011/03453**

**45 Tumulus Road Saltdean Brighton**

Certificate of Lawfulness for proposed single storey rear extension.

**Applicant:** Mr Tester

**Officer:** Jonathan Puplett 292525

**Approved on 05/01/12 DELEGATED**

**BH2011/03454**

**57 Westfield Avenue North Saltdean Brighton**

Certificate of Lawfulness for proposed single storey rear extension and raised decking to the rear garden.

**Applicant:** Ms Colette Comerford

**Officer:** Chris Swain 292178

**Split Decision on 03/01/12 DELEGATED**

**1) UNI**

Grant a lawful development certificate for proposed rear extension for the following reason:

The proposed single storey rear extension is permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

**1) UNI**

Refuse a lawful development certificate for the proposed raised deck to the rear of the property for the following reason:

The proposed raised deck within the rear garden area is considered to constitute a raised platform. The raised deck would be more than 300mm in height above the natural ground level and thus is not permitted under Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

**BH2011/03460**

**45 Tumulus Road Saltdean Brighton**

Loft conversion incorporating hip to gable side roof extensions, front rooflights and rear dormer.

**Applicant:** Mr Tester

**Officer:** Jonathan Puplett 292525

**Refused on 05/01/12 DECISION ON APPEAL**

**1) UNI**

The proposed development would result in a prominent appearance out of keeping with surrounding dwellings which have predominantly retained traditional main roof forms albeit with significant roof extensions in many cases. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed development would result in an unduly prominent appearance which would harm the outlook from the side facing dormer window of no. 47 Tumulus Road, and from the side facing ground floor and roof dormer windows of no. 43. The proposed side facing bedroom windows would result in overlooking of these neighbouring windows to the detriment of neighbouring privacy. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

**BH2011/03537**

**GRP Kiosk Marine Drive Saltdean**

Erection of above ground kiosk to house electrical equipment and pipe venting stack associated with proposed underground sewage pumping station.

**Applicant:** Southern Water

**Officer:** Aidan Thatcher 292265

**Approved on 11/01/12 DELEGATED**

**1) BH01.01**

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

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

## **2) BH07.07**

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

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

## **3) UNI**

There shall be no storage of plant, machinery or materials anywhere on the nearby shingle beach.

*Reason: To ensure there would be no detrimental impact on the Brighton to Newhaven SSSI and to comply with policy NC2 of the Brighton & Hove Local Plan.*

## **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 5104225\_WA\_311 A, \_312 A, \_313A and \_314 A received on 17.11.11.

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

## **WOODINGDEAN**

### **BH2011/02858**

#### **Land to West of 42 Falmer Gardens Brighton**

Erection of two semi-detached houses.

**Applicant:** Delavals Design

**Officer:** Jonathan Puplett 292525

**Refused on 10/01/12 DELEGATED**

### **1) UNI**

The proposed development of two dwellings in the back garden of no. 42 Falmer Gardens would result in an overdevelopment of the site, out of keeping with the prevailing character and density of surrounding development. The plots and rear garden areas of the two new dwellings would be significantly smaller than is the case at the majority of surrounding sites. The proposed dwellings would appear as a cramped form of development lacking appropriate spacing from neighbouring dwellings. No significant planting or boundary treatment is proposed to the front of the dwellings; a detailed landscaping scheme has not been submitted. The proposal is therefore contrary to policies HO4, QD12, QD2, QD3 and QD15 of the Brighton & Hove Local Plan.

### **2) UNI**

The proposal represents development in the rear garden of no. 42 Falmer Gardens, classified as Greenfield land. Given the sensitive nature of the location, the highest level of resource-efficiency must be sought for the proposed building. In order to comply with policy SU2 of the Brighton & Hove Local Plan and the guidance set out in SPD08: Sustainable Building Design, the development is required to achieve a Code for Sustainable Homes rating of Level 5. The submitted information indicates that development would meet Code for Sustainable Homes Level 3. It is not considered that the development could meet the required standard without material changes to the design. The proposal is therefore contrary to policy SU2 and the guidance set out in SPD08.

### **3) UNI2**

The proposed development would result in overlooking of neighbouring dwellings and garden areas, and the dwellings would have an overbearing visual impact when viewed from neighbouring gardens and dwellings. The proposal is therefore

contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2011/02913**

**10 Ravenswood Drive Brighton**

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

**Applicant:** Mr Cristian Podina

**Officer:** Sue Dubberley 293817

**Refused on 19/12/11 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents. The proposed development, by reason of its projection in close proximity to the boundary, excessive site coverage and increased building bulk, would result in an overbearing, increased sense of enclosure and unneighbourly impact, detrimental to the amenities of neighbouring occupiers. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed part single storey/two storey extension, by reason of its excessive site coverage and depth would form an inappropriate addition which would harm the appearance of the existing property. The proposal would therefore be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2011/03146**

**11 The Ridgway Brighton**

Application for Approval of Details Reserved by Conditions 4, 6, 9, 11 and 13 of application BH2008/02141.

**Applicant:** Mr Colin Over

**Officer:** Kate Brocklebank 292175

**Approved on 28/12/11 DELEGATED**

**BH2011/03147**

**11 The Ridgway Brighton**

Application for removal of condition 14 of application BH2008/02141 (Erection of new single storey detached dwelling in rear garden of existing dwelling) which states that which states that no development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority.

**Applicant:** Mr Colin Over

**Officer:** Kate Brocklebank 292175

**Approved on 28/12/11 DELEGATED**

**1) BH02.01**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration



of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

*Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**2) BH02.07**

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

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

**3) BH04.01**

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

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

**4) BH05.10**

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

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

**5) BH11.02**

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

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

**6) UNI**

The secure cycle parking as shown on drawing no. 08/395/02 revision B received 17 October 2011 shall be fully implemented and made available for use prior to first occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

**7) UNI**

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

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

**8) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 08/412/03 submitted on 19th June 2008 unnumbered location and block plan, 08/395/02 revision B, 08/395/01 revision A submitted on 11th May 2009 and 08/395/03 revision C submitted on 1st July 2009, drawing no. 08/395/03 revision C, 08/395/02 revision B, written statement, BREEAM Interim Certificate received on 17 October 2011.

