

**BRIGHTON AND HOVE CITY COUNCIL**  
**LIST OF APPLICATIONS DETERMINED BY THE DIRECTOR OF CITY SERVICES UNDER**  
**DELEGATED POWERS**  
**OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION**

**PATCHAM**

**BH2003/02964/FP**

**45 Overhill Drive Brighton**

Single storey side and rear extension including rear conservatory.

**Applicant:** Mr & Mrs A Clarke

**Approved on 06/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/02971/FP**

**31 Mayfield Crescent Brighton**

Loft conversion including formation of rear dormer. Hip to gable roof conversion and installation of two front rooflights.

**Applicant:** J McArthur

**Refused on 12/11/03**

**1) UNI**

The proposed hip-to-gable roof conversion would be an overbearing feature, and would result in a loss of symmetry in the semi-detached pair. It would have a detrimental effect on the character and appearance of the attached dwellings, and the streetscene. It would thereby be contrary to policies QD2 and QD14 of the Brighton and Hove Local Plan Second Deposit Draft, policies ENV.3 and ENV.5 of the Brighton Borough Local Plan, and Supplementary Planning Guidance Note 1: Roof Alterations and Extensions.

**2) UNI**

The proposed rear dormer would be inappropriately positioned in relation to the windows below, and would overly large, forming an incongruous and dominant feature which would be detrimental to the appearance of the rear of the dwelling. It would thereby be contrary to policies ENV.3 and ENV.5 of the Brighton Borough Local Plan and QD2 and QD14 of the Brighton and Hove Local Plan Second Deposit Draft and Supplementary Planning Guidance Note 1 (SPGBH1): Roof Alterations and Extensions.

**BH2003/02987/FP**

**165-167 Carden Avenue Brighton**

Single storey rear extension to No. 165 (Dental Practice) and Change of Use of No. 167 from house to form extension to Dental Practice on ground floor with two bedroom flat on first floor.

**Applicant:** Carden Avenue Dental Practice

**Approved on 14/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 ENV.3 and ENV.5 of the Brighton Borough Local Plan and Policy QD14 of the Brighton & Hove Local Plan Second Deposit Draft.*

**3) B02.11**

Before any works commence a scheme shall be submitted to and approved by the Local Planning Authority indicating proposals for the satisfactory storage of refuse in accordance with BS.5906. Such proposals as shall be agreed shall be implemented and thereafter maintained.

*Reason: To ensure the provision of satisfactory facilities for the storage of refuse in the interest of public health and amenity and to secure compliance with Policy ENV.1 of the Brighton Borough Local Plan and Policies SU2 and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.*

**4) B05.03**

Prior to the commencement of development a scheme for bicycle parking facilities shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the occupation of the development and shall be maintained to the satisfaction of the Local Planning Authority.

*Reason: To ensure that a comprehensive range of on-site vehicle parking facilities are made available to users of the development and to secure compliance with Policy TR.33 of the Brighton Borough Local Plan and Policies SU2 and TR12 of the Brighton & Hove Local Plan Second Deposit Draft.*

**BH2003/03013/FP**

**14 Petworth Road Brighton**

Construction of a 3-bedroom attached dwelling house.

**Applicant:** Mr E Wright

**Refused on 14/11/03**

**1) UNI**

By reason of elongation of the existing property, the proposal would result in an unbalancing of the semi-detached property and undesirable terracing effect that would make it difficult to resist other similar proposals on this street. The proposal would be harmful to the appearance of the building and the street scene, contrary to Policies ENV.1, ENV.3 and ENV.5 of the Brighton Borough Local Plan and Policies QD1, QD2, QD3 and QD14 of the Brighton & Hove Local Plan Second Deposit Draft.

**BH2003/03032/FP**

**25 Braeside Avenue Brighton**

Construction of replacement garage and retrospective application for enlargement of rear dormer.

**Applicant:** Dennis Gillespie

**Refused on 17/11/03**

**1) UNI**

The dormer is not well designed in relation to the dwelling, and is a bulky and overbearing feature at the rear. It is detrimental to the appearance of the subject site, and is thereby contrary to policies ENV.3 and ENV.5 of the Brighton Borough Local Plan, and policies QD2 and QD14 of the Brighton and Hove Local Plan Second Deposit Draft, along with Supplementary Planning Guidance Note 1 (SPGBH1): Roof Alterations and Extensions.

**BH2003/03033/FP**

**2 Midhurst Rise Brighton**

First floor side extension with pitched roof and ground floor utility room extensions.

**Applicant:** Mr & Mrs B Jordan

**Approved on 17/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03089/FP**

**Post Office Woodbourne Avenue Brighton**

Provision of level access to post office entrance for disabled, wheelchair and pushchair users.

**Applicant:** Mr M K Sutton

**Approved on 19/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**BH2003/03107/FP**

**5 Carden Hill Brighton**

Replacement white UPVc double glazed windows and doors to ground floor flat.

**Applicant:** Mr R Larter & Miss H Andrews

**Approved on 26/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) UNI**

The replacement windows will be in white PVCu only and shall be of the same dimensions as those already existing.

*Reason: In the interests of the appearance of the property and the visual amenities of the area, and to satisfy the requirements of policies ENV.5 of the Brighton Borough Local Plan and QD 14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03119/FP**

**23 Dale Drive Brighton**

Construction of white PVCu rear conservatory.

**Applicant:** Mr & Mrs C Jones

**Approved on 13/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) UNI**

The eastern wall of the conservatory hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently maintained.

*Reason: To safeguard the privacy of the occupiers of the adjoining property, in accordance with policies ENV.6 of the Brighton Borough Local Plan, and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03165/FP**

**62 Carden Avenue Brighton**

Two storey extension with hipped pitched roof. (Re-submission of refused application BH2003/02087/FP)

**Applicant:** Mr & Mrs Smillie

**Approved on 12/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03299/FP**

**Land Rear of 49 Mackie Avenue Brighton**

Construction of two storey three-bedroom dwelling house.

**Applicant:** David Swift

**WITHDRAWN ON**

21/11/03

**PRESTON PARK**

**BH2001/00029/FP**

**39 Dyke Road Drive Brighton**

Demolition of existing conservatory and construction of new, larger conservatory to rear of property. (Retrospective)

**Applicant:** Mr P N Slater

**Refused on 18/11/03**

**1) UNI**

The development is harmful to the character and appearance of the property by way of its design, bulk and incongruous appearance. The proposal is therefore contrary to policies ENV.3 and ENV.5 of the Brighton Borough Local Plan and policy QD14 of the Brighton & Hove Local Plan Second Deposit Draft.