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

**9) UNI**

Unless otherwise agreed in writing, the landscaping shall be carried out in accordance with the approved scheme on drawing no. 08/395/03 revision C received 17 October 2011.

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

**10) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the external surfaces of the dwelling hereby approved shall be constructed of 'Ibstock Brick - Ashdown Farmhouse Mixture Stock Brick - Code: H02821' and 'Sandtoft plain concrete roof tile in Sandown'.

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

**11) UNI**

The development hereby permitted shall be commenced before the expiration of three years from the date of permission BH2008/03147, 15 July 2009.

**12) UNI**

Notwithstanding the approved drawings, the access to the dwelling hereby approved shall not exceed 1.7m in width after a distance of 19m from the back of the pavement edge of The Ridgway, and shall be retained thereafter as such.

*Reason: To prevent vehicular access and to safeguard the amenities of the occupiers of nearby properties and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**BH2011/03529**

**Woodingdean Business Park Sea View Way Brighton**

Non Material Amendment to BH2011/02290 to obtain approval to the appearance of the bergey 15m 10KW wind turbine on a galvanised ram mast as indicated on drawing BGY-15M-10KW - P001.

**Applicant:** St Modwen Developments

**Officer:** Aidan Thatcher 292265

**Approved on 15/12/11 DELEGATED**

**1) UNI**

The proposed revisions to the scheme approved under application BH2011/00255 are not considered so significant that they warrant the submission of a further application for planning permission.

## **BRUNSWICK AND ADELAIDE**

### **BH2011/02475**

#### **7 Western Road Hove**

Installation of 3 gas meters vertically and recessed into the East elevation at ground floor level. (Revised plans).

**Applicant:** Rathmell Ltd

**Officer:** Christopher Wright 292097

**Approved on 03/01/12 DELEGATED**

#### **1) UNI**

The existing gas meters and associated external pipework shall be removed and the installation of the three gas meters hereby permitted shall be fully implemented within a period of 3 calendar months from the date of this decision.

*Reason: Because the existing gas meters are unauthorised, to ensure a satisfactory appearance to the development in the interests of visual amenity and safeguarding the character and appearance of the Brunswick Town Conservation Area, and in order to comply with policy HE6 of the Brighton & Hove Local Plan.*

#### **2) UNI**

The external finishes of the three gas meters hereby permitted shall match in colour that of the exterior of the passage wall in which the gas meters would be installed, and retained as such thereafter.

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

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. AC/7WR/01 received on 19 August 2011 and drawing no. AC/7WR/02 received on 28 November 2011.

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

### **BH2011/02743**

#### **37-38 Adelaide Crescent Hove**

Replacement metal fire escape balconies and balustrades to rear elevation.

**Applicant:** 37 & 38 Adelaide Crescent Hove Ltd

**Officer:** Jason Hawkes 292153

**Approved on 21/12/11 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) UNI**

The existing steelwork embedded in the walls shall be thoroughly removed and the masonry and render repaired in matching materials and finishes using lime based mortar and render.

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

#### **3) UNI**

No development shall take place until full details of the fixings for the new structures have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the agreed details and maintained as such thereafter.

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.01, 02, 05, 06, 08, 09 & 10 received on the 27th October 2011.

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

#### **BH2011/02744**

##### **37-38 Adelaide Crescent Hove**

Replacement metal fire escape balconies and balustrades to rear elevation.

**Applicant:** 37 & 38 Adelaide Crescent Hove Ltd

**Officer:** Jason Hawkes 292153

**Approved on 21/12/11 DELEGATED**

##### **1) BH01.05**

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

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

##### **2) UNI**

No development shall take place until full details of the fixings for the new structures have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the agreed details and maintained as such thereafter.

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

##### **3) UNI**

The existing steelwork embedded in the walls shall be thoroughly removed and the masonry and render repaired in matching materials and finishes using lime based mortar and render.

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

#### **BH2011/02844**

##### **63 Brunswick Place Hove**

Installation of exterior lamp in porch recess.

**Applicant:** Southern Housing Group

**Officer:** Adrian Smith 290478

**Refused on 23/12/11 DELEGATED**

##### **1) UNI**

Policy HE1 of the Brighton & Hove Local Plan states that alterations to a listed building will only be permitted if the alteration respects the scale, design, materials and finish of the building, preserves its historic fabric, and would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building. The proposed exterior light, by virtue of its modern bubble design, represents an inappropriate and unsympathetic addition that fails to reflect the historic character and appearance of the building, contrary to the above policy.

#### **BH2011/03144**

##### **Flat 26 Palmeira Avenue Mansions 21 - 23 Church Road Hove**

Replacement of existing single glazed timber windows with new double glazed timber windows to rear.

**Applicant:** Mrs Angelica Norell

**Officer:** Mark Thomas 292336

**Approved on 23/12/11 DELEGATED**

### **1) BH01.01**

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

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

### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 2857/4/10, 12 received on 17th October 2011, drawing no. 3857/3/3b received on 1st November 2011 and drawing no. 2857/3/4b received on 10th November.

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

## **BH2011/03145**

### **Flat 26 Palmeira Avenue Mansions 21 - 23 Church Road Hove**

Internal alterations including replacement doors, additional coving, ceiling roses and scrolled pediment, lowering of ceiling and boarding over of windows. Replacement of existing single glazed timber windows with new double glazed timber windows to rear.

**Applicant:** Mrs Angelica Norell

**Officer:** Mark Thomas 292336

**Approved on 23/12/11 DELEGATED**

### **1) BH01.05**

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

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

### **2) UNI**

The new cornice detail hereby approved shall match the design/ profile of remnants of existing original plaster cornice within the room concerned or, in rooms with no original cornice, that found elsewhere within the flat.

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

## **BH2011/03237**

### **108 Lansdowne Place Hove**

Internal alterations to layout of first and second floors.

**Applicant:** Mr Chris Berry

**Officer:** Christopher Wright 292097

**Approved on 03/01/12 DELEGATED**

### **1) BH01.05**

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

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

### **2) UNI**

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

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

### **3) UNI**

All existing architectural features including staircases, balustrades, windows, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be

retained except where otherwise agreed in writing with the Local Planning Authority.

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

#### **4) UNI**

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

### **BH2011/03328**

#### **68 Brunswick Place Hove**

Removal of fire escape at rear of building.

**Applicant:** Baron Homes Corporation Ltd

**Officer:** Christopher Wright 292097

**Approved on 23/12/11 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved design, access and heritage statement; photographs; and drawing nos. 1955/1 Issue A, 1955/2 Issue A and 1955/3 Issue A received on 1 November 2011.

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

### **BH2011/03329**

#### **68 Brunswick Place Hove**

Removal of fire escape at rear of building.

**Applicant:** Baron Homes Corporation Ltd

**Officer:** Christopher Wright 292097

**Approved on 20/12/11 DELEGATED**

#### **1) BH01.05**

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

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

#### **2) UNI**

All metalwork embedded into the external wall of the listed building which is associated with the external fire escape, shall be removed completely, and those areas of masonry subsequently repaired and made good using materials and finishes to match the exterior of the existing rear elevation.

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

### **BH2011/03342**

#### **2C Holland Road Hove**

Erection of an extension over part of existing garage roof and installation of a pitched roof over existing flat roof incorporating rooflights.

**Applicant:** Mr Dennis O'Reilly

**Officer:** Steven Lewis 290480

**Approved on 19/12/11 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH12.02**

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

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

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved Grummit Wade drawings no. jj/01/Holland Road 2C\_Rev3, jj/02/Holland Road 2C\_Rev3, jj/03/Holland Road 2C & jj/04/Holland Road 2C\_ received on 02/11/2011.

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

### **BH2011/03368**

#### **22 Brunswick Place Hove**

Internal alterations to form curved wall. (Retrospective).

**Applicant:** Mr Adrian Clarke

**Officer:** Wayne Nee 292132

**Approved on 04/01/12 DELEGATED**

### **BH2011/03520**

#### **11 Farm Road Hove**

Roof conversion to facilitate additional rooms in loft space.

**Applicant:** Mrs Joyce Tyson

**Officer:** Steven Lewis 290480

**Refused on 03/01/12 DELEGATED**

#### **1) UNI**

The proposed extensions by reason of their scale, height, massing, bulk, detailing, materials and boxy appearance would fail to relate well to the property to be extended and the traditional roofscape, character and appearance of the Brunswick Town Conservation area. This is contrary to policies QD1, QD14, QD27 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 Roof Extensions and Alterations (SPGBH1).

### **CENTRAL HOVE**

### **BH2011/02568**

#### **32 Blatchington Road Hove**

Change of use from retail (A1) to a tattoo and body piercing studio (Sui-Generis) (Retrospective).

**Applicant:** Bat Country

**Officer:** Steven Lewis 290480

**Approved - no conditions on 28/12/11 DELEGATED**

## **BH2011/02582**

### **14 Eaton Road Hove**

Alterations to convert storage area to habitable room incorporating revised fenestration and single storey extension to South elevation (part retrospective).

**Applicant:** Mr Paul Sansbury

**Officer:** Wayne Nee 292132

**Approved on 15/12/11 DELEGATED**

#### **1) BH12.02**

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

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

#### **2) BH12.03**

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

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

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. FRP006.01V4 received on 01 September 2011, the block plan and drawing nos. FRP006.03, 05 and 06 received on 13 September 2011, drawing no. FRP006.08 received on 17 November 2011, and drawing nos. FRP006.04RevA and 08V10 received on 07 December 2011.

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

## **BH2011/02692**

### **Flat 7 8 St Aubyns Hove**

Installation of French doors to front elevation to replace existing dormer window with associated alterations.

**Applicant:** Ms J Holdridge

**Officer:** Adrian Smith 290478

**Approved on 04/01/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) UNI**

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

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

#### **3) UNI**

The new doors and frames hereby permitted shall be painted softwood and shall thereafter be retained as such.

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the site plan and drawing no. 02 received on the 20th October 2011; and amended drawing no. 01A received on the 19th December 2011.

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



## **BH2011/03117**

### **21 Blatchington Road Hove**

Conversion of residential dwelling into 2no one bedroom flats and 1no two bedroom maisonette incorporating installation of front rooflights and rear dormer, three storey rear extension at basement, ground and first floors and associated works.

**Applicant:** Mr Maurice Kifford

**Officer:** Clare Simpson 292454

**Approved on 15/12/11 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH03.03**

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

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

#### **3) BH05.03B**

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

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

A completed pre-assessment estimator will not be acceptable.

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

#### **4) BH05.04B**

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

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

#### **5) BH06.02**

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

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

**6) BH06.05**

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

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

**7) UNI**

Access to the first floor flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

*Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**8) UNI**

Prior to development commencing, full details of the ground floor balcony balustrade shall be submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details and retained in place thereafter.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy QD14 and QD27 of the Brighton & Hove Local Plan.*

**9) UNI**

No development shall take place until full details of the refuse and recycling scheme has been submitted to and approved in writing by the Local Planning Authority. Sufficient information should to be provided to show the amended retaining highway structure can withstand highway loading, this information shall be submitted to the Planning Authority and be subject to its approval, in consultation with the Highway Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

*Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policies TR7 and QD27 of the Brighton & Hove Local Plan.*

**10) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0641-PA-010, 011, 012 received on the 8th December 2011

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

**BH2011/03226**

**Flat 8 11 Kings Gardens Hove**

External alterations to front and rear elevations including replacement of existing windows and doors with timber windows and doors.