**2) UNI**

The development has a harmful impact on neighbouring amenities by way of massing on the boundary and loss of light. The proposal is therefore contrary to policy ENV.7 of the Brighton Borough Local Plan and policies QD14 and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

**BH2003/02797/FP**

**Rear of Nos. 15-18 Highcroft Villas Brighton**

Demolition of garages and construction of two storey block of four flats with 4 car parking spaces.

**Applicant:** Adrian Alan Ltd

**Approved on 18/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.01**

A sample of all materials (roofing tiles, facing bricks, cladding material, window glass, etc.) to be used on the exterior of the development hereby permitted shall be submitted to and approved by the Local Planning Authority before development commences.

*Reason: Notwithstanding the details shown on the application the materials to be used require further consideration to ensure a satisfactory appearance to the development and to comply with Policies ENV.3, and ENV.5 of the Brighton Borough Local Plan and Policies QD14 of the Brighton & Hove Local Plan Second Deposit Draft.*

**3) B02.11**

Before any works commence a scheme shall be submitted to and approved by the Local Planning Authority indicating proposals for the satisfactory storage of refuse in accordance with BS.5906. Such proposals as shall be agreed shall be implemented and thereafter maintained.

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

**4) B04.01**

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

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with Policies ENV.61 of the Brighton Borough Local Plan and Policies QD15 of the Brighton & Hove Local Plan Second Deposit Draft.*

Report from:

**5) B04.02**

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 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 ENV.61 of the Brighton Borough Local Plan and Policies QD15 of the Brighton & Hove Local Plan Second Deposit Draft.*

**6) B05.03**

Prior to the commencement of development a scheme for bicycle parking facilities shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the occupation of the development and shall be maintained to the satisfaction of the Local Planning Authority.

*Reason: To ensure that a comprehensive range of on-site vehicle parking facilities are made available to users of the development and to comply with Policies TR.34 of the Brighton Borough Local Plan and Policies TR12 of the Brighton & Hove Local Plan Second Deposit Draft.*

**BH2003/02962/FP**

**6 Southdown Road Brighton**

Loft conversion with three velux rear windows and conservation rooflight on front elevation.

**Applicant:** Mr & Mrs N Painting

**Approved on 12/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**BH2003/02982/FP**

**26 Southdown Road Brighton**

Single storey rear extension.

**Applicant:** Mr & Mrs Burns

**Approved on 11/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/02983/FP**

**Halifax Plc 132a Preston Drove Brighton**

Installation of external ramp and handrail/railings to facilitate disabled access.

**Applicant:** Halifax Plc

**Refused on 13/11/03**

**1) UNI**

The proposed railings, by reason of their design and extent across the front of the building, would be harmful to the character and appearance of the Preston Park Conservation Area, contrary to Policies ENV.3 and ENV.22 of the Brighton Borough Local Plan and Policies QD2 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

**BH2003/02999/FP**

**57b Port Hall Road Brighton**

Extension to roof at front to provide gable in lieu of hipped end and associated fenestration.

**Applicant:** Mrs Ann Bennett

**Approved on 17/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 ENV.3 and ENV.5 of the Brighton Borough Local Plan and Policy QD14 of the Brighton & Hove Local Plan Second Deposit Draft.*

**BH2003/03046/FP**

**First Floor Flat 137 Ditchling Rise Brighton**

Loft conversion with front and rear rooflights (Re-submission of Refused application BH2003/02033/FP).

**Applicant:** G Del Federico

**Approved on 18/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**BH2003/03074/FP**

**100 Preston Drove Brighton**

Proposed construction of two flats (on two additional storeys) above existing opticians and alterations to existing shopfront. Resubmission of refused application BH2003/00785/FP and amendment to planning permission BH2001/02860/FP.

**Applicant:** Goalware Limited

**Approved on 19/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) UNI**

The development hereby approved shall not be commenced until the following have been submitted to and approved in writing by the Local Planning Authority and the works carried out in full in accordance with any approval given:

- a) details of all new windows, including section through the front bays and external door, details of shopfront;
- a) sample of roof tile to be used;
- a) colour of render.

*Reason: In the interest of visual amenity in the Preston Park Conservation Area and to comply with policies ENV.22 of the Brighton Borough Local Plan and HE6 of the Brighton and Hove Local Plan - Second Deposit Draft.*

**3) UNI**

The development hereby permitted shall not be occupied until the refuse storage facilities shown on the approved plans have been fully implemented and made available for use.

*Reason: In the interest of public health and amenity and to comply with policies ENV.1 of the Brighton Borough Local Plan and QD27 of the Brighton and Hove Local Plan - Second Deposit Draft.*

**4) UNI**

All new windows to be painted softwood sliding sashes with concealed trickle vents.

*Reason: In the interest of visual amenity in the Preston Park Conservation Area and to comply with policies ENV.22 of the Brighton Borough Local Plan and HE6 of the Brighton and Hove Local Plan - Second Deposit Draft.*

**5) UNI**

The windows to the kitchens to the rear shall be fitted with obscure glazing for so long as the use shall endure.

*Reason: In the interest of amenity of adjoining occupiers by way of overlooking and to comply with policies ENV.1 of the Brighton Borough Local Plan and QD.27 of the Brighton and Hove Local Plan - Second Deposit Draft.*

**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 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 policies TR.33 of the Brighton Borough Local Plan and TR12 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03127/FP**

**7 York Villas Brighton**

Construction of two storey side extension. (Re-submission of refused application BH2003/02359/FP).

**Applicant:** Mr & Mrs Pratt

**Refused on 25/11/03**

**1) UNI**

The proposed side extension, by reason of its design, size and location, would have an adverse impact upon the visual quality of the environment, and character of the area. It would thereby be contrary to policies ENV.3 and ENV.5 of the Brighton Borough Local Plan, and policies QD2 and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

**BH2003/03192/FP**

**63 Sandgate Road Brighton**

Demolition of existing rear single storey extension and construction of two storey rear extension. (Amendment and re-submission of Refused planning application BH2003/02353/FP).

**Applicant:** Mr L Suss

**Approved on 25/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03083/FP**

**32 Rugby Road Brighton**

Rear extension to form garden room.