**Applicant:** Mr Jason Smith

**Officer:** Jason Hawkes 292153

**Approved on 04/01/12 DELEGATED**

**1) BH01.01**

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

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

## **2) UNI**

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

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

## **3) UNI**

All new doors and windows shall be wooden framed and painted white.

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

## **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.SCE1092-001, 002, 003 & 005 received on the 21st October and 8th November 2001 and drawing no.SCE1092-004 received on the 5th December 2011.

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

## **BH2011/03244**

### **77 George Street Hove**

Display of internally illuminated fascia and projecting signs. (Retrospective)

**Applicant:** Everything Everywhere Ltd

**Officer:** Christopher Wright 292097

**Approved on 16/12/11 DELEGATED**

#### **1) BH10.01**

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

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

#### **2) BH10.02**

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

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

#### **3) BH10.03**

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

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

#### **4) BH10.04**

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

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

#### **5) BH10.05**

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

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

## **6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

## **7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

## **8) UNI**

Illumination of the signs should accord with the latest draft of the Institute of Lighting Engineers' Technical Report No. 5 - The Brightness of Illuminated Advertisements.

*Reason: In the interests of highway safety and to comply with policies TR7 and TR8 of the Brighton & Hove Local Plan.*

## **BH2011/03430**

### **60 - 62 Blatchington Road Hove**

Conversion of first and second floors from retail (A1) to 2 no self contained flats.

**Applicant:** Blatchingtons

**Officer:** Christopher Wright 292097

**Approved on 11/01/12 DELEGATED**

### **1) BH01.01**

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

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

### **2) UNI**

Unless otherwise agreed in writing the development hereby permitted shall not be commenced until details of sustainability measures to include an Energy Saving Trust Home Energy Report, have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved design and access statement, sustainability checklist, location plan and drawing no. 2 received on 7 November 2011.

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

## **GOLDSMID**

### **BH2011/03088**

#### **36 Lyndhurst Road Hove**

Certificate of lawfulness for a proposed rear flat roof dormer, rooflights to front roofslope and rooflights to side roofslope.

**Applicant:** Ellis Bergman

**Officer:** Christopher Wright 292097

**Approved on 16/12/11 DELEGATED**

### **BH2011/03161**

#### **Hove Service Station Denmark Villas Hove**

Application for Approval of Details Reserved by Conditions 3, 4, 6 and 7 of Application BH2011/02124.

**Applicant:** Esso Petroleum

**Officer:** Adrian Smith 290478

**Approved on 23/12/11 DELEGATED**

### **BH2011/03211**

#### **90 Livingstone Road Hove**

Loft conversion with rooflights to front and rear.

**Applicant:** Mr James Beeby

**Officer:** Wayne Nee 292132

**Approved on 15/12/11 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. BE/1 received on 24 October 2011.

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

### **BH2011/03360**

#### **20 Cromwell Road Hove**

Internal alterations to out building to form one bedroom flat.

**Applicant:** Summer Croft Properties

**Officer:** Mark Thomas 292336

**Refused on 28/12/11 DELEGATED**

#### **1) UNI**

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The creation of a unit of self-contained residential accommodation would result in an intensification of use which would result in significantly increased levels of overlooking and loss of privacy to residents of no. 20 Cromwell Road, as well as overlooking from no. 20 Cromwell Road towards the building in question. Further, the creation of a permanent living unit would introduce a much greater level of activity, with resultant comings and goings through the rear garden at times when the area might be expected not to be in use. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2011/03361**

**20 Cromwell Road Hove**

Internal alterations to out building to form one bedroom flat.

**Applicant:** Summer Croft Properties

**Officer:** Mark Thomas 292336

**Approved on 23/12/11 DELEGATED**

**1) BH01.05**

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

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

**BH2011/03417**

**Flat 9 8 Eaton Gardens Hove**

Internal alterations to layout of flat.

**Applicant:** Mr Paul Davies

**Officer:** Guy Everest 293334

**Approved on 06/01/12 DELEGATED**

**1) BH01.05**

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

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

**BH2011/03599**

**14 Wilbury Villas & 69 Wilbury Avenue Hove**

Alterations and extensions to existing building incorporating demolition of existing rear extension and erection of extensions at lower ground, ground and first floor levels to rear of 14 Wilbury Villas and erection of porch to East elevation at 69 Wilbury Avenue, with amendments to create Juliet balconies to rear, 3no light wells to lower ground floor units and glass balustrades to the lower ground floor patios. (Part retrospective).

**Applicant:** HML Properties Ltd

**Officer:** Steven Lewis 290480

**Approved on 10/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.07**

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

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

**3) BH06.03**

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

#### **4) UNI**

The alterations at lower ground floor level to the east and southern elevations of the building shall match the existing ground floor level of the building to the east and southern elevations in material, colour, style, bonding and texture.

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

#### **5) UNI**

All planting, seeding or turfing in the scheme of landscaping, as outlined in the RW Green Limited report dated August 2010, shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

#### **6) UNI**

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

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

#### **7) UNI**

Access to the flat roof over the hereby approved lower ground floor extension to 14 Wilbury Villas 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.*

#### **8) UNI**

The rooflights indicated on approved plan nos. TA463C/34 Rev F & TA463C/36 Rev J with vertical glazing bars hereby approved shall be carried out in strict accordance with the approved details and the glazing bars shall thereafter be retained.

*Reason: To ensure a satisfactory appearance to the development, in the interests of the appearance and visual amenity of the area and to comply with policy QD1 of the Brighton & Hove Local Plan.*

#### **9) UNI**

The rooflights in the approved development shall not protrude more than 150mm beyond the plane of the roof slope of the original roof when measured from the perpendicular with the external surface of the original roof, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure a satisfactory appearance to the development, in the interests of the appearance and visual amenity of the area and to comply with policy QD1 of the Brighton & Hove Local Plan.*

#### **10) UNI**

The development hereby permitted shall be carried out in accordance with the approved Turner Associates drawings nos. TA463C/01 Rev B, TA463C/02, TA463C/03 Rev B, TA463C/04 Rev B, TA463C/05 Rev B, TA463C/06 Rev B,

TA463C/07 Rev B, TA463C/08 Rev B, TA463C/09 Rev B, TA463C/10 Rev B, TA463C/11 Rev B, TA463C/12 Rev B, TA463C/13 Rev B, TA463C/14 Rev B, TA463C/20 Rev J, TA463C/30 Rev E, TA463C/31 Rev F, TA463C/32 Rev E, TA463C/33 Rev H, TA463C/34 Rev F, TA463C/35 Rev H, TA463C/36 Rev J, TA463C/37 Rev F, TA463C/38 Rev H, TA463C/39 Rev F, TA463C/40 Rev H, TA463C/50, TA463C/51, TA463C/52, TA463C/53, TA463C/54, TA463C/55, TA463C/56, TA463C/57, TA463C/58, TA463C/59, TA463C/60, TA463C/61 & TA463C/61 received on 06/12/2011 & 11/03/2011.

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

#### **11) UNI**

The replacement boundary walls to Wilbury Avenue and Wilbury Villas shall be carried out in strict accordance with the details approved under application ref BH2011/01870 and based on drawing no. ADC 391/01 received on 24th June 2011, unless other wise agreed by the Local Planning Authority.

*Reason: To ensure satisfactory appearance to the development, for the avoidance of doubt and to comply with policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.*

### **HANGLETON & KNOLL**

#### **BH2011/01600**

##### **Covers Yard Melbourne Street Brighton**

Application for approval of details reserved by conditions 13 and 14 of application BH2009/00655 Appeal decision.

**Applicant:** Hyde New Build Homes Ltd

**Officer:** Kate Brocklebank 292175

**Approved on 09/01/12 DELEGATED**

#### **BH2011/03406**

##### **11 Hangleton Gardens Hove**

Demolition of existing conservatory to rear and erection of new conservatory. (Retrospective).

**Applicant:** Miss Azaria Munro

**Officer:** Clare Simpson 292454

**Approved on 11/01/12 DELEGATED**

#### **BH2011/03468**

##### **52 Lark Hill Hove**

Demolition of existing single garage to allow erection of a single storey side extension with pitched roof. Widening of existing crossover and driveway entrance by 2000mm.

**Applicant:** Mr & Mrs Holdstock

**Officer:** Mark Thomas 292336

**Refused on 04/01/12 DELEGATED**

#### **1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed single storey extension due to its excessive scale and projection would represent a bulky and incongruous addition to the recipient property, which would result in the property having an overextended appearance. The proposed extension would significantly detract from the character and appearance of the recipient property and the wider street scene, and would visually unbalance the relationship with the adjoining bungalow. As such, the proposed development would be contrary to the aforementioned policy.



**BH2011/03754**

**3-5 West Way Hove**

Application for Approval of Details Reserved by Condition 4 of application BH2011/03010.

**Applicant:** Tesco Stores Ltd

**Officer:** Adrian Smith 290478

**Approved on 04/01/12 DELEGATED**

**NORTH PORTSLADE**

**BH2011/03228**

**354 Mile Oak Road Portslade**

Formation of crossover and new drive incorporating widening of entrance to front boundary wall.

**Applicant:** Mr & Mrs Debbie Boulton

**Officer:** Christopher Wright 292097

**Approved on 19/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

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

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved location plan and block plan received on 26 October 2011; and drawing no. SK1 Revision A received on 1 November 2011.

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

**BH2011/03351**

**15 Oakdene Gardens Portslade**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs Ashley Bauermeister

**Officer:** Mark Thomas 292336

**Approved on 30/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 960/04 received on 2nd November 2011.

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

**BH2011/03359**

**1 Crest Way Portslade**

Erection of single storey side extension with pitched roof and 3no rooflights and replacement of garage door with uPVC window.

**Applicant:** Mr & Mrs Graham

**Officer:** Wayne Nee 292132

**Approved on 29/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved block plan and drawing no. 844/01 received on 03 November 2011.

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

**SOUTH PORTSLADE**

**BH2011/03151**

**132 Victoria Road Portslade**

Construction of new front driveway and vehicle crossover.

**Applicant:** Mrs Sandra Roberts

**Officer:** Christopher Wright 292097

**Approved on 10/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved location plan and drawing of the proposed vehicular hardstanding and crossover received on 18 October 2011; and the photograph received on 15 November 2011.

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

**BH2011/03315**

**84-86 Trafalgar Road Portslade**

Application for Approval of Details Reserved by Condition 6b of application BH2010/04013.

**Applicant:** Mr N Patel

**Officer:** Steven Lewis 290480

**Approved on 04/01/12 DELEGATED**

**BH2011/03385**

**18C Station Road Portslade BN41 1GB**

Certificate of Lawfulness for existing use on ground floor as café/restaurant. (A3).

**Applicant:** Mark Lamley

**Officer:** Adrian Smith 290478

**Approved on 19/12/11 DELEGATED**

**BH2011/03392**

**Texaco Filling Station 27 - 43 & Mayberry Garden Centre 7-17 Old Shoreham Road Portslade**

Display of 2no externally illuminated panel and post signs.

**Applicant:** Tates of Sussex

**Officer:** Clare Simpson 292454

**Approved on 10/01/12 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

#### **4) BH10.04**

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

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

#### **5) BH10.05**

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

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

#### **6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

#### **7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

### **BH2011/03393**

#### **Texaco Filling Station 27 - 43 Old Shoreham Road Portslade**

Construction of new vehicular crossover and associated works.