**Applicant:** Mr & Mrs Clarke

**WITHDRAWN ON** 26/11/03

**REGENCY**

**BH2003/00856/FP**

**Queens Hotel 1-5 Kings Road Brighton**

Change of use of part of the ground floor from hotel (C1) to restaurant (A3). External alterations to provide new entrance and windows to proposed restaurant/bar and new entrance to health and fitness centre. Demolition of existing disabled ramp, reinstatement of railings and paving and construction of new disabled access ramp to

hotel entrance. Alterations including replacement of iron railings, provision of 3 no. car parking spaces, refurbishment of canopy and entrance and replacement of refuse store doors.

**Applicant:** Max Hotels (Brighton) Ltd

**Approved on 21/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.01**

A sample of all materials (roofing tiles, facing bricks, cladding material, window glass, etc.) to be used on the exterior of the development including the ramped access, railings and paving hereby permitted shall be submitted to and approved by the Local Planning Authority before development commences.

*Reason: Notwithstanding the details shown on the application the materials to be used require further consideration to ensure a satisfactory appearance to the development and in the interests of the character and appearance of the listed building and Old Town Conservation Area and in accordance with policies ENV1, ENV3, ENV22 and ENV31 of the Brighton Borough Local Plan and QD1, QD5, QD14, HE1 and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.*

**3) UNI**

Notwithstanding the details shown on the drawings hereby approved, prior to the commencement of development, full details of the proposed shopfront, door and window alterations including colour samples, 1:20 sample elevations and 1:1 joinery profiles shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

*Reason: As insufficient and unsatisfactory information has been submitted, to ensure a satisfactory appearance to the proposed development and to protect the character and appearance of the listed building and Old Town conservation area and in accordance with policies ENV1, ENV3, ENV9, ENV22 and ENV31 of the Brighton Borough Local Plan and QD1, QD5, QD10, QD14, HE1 and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.*

**4) UNI**

The refuse storage facilities indicated on the approved plans and set out in the Refuse Storage schedule submitted on 11 November 2003 shall be implemented and made available and thereafter maintained in good condition.

*Reason: To ensure the provision of satisfactory facilities for the storage of refuse and in accordance with policies ENV1 of Brighton Borough Local Plan and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

**5) B03.03**

A scheme for the fitting of odour control equipment to the building shall be submitted to the Local Planning Authority and no development shall commence until a scheme is approved by the Local Planning Authority. The use of the premises shall not commence until all odour control equipment works have been carried out to the satisfaction of the Local Planning Authority. The odour control equipment shall be maintained thereafter to the satisfaction of the Local Planning Authority.

*Reason: To safeguard the amenities of the occupiers of adjoining properties and in accordance with policies ENV1 and ENV44 of the Brighton Borough Local Plan and SU9 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

**6) B03.10**

A scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority.

*Reason: To safeguard the amenities of the occupiers of adjoining properties and in accordance with policies ENV1, ENV44 and ENV45 of the Brighton Borough Local Plan and SU10 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

**7) B03.15**

Amplified music or other entertainment noise from within the premises shall not be audible at any adjacent residential premises.

*Reason: To safeguard the amenities of the occupiers of adjoining residential properties and in accordance with policies ENV45 of the Brighton Borough Local Plan and SU10 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

Report from:

06/11/2003 to: 26/11/2003

**8) UNI**

The cycle parking facilities shown on drawing 0216/PL/20 submitted on 11 November 2003 shall be implemented and made available for use prior to the occupation of the development hereby approved and shall thereafter be maintained in good condition.

*Reason: To ensure that a comprehensive range of on-site vehicle parking facilities are made available to users of the development and in accordance with policies TR33 of the Brighton Borough Local Plan and TR12 of the Brighton and Hove Local Plan Second Deposit Draft.*

**9) UNI**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any amendment thereto, the food and drink (A3) premises hereby permitted shall not be used for any purpose other than as a restaurant or cafe bar without the prior written consent of the Local Planning Authority and, other than in the area delineated yellow on drawing JTA2228:02/1, no alcohol shall be served in the premises except to persons seated and consuming food prepared and purchased from the premises or as a result of waiter/ess service.

*Reason: In the interest of public order and crime prevention and in accordance with policies ENVI of the Brighton Borough Local Plan and SR15 of the Brighton and Hove Local Plan Second Deposit Draft.*

**10) UNI**

The food and drink (A3) premises hereby permitted shall not be open or in use except between the following hours:

Sunday - 12.00 and 00.30 the following day

Monday-Wednesday - 10.00 and 00.30 the following day

Thursday - Saturday - 10.00 and 01.30 the following day.

*Reason: In order to achieve staggered closing times within this part of the city centre, in the interests of public order and crime prevention, to safeguard the amenities of the locality and in accordance with policies ENVI of the Brighton Borough Local Plan and QD27 and SR15 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/02894/FP**

**14 Prince Albert Street Brighton**

Construction of two storey maisonette over existing shop.

**Applicant:** Mr V F Rossiter

**Refused on 07/11/03**

**1) UNI**

The proposed first and second floor extension would, by reason of its height, bulk, design and materials, represent an unsympathetic, intrusive, inappropriate and top-heavy form of development harmful to the character and appearance of the building and Old Town Conservation Area. The proposal is therefore contrary to Policies ENV.1, ENV.3, ENV.5, ENV.7 and ENV.22 of the Brighton Borough Local Plan and Policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft and Supplementary Planning Guidance Note BH1: Roof Alterations and Extensions.

**2) UNI**

The proposed extension, by reason of its siting and height, would detract from the setting of the adjoining listed buildings in Ship Street. The proposal is therefore contrary to Policy ENV.33 of the Brighton Borough Local Plan and Policy HE1 of the Brighton & Hove Local Plan Second Deposit Draft.

**3) UNI**

The proposed extension, arranged over two storeys close to or on the boundary with neighbouring buildings, would result in a loss of light to, and overshadowing of, the occupiers of neighbouring properties. The proposal is therefore contrary to Policy ENV.1 of the Brighton Borough Local Plan and Policy QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

**BH2003/02925/FP**

**72 Western Road Brighton**

New shopfront.

**Applicant:** Field & Trek Plc

**Approved on 11/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**BH2003/02926/AD**

**72 Western Road Brighton**

Display of internally illuminated boxed lettering to fascia panel and illuminated projecting sign.

**Applicant:** Field & Trek PLC

**Approved on 10/11/03**

**1) B00.08**

This permission shall enure for a period of 5 years from the date of this notice.

*Reason: To accord with regulation 13 (5) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**2) B00.09**

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**3) B00.10**

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**4) B00.11**

Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**5) B00.12**

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 comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**6) B00.13**

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**BH2003/02929/AD**

**26-27 East Street Brighton**

Display of illuminated lettering on fascia and non illuminated window logos, to north and east elevations.

**Applicant:** Peter Werth

**Approved on 06/11/03**

**1) B00.08**

This permission shall enure for a period of 5 years from the date of this notice.

*Reason: To accord with regulation 13 (5) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**2) B00.09**

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**3) B00.10**

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**4) B00.12**

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 comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**5) B00.13**

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**BH2003/02972/FP**

**Event 2 Kingswest West Street Brighton**

Install 2 air conditioning condensor units over entrance canopy.

**Applicant:** Luminar Leisure Ltd

**Approved on 11/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**BH2003/02973/FP**

**81b Dyke Road Brighton**

Change of use and external alterations to form a 2 bedroom flat.

**Applicant:** S Slade

**Refused on 13/11/03**

**1) UNI**

Insufficient evidence has been submitted to demonstrate that the silversmiths use (use class B2) is genuinely redundant in this location. The proposal is therefore contrary to Policy E.4 of the Brighton Borough Local Plan and Policy EM6 of the Brighton & Hove Local Plan Second Deposit Draft.

**BH2003/02974/FP**

**23 Ship Street Brighton**

Change of use of retail premises (A1) into restaurant (A3).

**Applicant:** Mr L Ewel

**Refused on 13/11/03**

**1) UNI**

The proposed change of use would create a concentration in excess of 25% of non retail (A1) uses in this part of Ship Street detracting from the retail character and harming the balance and mix of uses in this part of the sub/regional shopping centre, and as such is contrary to Policy S5 of the Brighton Borough Local Plan and Policy SR5 of the Brighton and Hove Local Plan Second Deposit Draft.

**BH2003/02981/FP**

**46 Victoria Street Brighton**

Removal of pitched roof and replacement with flat roof and parapet to form roof terrace. (Re-submission of Refused application BH2003/01931/FP)

**Applicant:** Klavs Olsen

**Approved on 13/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 safeguard the character and appearance of the Clifton Hill Conservation Area, to comply with Policies ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.*

**3) UNI**

Notwithstanding the submitted drawings, the proposed screen and bench shall be omitted from the approved plans. Instead, a vertical barrier 1.1 metres high shall be constructed and fixed to the floor of the proposed terrace in the position shown on the submitted drawings. These details (including materials) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the works shall be carried out fully in accordance with the approved details and thereafter be retained.

*Reason: To safeguard the character and appearance of the Clifton Hill Conservation Area and to safeguard the amenities of the occupiers of adjoining properties, to comply with Policies ENV.1, ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.*

**4) UNI**

No planting or other features within the void area as shown on the approved plans shall exceed the height of the outer parapet wall.

*Reason: To safeguard the character and appearance of the Clifton Hill Conservation Area, to comply with Policies ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.*

**BH2003/02991/LB**

**26-27 East Street Brighton**

Re-decoration of existing shopfronts and upper parts of building, including removal of existing tiles to stall risers. Internal refurbishment works. Display of illuminated fascia signage to north and east elevations and non-illuminated window logas.

**Applicant:** Peter Werth

**Approved on 06/11/03**

**1) B00.02**

The works for which consent is hereby given must be commenced within five years from the date hereof.

*Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.*

**BH2003/03111/FP**

**Unit 8 Former Hanningtons Store North Street Brighton**

Installation of new shopfronts to North Street and Market Street/East Street elevations (Retrospective).

**Applicant:** Mango

**Approved - no conditions on 20/11/03**

**BH2003/03480/CL**

**34B Upper North Street Brighton**

Certificate of Lawfulness for an existing use as a ground floor self-contained flat.

**Applicant:** Keith Richard Cline

**Certificate granted on 14/11/03**

**BH2003/03231/FP**

**49 West Street Brighton**

Alterations to shop front to provide disabled access.

**Applicant:** Britannia Building Society

**WITHDRAWN ON** 18/11/03

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

**BH2003/02883/FP**

**50 Cheltenham Place Brighton**

Erection of 3-bedroom maisonette over existing garage to form a four-storey building.

**Applicant:** For My Four Investments Ltd

**Approved on 06/11/03**

### **1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

### **2) UNI**

The development hereby approved shall not be commenced until the following have been submitted to and approved by the Local Planning Authority and the works carried out in full as approved:

a) elevations and sections at 1:20 scale of all new doors, windows (including dormer windows) and shopfronts (including fascias and pilasters)

b) full scale joinery sections of all new windows and external doors, stucco mouldings and metalwork.

*Reason: In the interest of visual amenity in the North Laine Conservation Area and to comply with policies ENV.3 and ENV.22 of the Brighton Borough Local Plan and QD14 and HE6 of the Brighton and Hove Local Plan - Second Deposit Draft.*

### **3) UNI**

No meter boxes, flues or overflow pipes to be located on the front elevations.

*Reason: In the interest of visual amenity in the North Laine Conservation Area and to secure compliance with policies ENV.22 of the Brighton Borough Local Plan and HE6 of the Brighton & Hove Local Plan First Deposit Draft.*

### **4) UNI**

All new windows to be painted softwood sliding sash with concealed trickle vents.

*Reason: In the interest of visual amenity in the North Laine Conservation Area and to comply with policies ENV.3 and ENV.22 of the Brighton Borough Local Plan and QD14 and HE6 of the Brighton and Hove Local Plan - Second Deposit Draft.*

### **5) UNI**

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

*Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car and to comply with policies TR.33 of the Brighton Borough Local Plan and TR12 of the Brighton and Hove Local Plan Second Deposit Draft.*

### **6) UNI**

The development hereby permitted shall not be occupied until the refuse storage facilities shown on the approved plans have been fully implemented and made available for use. The refuse 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 ENV.1 of the Brighton Borough Local Plan and SU2 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

### **7) B02.01**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (or amendments or re-enactment thereof) no extension, enlargement; or other alteration of the premises shall be carried out without the prior written consent of the Council, to whom a planning application must be made.

*Reason: The Local Planning Authority considers that the development hereby permitted is the maximum that can be reasonably allowed without causing detriment to the amenities of adjoining properties, and for this reason would wish to control any future proposals or alterations or extensions and to comply with policies ENV.1 and ENV.22 of the Brighton Borough Local Plan and QD27 and HE6 of the Brighton and Hove Local Plan - Second Deposit Draft.*

**BH2003/02897/FP**

**Pelham Street Brighton**

Installation of fence around College car park.