**Applicant:**                 Tates of Sussex

**Officer:**                    Guy Everest 293334

**Approved on 11/01/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. e9066/P/SLP, e9066/P/BP & e9066/P/01 received on 3rd November 2011; and approved drawing no. e9066/P/02 A received on 6th January 2012.

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

### **BH2011/03404**

#### **St Peters County Infant School St Peters Road Portslade**

Erection of single storey side extension to main school building to replace existing lean-to extension.

**Applicant:**                 St Peter's Community Infant & Nursery School

**Officer:**                    Guy Everest 293334

**Approved on 06/01/12 DELEGATED**

#### **1) BH01.01**

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

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

**2) UNI**

The roof tiles to the extension hereby permitted shall match in material, colour, style, bonding and texture those of the adjoining main school building.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. SU1273 A100, SU1273 A101 & SU1273 A102 received on 7th November 2011.

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

**HOVE PARK**

**BH2011/02729**

**Brighton & Hove Stadium Nevill Road Hove**

Display of 1no non-illuminated vinyl banner sign.

**Applicant:** Soul-Survivors

**Officer:** Guy Everest 293334

**Refused on 30/12/11 DELEGATED**

**1) UNI**

The proposed advertisement would create a cluttered appearance to the frontage of the site and contribute towards an unsightly proliferation of advertisements in this location. The advertisement would harm the amenity of the area, and is also contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan, and the provisions of Supplementary Planning Document 07 (Advertisements).

**BH2011/03070**

**61 Mill Drive Hove**

Erection of a single storey rear extension.

**Applicant:** Mr Chris Bartram

**Officer:** Mark Thomas 292336

**Approved on 11/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 03/1107519B, 04/1107519B, 05/1107519B, received on 21st December 2011 and drawing no. 02/1107519B received on 3rd January 2012.

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

**BH2011/03149**

**Flat 2 174 Old Shoreham Road Hove**

Replacement of timber framed bay window with UPVC window.

**Applicant:** Mr Geoffrey Richard Storey

**Officer:** Wayne Nee 292132

**Approved on 15/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the supporting documents received on 17 October 2011.

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

**BH2011/03192**

**109 Old Shoreham Road Hove**

Erection of a single storey rear extension.

**Applicant:** Mr Alistair Sinclair

**Officer:** Steven Lewis 290480

**Approved on 04/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no enlargement to the extension, window, dormer window, rooflight or door, other than those expressly authorised by this permission, shall be constructed in the walls or roof of the extension hereby permitted without first obtaining planning permission from the local planning authority.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved Steven Seear drawings no.1123 E/OS/01, 1123 E/01, 1123 E/02, 1123 E/03 Rev A, 1123 E/04 Rev A, 1123 E/05 Rev A & 1123 R/02 Rev A received on 21/10/2011 & 01/11/2011.

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

**BH2011/03194**

**Unit 4 Goldstone Retail Park Newtown Road Hove**

Display of 2no internally illuminated fascia signs, 4no non-illuminated lockable poster frames and 1no printed window graphic.

**Applicant:** Pets at Home

**Officer:** Steven Lewis 290480

**Split Decision on 15/12/11 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

## 1) UNI

The sign by reason of its siting and appearance is considered poorly designed in relation to the building and surrounding area, when considered with other signs upon the building it would have a cumulative visual impact; harming the amenity of the area. This is contrary to policy QD12 of the Brighton & Hove Local Plan.

## 2) UNI2

The printed window graphic would relate poorly to the overall scheme of signage upon the property by reason of its appearance, size and location.

### **BH2011/03245**

#### **130 Old Shoreham Road Hove**

Display of 3no internally-illuminated fascia signs and 1no internally-illuminated free standing totem sign.

**Applicant:** Caskade Caterers Ltd

**Officer:** Clare Simpson 292454

#### **Split Decision on 22/12/11 DELEGATED**

##### **1) BH10.01**

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

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

##### **2) BH10.02**

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

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

##### **3) BH10.03**

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

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

##### **4) BH10.04**

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

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

##### **5) BH10.05**

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

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

##### **6) BH10.06**

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or



(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**1) UNI**

REFUSE advertisement consent for the illuminated roof sign on the northern elevation, the illuminated colonels head sign shown on the eastern elevation shown on drawing no. 0000/2011/A110a and A903a, and the proposed totem sign shown on drawing number 0000/2011/A900a for the following reason(s):

The internally illuminated sign on the north elevation and the 'colonels head' sign on the eastern elevation by virtue of their form and positioning extending beyond the existing elevations of the building would be unduly dominant and visually intrusive. The proposed illuminated 'totem sign' located on a small forecourt close to highway would dominate the northern elevation and contribute to giving the site a cluttered appearance. Overall the signs would be visually intrusive harming the appearance of the building, the wider street scene and harming the outlook from neighbouring occupiers. The proposed signs are therefore contrary to QD12 and QD27 of the Brighton & Hove Local Plan and SPD07 Advertisements.

**BH2011/03246**

**130 Old Shoreham Road Hove**

Change of use from retail (A1) to restaurant and takeaway (A3/A5) with re-cladding of existing building and associated parking alterations.

**Applicant:** Caskade Caterers Ltd

**Officer:** Clare Simpson 292454

**Refused on 22/12/11 DELEGATED**

**1) UNI**

The on-site car and cycle parking provision is considered deficient in the number of spaces and those spaces which are provided are unacceptably restricted. The development relies on car parking on an adjacent site. The development fails to take in to account the trip generation from the proposed use or existing traffic movements around the junctions. The application therefore fails to demonstrate that customers would have satisfactory access to the site. Furthermore the applicant has failed to demonstrate that the proposed change of use will not have a detrimental impact on highway safety. The proposal is contrary to policies TR1, TR7, TR18, TR19 and Parking Standards SPG4.