**Applicant:** City College Brighton & Hove

**Approved on 07/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) UNI**

The fence hereby permitted shall be removed no later than 30th November 2006

*Reason: The fence hereby permitted, by reason of its design, appearance and proximity to the conservation area, does not fully comply with the requirements of policies ENV.1 of the Brighton Borough Local Plan and QD1 of the Brighton and Hove Local Plan Second Deposit Draft and is not therefore considered suitable as a permanent form of development.*

**3) UNI**

The fence shall be painted black and thereafter maintained in this colour.

*Reason: In the interest of visual amenity and to comply with policies ENV.1 of the Brighton Borough Local Plan and QD1 of the Brighton and Hove Local Plan Second Deposit Draft.*

**4) UNI**

The fence hereby approved shall not be installed until details of all gates and barriers have been submitted to and approved by the Local Planning Authority and the works carried out as approved.

*Reason: For the avoidance of doubt and to ensure that the fence is fully secure and to comply with policies ENV.1 of the Brighton Borough Local Plan and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/02975/FP**

**18A Caledonian Road Brighton**

Loft conversion with rear roof terrace and balustrade. Front window light.

**Applicant:** S Rossitter

**Refused on 06/11/03**

**1) UNI**

The rear terrace and balustrade would be an incongruous feature on the building, and would be harmful to the character and appearance of the building and the area. It would therefore be contrary to policies ENV.3 and ENV.5 of the Brighton Borough Local Plan, and policies QD1 and QD14 of the Brighton and Hove Local Plan Second Deposit Draft, and Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

**BH2003/02980/AD**

**165-169 North Street Brighton**

Installation of non illuminated sign on corner of North Street and Princes Place between first and second floors (Retrospective).

**Applicant:** The Baron Homes Corporation

**Refused on 06/11/03**

**1) UNI**

The font, positioning and material used for the sign is inappropriate to the age and style of the building and is harmful to the character and appearance of the Valley Gardens Conservation Area and this grade II Listed Building, contrary to policies ENV.11 and ENV.12 of the Brighton Borough Local Plan and HE9 of the Brighton and Hove Local Plan Second Deposit Draft.

**BH2003/03023/LB**

**Princes House 169 North Street Brighton**

Installation of non illuminated sign on corner of North Street and Princes Place between first and second floors (Retrospective).

**Applicant:** The Baron Homes Corporation Ltd

**Refused on 06/11/03**

**1) UNI**

The font, positioning and material used for the sign is inappropriate to the age and style of the building and fails to preserve or enhance its character and appearance, contrary to policies ENV.31 of the Brighton Borough Local Plan and HE1 of the Brighton and Hove Local Plan Second Deposit Draft.

**BH2003/03041/FP**

**57 Springfield Road Brighton**

Single storey rear kitchen extension.

**Applicant:** Mr & Mrs Bradbury

**Approved on 20/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 safeguard the character and appearance of the Preston Park Conservation Area, to comply with Policies ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.*

**3) UNI**

All new windows hereby permitted shall be of timber construction.

*Reason: To safeguard the character and appearance of the Preston Park Conservation Area, to comply with Policies ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.*

**BH2003/03070/FP**

**8 London Road Brighton**

Installation of new shopfront. (Retrospective)

**Applicant:** Bon Marche

**Approved - no conditions on 18/11/03**

**BH2003/03072/AD**

**8 London Road Brighton**

Display of internally illuminated fascia sign and internally illuminated projecting sign. (Retrospective)

**Applicant:** Bon Marche Ltd

**Approved on 18/11/03**

**1) B00.08**

This permission shall enure for a period of 5 years from the date of this notice.

*Reason: To accord with regulation 13 (5) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**2) B00.09**

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**3) B00.10**

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**4) B00.11**

Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**5) B00.12**

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 comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**6) B00.13**

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, *waterway (including any coastal waters) or aerodrome (civil or military).*

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**BH2003/03075/FP**

**Land R/O 50 London Road Brighton**

Construction of 1 no. one bedroom single dwellinghouse.

**Applicant:** Mr Emberson

**Refused on 20/11/03**

**1) UNI**

The proposed dwelling, by reason of its unrelieved high flank wall on the south-west elevation on the boundary with 4 York Hill, would result in a loss of outlook and increased sense of enclosure harmful to the amenity of the north-east-facing ground and first floor occupiers of these neighbouring flats. The proposal is therefore contrary to Policy ENV.1 of the Brighton Borough Local Plan and Policy QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

**2) UNI**

The applicant has failed to satisfactorily demonstrate that the proposed dwelling would not result in a loss of light to the occupiers of the north-east-facing ground floor flat at 4 York Hill. As such, the proposal is contrary to Policy ENV.1 of the Brighton Borough Local Plan and Policy QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

**BH2003/03087/FP**

**Queens Head PH 69-70 Queens Road Brighton**

Alterations to ground floor elevations to north and east sides involving installation of timber folding doors.

**Applicant:** Indigo Leisure

**Refused on 24/11/03**

**1) UNI**

The applicant has failed to provide any justification for the proposed works or sufficient detail to enable them to be fully assessed. The proposed alterations, by reason of their design, detailing, external appearance, *relationship to the existing building and prominent location would adversely affect the character and appearance of the existing Queens Head building and the surrounding West Hill conservation area and as such are contrary to policies ENV1, ENV3, ENV9 and ENV22 of the Brighton Borough Local Plan and QD1, QD5, QD10 and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03108/FP**

**70 Princes Road Brighton**

Replace existing UPVC windows with softwood timber sliding sash windows. (Re-submission of Refused application BH2003/02383/FP)

**Applicant:** Mr L Brisioe

**Approved on 20/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) UNI**

The unauthorised UPVC bathroom window shall be removed and replaced with a sliding sash window as approved by this application within a period of 3 months from the date of this permission.

*Reason: To safeguard the character and appearance of the Round Hill Conservation Area, to comply with Policy ENV.22 of the Brighton Borough Local Plan and Policy HE6 of the Brighton & Hove Local Plan Second Deposit Draft.*

**BH2003/03148/FP**

**9 Trinity Street Brighton**

Replace existing window with a door on Park Crescent Place elevation.

**Applicant:** Mr Quinn

**Approved on 25/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03180/AD**

**Boots Store 129 North Street Brighton**

Display of 3 non-illuminated banner signs.

**Applicant:** Boots Properties

**Approved on 26/11/03**

**1) UNI**

The three banner signs hereby approved shall be displayed only until 2nd January 2004.