**2) UNI2**

The proposed external alterations of the building, by virtue of the extensive cladding in bright colours would result in the building having an unduly dominant and visually intrusive appearance, harmful to street scene. The proposed development is therefore contrary to policy QD1 and QD14 of the Brighton & Hove Local Plan.

**BH2011/03291**

**44 Tongdean Avenue Hove**

Application for Approval of Details Reserved by Conditions 3 (i), 3 (ii) and 3 (iii) of Application BH2011/00931.

**Applicant:** Mr Prince

**Officer:** Wayne Nee 292132

**Approved on 04/01/12 DELEGATED**

**BH2011/03308**

**20 Edward Avenue Hove**

Removal of existing flat roof over garage and replacement with pitched roof.

**Applicant:** Mr A Francis

**Officer:** Mark Thomas 292336

**Approved on 11/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 3145/02 Rev E received on 17th November 2011.

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

**BH2011/03324**

**81 Woodland Drive Hove**

Erection of first floor rear extension.

**Applicant:** Mr Karl Taylor

**Officer:** Mark Thomas 292336

**Approved on 28/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The proposed north and south facing first floor windows to the extension hereby approved shall not be glazed otherwise than with obscured glass, and shall be non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed. The windows shall thereafter be permanently retained as such.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 432/01 received on 31st October 2011.

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

**BH2011/03326**

**20 Edward Avenue Hove**

Certificate of Lawfulness for proposed enlargement of dormer on west roof slope.

**Applicant:** Mr & Mrs A Francis

**Officer:** Mark Thomas 292336

**Refused on 11/01/12 DELEGATED**

## **BH2011/03474**

### **5 Radinden Drive Hove**

Demolition of existing conservatory and erection of single storey rear extension, erection of first floor extension to front elevation and alterations to balcony and bay window to rear.

**Applicant:** Mr & Mrs M Grindell

**Officer:** Steven Lewis 290480

**Approved on 03/01/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH03.03**

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

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

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved Gerald Moore Architect drawings no. 1073/11/P/01A, 1073/11/P/02, 1073/11/P/03 & 1073/11/P/04 received on 11/11/2011 & 02/12/2011.

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

## **BH2011/03480**

### **20 Benett Drive Hove**

Certificate of lawfulness for a roof extension to form barn hips to both sides property, incorporating 4no rooflights.

**Applicant:** Mr Tom O'Connor

**Officer:** Adrian Smith 290478

**Refused on 04/01/12 DELEGATED**

#### **1) UNI**

The development is not permitted under Schedule 2, Part 1, Classes B & C of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as the total volume of the roof extensions exceeds 50 cubic metres and the development incorporates an extension to a principal roof elevation to the building.

## **BH2011/03499**

### **75 Woodland Avenue Hove**

Erection of single storey rear extension with associated extension and alteration to raised decking.

**Applicant:** Mr & Mrs Julian Coulter

**Officer:** Steven Lewis 290480

**Approved on 04/01/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. AS.600A & AS.600.1A received on 14/11/2011.

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

**BH2011/03660**

**56 Hill Brow Hove**

Application for Approval of Details Reserved by Condition 3 of application BH2011/02662.

**Applicant:** Mr Wayne Grundy

**Officer:** Steven Lewis 290480

**Approved on 04/01/12 DELEGATED**

**BH2011/03697**

**44 Tongdean Avenue Hove**

Non Material Amendment to BH2011/00931 to the position of windows and the width of glazing mullions on the glazed hallway elevation to the front of the house. New glazed panel to the side elevation at ground floor level adjacent to the dining room. Minor repositioning of the roof light above games room at ground floor level.

**Applicant:** Mr J Prince

**Officer:** Wayne Nee 292132

**Approved on 30/12/11 DELEGATED**

**WESTBOURNE**

**BH2011/03082**

**70 Langdale Road Hove**

Installation of solar panels to roof.

**Applicant:** Mr Parsons

**Officer:** Mark Thomas 292336

**Refused on 22/12/11 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed solar panels, by virtue of their number, scale, positioning and prominence on the street scene, are considered to represent an incongruous and unsympathetic development which would result in significant harm to the character and appearance of the recipient property and the wider street scene. The proposal is therefore contrary to the above policy.

**BH2011/03091**

**7 Princes Crescent Hove**

Erection of single storey rear extension. Demolition of existing wall and gate to side elevation and erection of new timber fence and gate.

**Applicant:** Southdown Housing Association

**Officer:** Robin Hodgetts 292366

**Approved on 21/12/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 3230.EXG.01, 3230.EXG.02, 3230.EXG.03, 3230.EXG.04 received on 13 October 2011 and 3230.PL.02, 3230.PL.10 and 3230.PL.11 received on 27 October 2011.

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

**BH2011/03295**

**19 Langdale Gardens Hove**

Certificate of lawfulness for proposed erection of a part single part two storey story rear extension.

**Applicant:** Mr Andrew Ward

**Officer:** Wayne Nee 292132

**Approved on 19/12/11 DELEGATED**

**BH2011/03307**

**66 Lawrence Road Hove**

Certificate of lawfulness for proposed loft conversion incorporating hip to barn end roof extension, dormer to rear, rooflights to front and rear roof slopes and an additional window to side elevation.

**Applicant:** Mrs Audrey Abramson

**Officer:** Adrian Smith 290478

**Approved on 15/12/11 DELEGATED**

**BH2011/03332**

**First Floor Flat 28 Westbourne Place Hove**

Erection of first floor rear infill extension, removal of chimney, replacement of existing and installation of additional door to roof terrace and replacement of existing balustrading.

**Applicant:** Mr John Howard

**Officer:** Wayne Nee 292132

**Approved on 04/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.02**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. H1704.P01B, P.02C, 03A and 04A received on 01 November 2011.

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

**BH2011/03428**

**11 Braemore Road Hove**

Erection of single storey rear extension.