*Reason: In the interest of visual amenity and to comply with policies ENV.11 of the Brighton Borough Local Plan and QD12 of the Brighton and Hove Local Plan Second Deposit Draft.*

**2) B00.09**

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**3) B00.10**

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**4) B00.12**

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 comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**5) B00.13**

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

## **WITHDEAN**

### **BH2003/02963/FP**

#### **7 Hillcrest Brighton**

Erection of rear PVCu conservatory.

**Applicant:** Mr Bryer

**Approved on 11/11/03**

#### **1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

#### **2) UNI**

The south-eastern wall of the conservatory hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently maintained.

*Reason: To safeguard the privacy of the occupiers of the adjoining property, in accordance with policies ENV.6 of the Brighton Borough Local Plan, and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

### **BH2003/02997/FP**

#### **60 Valley Drive Withdean Brighton**

Roof extension including extension to dormer.

**Applicant:** M Dilloway

**Refused on 14/11/03**

#### **1) UNI**

The design of the proposed extension at the rear of the dwelling would not be in keeping with the existing building. The cumulative impact of the existing and proposed extensions would be detrimental to the appearance of the rear of the dwelling. The proposal would therefore be contrary to policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft, policy ENV.3 of the Brighton Borough Local Plan, and Supplementary Planning Guidance Note 1 (SPGBH1): Roof Alterations and Extensions.

### **BH2003/03029/FP**

#### **18 Westdene Drive Brighton**

First floor extension with pitched roof to front/side elevation.

**Applicant:** Mr & Mrs Short

**Refused on 17/11/03**

#### **1) UNI**

The proposed extension would be an intrusive feature in the streetscene, and would be out of keeping with the character of the neighbourhood. It would thereby be contrary to policies ENV.3 and ENV.5 of the Brighton Borough Local Plan, and policies QD1 and QD2 of the Brighton and Hove Local Plan Second Deposit Draft.

### **BH2003/03037/FP**

#### **89 Redhill Drive Withdean Brighton**

Single storey rear conservatory.

**Applicant:** Mr L Keating

**Approved on 19/11/03**

#### **1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

#### **2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policies ENV.3 and ENV.5 of the Brighton Borough Local Plan and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03044/FP**

**2 Whitethorn Drive Brighton**

Two storey extensions to front and rear, with new garage and store on north-west elevation and alterations.  
(Revision to planning permission BH2003/00672/FP)

**Applicant:** Mr Daraio

**Refused on 18/11/03**

**1) UNI**

The store proposed at the rear of the approved garage would cause a loss of light to the neighbouring property at 3 Whitethorn Drive, to the detriment of their residential amenity. It would thereby be contrary to policy ENV.7 of the Brighton Borough Local Plan and policies QD14 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.

**BH2003/03085/FP**

**8 Dyke Road Avenue Brighton**

Construction of rear first floor extension, replacement rear entrance porch and replacement rear conservatory.

**Applicant:** Mr C Watts

**Approved on 26/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 ENV.3 and ENV.5 of the Brighton Borough Local Plan and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03126/FP**

**31 Millers Road Brighton**

Construction of detached garage in rear garden (Retrospective).

**Applicant:** V Watts

**Approved - no conditions on 25/11/03**

**EAST BRIGHTON**

**BH2003/03014/LB**

**114 Marine Parade Brighton**

Fire precaution works, including fire alarm and emergency lighting.

**Applicant:** 114 Marine Parade (Brighton) Ltd

**Approved on 07/11/03**

**1) B00.02**

The works for which consent is hereby given must be commenced within five years from the date hereof.

*Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.*

**2) B22.06**

All window glazing bars, skirtings, architraves etc., should match exactly the original where they are to be replaced. Any mouldings, architraves, cornices, skirtings, glazing bars etc., to be re-run to match the original should have sample lengths of the original and replacement submitted to and approved by the Local Planning Authority before development commences.

*Reason: To ensure satisfactory preservation of this Listed Building and to comply with Policies ENV.31 of the Brighton Borough Local Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**3) B22.13**

The smoke detectors, fire alarm call-points, fire alarms, emergency lighting fittings and control boxes shall be located in unobtrusive positions in the corners of rooms and their electrical cabling systems shall not be surface mounted but concealed within the floors, ceilings and walls, except where otherwise approved, and the walls,

Report from:

floors and ceilings made good to the satisfaction of the Local Planning Authority, all in accordance with a fully annotated 1:50 scale plan showing their location and method of fixing and cable routing which shall be submitted to and approved by the Local Planning Authority in writing before work commences.

*Reason: To ensure satisfactory preservation of this Listed Building and to comply with Policies ENV.31 of the Brighton Borough Local Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**BH2003/03067/AD**

**Martins Store 1b-2b Whitehawk Road Brighton**

Illuminated fascia sign over ATM machine.

**Applicant:** T M Retail

**Approved on 07/11/03**

**1) B00.08**

This permission shall endure for a period of 5 years from the date of this notice.

*Reason: To accord with regulation 13 (5) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**2) B00.09**

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**3) B00.11**

Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**4) B00.12**

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 comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**BH2003/03068/FP**

**Martins Store 1b-2b Whitehawk Road Brighton**

Installation of a cash machine (ATM).

**Applicant:** T M Retail

**Approved on 07/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) UNI**

Collection bins for unwanted receipts shall be provided for the ATMs at the time of installation of the ATMs.

*Reason: To safeguard the amenities of the locality and to accord with Policy ENV.44 of the Brighton Borough Local Plan and Policy QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03069/AD**

**Co-op Welcome 22/23 St Georges Road Kemptown**

Proposed externally illuminated fascia sign on 3 elevations. Internally illuminated projecting sign. (Part retrospective)

**Applicant:** CWS Retail Financial services

**Split Decision on 19/11/03**

**1) B00.08**

This permission shall endure for a period of 5 years from the date of this notice.

*Reason: To accord with regulation 13 (5) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**2) B00.09**

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**3) B00.10**

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**4) B00.11**

Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**5) B00.12**

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 comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**1) UNI**

The projecting sign, by way of its method of illumination, will have an adverse impact on public amenity. The projecting sign is therefore contrary to Policies ENV.11 of the Brighton Borough Plan and QD12 and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

**HANOVER & ELM GROVE**

**BH2003/02823/FP**

**137 Islingword Road Brighton**

Change of use of basement store to form a one bedroom flat.

**Applicant:** Mr R Heath Mr S Brownjohn

**Approved on 25/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) UNI**

Notwithstanding the upvc materials proposed for doors and windows in the application these shall be timber in the scheme as built.

*Reason : To protect the character and appearance of the Valley Gardens conservation area in accordance with policy HE6 in the Brighton & Hove Local Plan Second Deposit Draft.*

**BH2003/03071/FP**

**76 Newmarket Road Brighton**

Change of use from one dwelling to two self-contained units:- 1 No flat in the basement and 1 no maisonette on the ground and first floor.

**Applicant:** Mark Fisher

**Refused on 07/11/03**

**1) UNI**

The conversion into two residential units would result in the loss of a small house suitable for family accommodation where the original floor area was less than 115sq. m. and originally built with less than 4 bedrooms; it is considered important to retain the existing stock of these dwellings. Furthermore the proposed unit with a minimum of two bedrooms is not suitable for family occupation as it does not have access to an external amenity area. The development is therefore contrary to policies H8 of the Brighton Borough Local Plan and HO9 of the Brighton & Hove Local Plan Second Deposit Draft.

## 2) UNI

The proposal fails to provide satisfactory cycle storage and refuse storage, contrary to policies TR.33 and ENV.44 of the Brighton Borough Plan and TR.12 and SU2 of the Brighton & Hove Local Plan Second Deposit Draft.

### **BH2003/03099/FP**

#### **Land to the rear of Whichelo Place Brighton**

Erection of 1 no. 2 bedroom (disabled) bungalow.

**Applicant:** Mr R Taylor

#### **Refused on 06/11/03**

## 1) UNI

The proposal constitutes an overdevelopment of this restricted backland site, which would result in detriment to the amenities of the surrounding houses by reason of noise, disturbance and loss of privacy resulting from the close proximity of the buildings, and mutual overlooking. The development is therefore contrary to policies ENV.1 & H.19 of the Brighton Borough Plan and policies HO.4, QD.3 & QD.27 of the Brighton & Hove Local Plan Second Deposit Draft.

### **BH2003/03322/FP**

#### **46 Quebec Street Brighton**

Change of use from offices to 4 no. studio workshops at ground floor and 1 no. 2 bedroom flat at first floor.

**Applicant:** Mr D Baker

WITHDRAWN ON 25/11/03

## **HOLLINGBURY & STANMER**

### **BH2003/03009/CL**

#### **71 Hollingbury Road Brighton**

Loft conversion to include a dormer window on the rear elevation (west).

**Applicant:** Florence Road Baptist Church

#### **Approved on 13/11/03**

### **BH2003/03047/FP**

#### **16 The Crossway Brighton**

Single storey rear extension on the south elevation.

**Applicant:** Mr B Bonwick

#### **Approved on 07/11/03**

## 1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

## 2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton and Hove Local Plan Second Deposit Draft and policies ENV5 and ENV22 of the Brighton Borough Local Plan.*

### **BH2003/02613/LB**

#### **Mandela Hall Falmer House University of Sussex Falmer**

Internal alterations to form a temporary lecture theatre.

**Applicant:** University of Sussex

WITHDRAWN ON 10/11/03

**BH2003/02730/FP**

**2 Hollingbury Place Brighton**

Conversion of existing garage/store into a one bedroom dwelling with patio.

**Applicant:** Weathstone Prop.LTD

**WITHDRAWN ON** 14/11/03

**BH2003/03308/RM**

**Land adj 1 Hertford Road Brighton**

Erection of a detached house following outline permission BH2003/00811/OA.

**Applicant:** Mr A Rowland

**WITHDRAWN ON** 10/11/03

**MOULSECOOMB & BEVENDEAN**

**BH2003/03031/FP**

**126 Norwich Drive Brighton**

Single storey extension on side (north west) elevation (part retrospective).

**Applicant:** Kim Thittichai

**Approved on 19/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft and policies ENV5 of the Brighton Borough Plan.*

**BH2003/03034/FP**

**95 Kimberley Road Brighton**

Proposed scooter store in front garden. Erection of a 1200mm high front boundary wall.

**Applicant:** Mrs M Calway

**Approved on 07/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**QUEEN'S PARK**

**BH2003/02965/CL**

**27 Park Street Brighton**

Demolish mono-pitch roof (on rear two storey wing). Erection of a flat roof retaining side and back walls.

**Applicant:** Gareth Gouldstone

**Refused on 10/11/03**

**1) UNI**

The proposal represents an alteration to the roof of the dwelling falling within Class C, Part 1, Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended). It is also considered to materially alter the shape of the dwelling house, therefore planning permission is required.

**BH2003/02977/FP**

**4 New Steine Brighton**

Rear extensions at basement and first and second floors. Alterations to rear elevation. Rooflight to rear roofslope.

**Applicant:** Square Hotels Ltd.

**Approved on 07/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) UNI**

The windows hereby approved shall be painted softwood double hung sliding sash pattern except for the lower ground floor window fronting Wentworth Street and the roof to the wintergarden which shall be constructed using softwood timber.

*Reason: To preserve the visual amenities of the Eastcliff Conservation Area, and to accord with policies ENV22 of the Brighton Borough Plan and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.*

**3) UNI**

The rear rooflight shall be of 'conservation style' and be flush with the roofslope.

*Reason: To preserve the visual amenities of the Eastcliff Conservation Area, and to accord with policies ENV22 of the Brighton Borough Plan and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.*

**4) UNI**

The windows to the south elevation shall be glazed with obscure glass and retained as such to the satisfaction of the Local Planning Authority.

*Reason: To prevent overlooking to the neighbouring property to the south, and to accord with policies ENV6 of the Brighton Borough Plan and QD14 of the Brighton & Hove Local Plan Second Deposit Draft.*

**5) UNI**

A 1:20 scale elevation drawing of the proposed new front entrance door must be submitted to and agreed by the Local Planning Authority before works commence.

*Reason: To preserve the visual amenities of the Eastcliff Conservation Area, and to accord with policies ENV22 of the Brighton Borough Plan and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.*

**6) UNI**

The new railings to the front steps must be in cast iron to exactly match the pattern and dimensions of the existing front area railings in all respects.

*Reason: To preserve the visual amenities of the Eastcliff Conservation Area, and to accord with policies ENV22 of the Brighton Borough Plan and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.*

**BH2003/02977/FP**

**4 New Steine Brighton**

Rear extensions at basement and first and second floors. Alterations to rear elevation. Rooflight to rear roofslope.

**Applicant:** Square Hotels Ltd.

**Approved on 07/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) UNI**

The windows hereby approved shall be painted softwood double hung sliding sash pattern except for the lower ground floor window fronting Wentworth Street and the roof to the wintergarden which shall be constructed using softwood timber.