**Applicant:** Mr Price

**Officer:** Wayne Nee 292132

**Approved on 05/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) BH14.02**

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos. ADC434/02, 04, BP and LP received on 08 November 2011, and drawing nos. ADC434/03A and 05A received on 03 January 2011.

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

**BH2011/03497**

**43 Blenheim Court 17 New Church Road Hove**

Replacement of existing wooden front door and side panel with upvc double-glazed front door and upvc side panel.

**Applicant:** Mrs Celia Pillay

**Officer:** Wayne Nee 292132

**Approved on 04/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the supporting information received on 11 November 2011.

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

## **WISH**

### **BH2011/02569**

#### **331 Kingsway Hove**

Application for Approval of Details Reserved by Conditions 18 and 21 of application BH2011/00227.

**Applicant:** Denne Construction Limited

**Officer:** Clare Simpson 292454

**Approved on 09/01/12 DELEGATED**

### **BH2011/02970**

#### **66A Boundary Road Hove**

Conversion of first floor offices (B1) to 1no studio flat and 1no one bedroom flat, with bicycle store and alterations including replacement doors and windows and installation of fire escape to North elevation.

**Applicant:** Mrs Janet Holbrook

**Officer:** Guy Everest 293334

**Approved on 10/01/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) UNI**

The development hereby approved shall not be occupied until the refuse and recycling storage and cycle parking facilities, as indicated on approved drawing no. 958/02 & 958/04 A, have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

#### **3) UNI**

The two (westernmost) vehicle parking spaces to the rear of the site, as shown on approved drawing no. 758/02, shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 958/01, 958/02 & 958/03 received 3rd October 2011; and drawing no. 958/04 A received 19th December 2011.

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

#### **5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority the development hereby permitted shall not be occupied until the measures detailed within the Planning Statement (paragraphs 3.03 to 3.11 inclusive) to reduce the use of water and energy have been implemented in accordance with the submitted details.

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

## **BH2011/03114**

### **71B Boundary Road Hove**

Change of use from workshop/storage unit (B1/B8) to 1no 2 bed dwelling (C3).

**Applicant:** Mr & Mrs H Mardrabe

**Officer:** Jason Hawkes 292153

**Approved on 03/01/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH02.08**

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

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

#### **3) BH03.03**

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

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

#### **4) BH04.01A**

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

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

#### **5) BH05.08A**

No development shall take place until a written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

*Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

#### **6) BH06.02**

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

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



### **7) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no first floor windows shall be constructed on the east facing first floor elevation.

*Reason: To protect the amenity of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

### **8) UNI**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for: a method statement to identify, risk assess and address the unidentified contaminants.

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

### **9) UNI**

Access to the remaining flat roof area at first floor level shall be for maintenance or emergency purposes only and this 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.*

### **10) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.01, 02, 03, 04 & 05/1102508 received on 17th October 2011.

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

## **BH2011/03230**

### **331 Kingsway Hove**

Application for Approval of Details Reserved by Condition 23 and 25 of application BH2011/00227.

**Applicant:** Denne Construction Limited

**Officer:** Clare Simpson 292454

### **Split Decision on 10/01/12 DELEGATED**

#### **1) UNI**

Approve the details pursuant to Conditions 24 subject to full compliance with the submitted details.

#### **1) UNI**

Condition 23 requires the Combined Heat and Power specification must demonstrate that exit velocity of emissions from the flue during normal operation is at least 5m/second. The submitted details do not demonstrate this velocity.

## **BH2011/03243**

### **80 Boundary Road Hove**

Installation of railings and access ladder to rear flat roof.

**Applicant:** T D Emmett Limited

**Officer:** Wayne Nee 292132

### **Approved on 04/01/12 DELEGATED**

#### **1) BH01.01**

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

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

## 2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 2802939-02 received on 09 November 2011.

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

### **BH2011/03276**

#### **25 Welbeck Avenue Hove**

Single storey flat roof rear extension with provision for roof terrace over.

**Applicant:** Mr Seroj Janiyan

**Officer:** Christopher Wright 292097

**Refused on 19/12/11 DELEGATED**

## 1) UNI

The proposed roof terrace would, by reason of its position and height, give rise to overlooking and loss of privacy together with potential levels of noise and disturbance near to an adjoining window, such that neighbouring occupiers' living conditions would be adversely affected to the detriment of residential amenity. As such the proposal conflicts with policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2011/03292**

#### **7 Western Esplanade Portslade**

Installation of photovoltaic panels mounted on A-frames on flat roof.

**Applicant:** Mr Carpenter

**Officer:** Adrian Smith 290478

**Refused on 03/01/12 DELEGATED**

## 1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended and adjoining properties. The proposed photovoltaic panels, by virtue of their excessive height set on A-frames projecting significantly above roof level, represent an excessively dominant addition to the roof of the building that would be harmful to the rhythm and continuity of the roofscape to the terrace, contrary to the above policy.

### **BH2011/03407**

#### **Ground Floor Flat 3 Welbeck Avenue Hove**

Conversion of garage into habitable living space and installation of new window to side elevation.

**Applicant:** Mr & Mrs Alan Dreja

**Officer:** Wayne Nee 292132

**Approved on 29/12/11 DELEGATED**

## 1) BH01.01

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

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

## 2) BH03.03

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

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

## 3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 1725/01 and 1725/02 received on 04 November 2011,

and the unnumbered drawing received on 19 December 2011.  
*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2011/03410**

**331 Kingsway Hove**

Application for Approval of Details Reserved by Condition 22 of application BH2011/00227.

**Applicant:** Denne Construction Limited

**Officer:** Clare Simpson 292454

**Refused on 04/01/12 DELEGATED**

**1) UNI**

The submitted details show Mechanical Ventilation with Heat Recovery (MVHR). The condition requires details of passive ventilation. Whilst the revised details are considered generally acceptable as an alternative method of ventilation, they cannot be approved pursuant to condition 22.