*Reason: To preserve the visual amenities of the Eastcliff Conservation Area, and to accord with policies ENV22 of the Brighton Borough Plan and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.*

**3) UNI**

The rear rooflight shall be of 'conservation style' and be flush with the roofslope.

*Reason: To preserve the visual amenities of the Eastcliff Conservation Area, and to accord with policies ENV22 of the Brighton Borough Plan and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.*

**4) UNI**

The windows to the south elevation shall be glazed with obscure glass and retained as such to the satisfaction of the Local Planning Authority.

*Reason: To prevent overlooking to the neighbouring property to the south, and to accord with policies ENV6 of the Brighton Borough Plan and QD14 of the Brighton & Hove Local Plan Second Deposit Draft.*

**5) UNI**

A 1:20 scale elevation drawing of the proposed new front entrance door must be submitted to and agreed by the Local Planning Authority before works commence.

*Reason: To preserve the visual amenities of the Eastcliff Conservation Area, and to accord with policies ENV22 of the Brighton Borough Plan and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.*

**6) UNI**

The new railings to the front steps must be in cast iron to exactly match the pattern and dimensions of the existing front area railings in all respects.

*Reason: To preserve the visual amenities of the Eastcliff Conservation Area, and to accord with policies ENV22 of the Brighton Borough Plan and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.*

**BH2003/02978/LB**

**4 New Steine Brighton**

Rear extension at basement and first of second floors. Alterations to rear elevation. Rooflight to rear roofslope.

**Applicant:** Square Hotels Ltd.

**Approved on 07/11/03**

**1) B00.02**

The works for which consent is hereby given must be commenced within five years from the date hereof.

*Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.*

**2) B22.01**

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

*Reason: To ensure satisfactory preservation of this Listed Building and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**3) B22.02**

A schedule or drawing showing all features to be removed, moved or replaced in the building must first be agreed in writing by the Local Planning Authority regardless of whether the features are implied or specifically annotated as to be removed in the approved drawings, prior to work commencing.

*Reason: To ensure satisfactory preservation of this Listed Building and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**4) B22.10**

All new or replacement doors shall be traditional panelled doors to match the originals in size, proportions, panel mouldings, architrave mouldings, materials and paint finish to the satisfaction of the Local Planning Authority and any self-closing mechanisms shall be of the concealed morticed type.

*Reason: To ensure satisfactory preservation of this Listed Building and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**5) UNI**

The windows hereby approved shall be painted softwood double hung sliding sash pattern except for the lower ground floor window fronting Wentworth Street and the roof to the wintergarden which shall be constructed using softwood timber.

*Reason: To ensure satisfactory preservation of this listed building, and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**6) UNI**

A 1:20 scale elevation drawing of the proposed new front entrance door must be submitted to and agreed by the Local Planning Authority before works commence.

*Reason: To ensure satisfactory preservation of this listed building, and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**7) UNI**

The new railings to the front steps must be in cast iron to exactly match the pattern and dimensions of the existing front area railings in all respects.

*Reason: To ensure satisfactory preservation of this listed building, and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**8) UNI**

Details of the proposed new tiling to the front entrance steps must be submitted to and approved by the Local Planning Authority before works commence.

*Reason: To ensure satisfactory preservation of this listed building, and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**9) UNI**

The existing front basement door, with flush beaded panels, must be retained or exactly replicated.

*Reason: To ensure satisfactory preservation of this listed building, and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**10) UNI**

The original rim locks to the existing panelled doors must be retained and reused.

*Reason: To ensure satisfactory preservation of this listed building, and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**11) UNI**

Details of the proposed new fire surrounds must be submitted to and agreed by the Local Planning Authority.

*Reason: To ensure satisfactory preservation of this listed building, and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**BH2003/02978/LB**

**4 New Steine Brighton**

Rear extension at basement and first of second floors. Alterations to rear elevation. Rooflight to rear roofslope.

**Applicant:** Square Hotels Ltd.

**Approved on 07/11/03**

**1) B00.02**

The works for which consent is hereby given must be commenced within five years from the date hereof.

*Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.*

**2) B22.01**

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

*Reason: To ensure satisfactory preservation of this Listed Building and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**3) B22.02**

A schedule or drawing showing all features to be removed, moved or replaced in the building must first be agreed in writing by the Local Planning Authority regardless of whether the features are implied or specifically annotated as to be removed in the approved drawings, prior to work commencing.

*Reason: To ensure satisfactory preservation of this Listed Building and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**4) B22.10**

All new or replacement doors shall be traditional panelled doors to match the originals in size, proportions, panel mouldings, architrave mouldings, materials and paint finish to the satisfaction of the Local Planning Authority and any *self-closing mechanisms shall be of the concealed morticed type.*

*Reason: To ensure satisfactory preservation of this Listed Building and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**5) UNI**

The windows hereby approved shall be painted softwood double hung sliding sash pattern except for the lower ground floor window fronting Wentworth Street and the roof to the wintergarden which shall be constructed using softwood timber.

*Reason: To ensure satisfactory preservation of this listed building, and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**6) UNI**

A 1:20 scale elevation drawing of the proposed new front entrance door must be submitted to and agreed by the Local Planning Authority before works commence.

*Reason: To ensure satisfactory preservation of this listed building, and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**7) UNI**

The new railings to the front steps must be in cast iron to exactly match the pattern and dimensions of the existing front area railings in all respects.

*Reason: To ensure satisfactory preservation of this listed building, and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**8) UNI**

Details of the proposed new tiling to the front entrance steps must be submitted to and approved by the Local Planning Authority before works commence.

*Reason: To ensure satisfactory preservation of this listed building, and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**9) UNI**

The existing front basement door, with flush beaded panels, must be retained or exactly replicated.

*Reason: To ensure satisfactory preservation of this listed building, and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**10) UNI**

The original rim locks to the existing panelled doors must be retained and reused.

*Reason: To ensure satisfactory preservation of this listed building, and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**11) UNI**

Details of the proposed new fire surrounds must be submitted to and agreed by the Local Planning Authority.

*Reason: To ensure satisfactory preservation of this listed building, and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**BH2003/03018/LB**

**2 Royal Crescent Brighton**

Redecoration of front elevation including renewal of mathematical tiles to front elevation.

**Applicant:** Mr Margosian, Mr Greenhalgh & Miss J M Loughnan

**Approved on 11/11/03**

**1) B00.02**

The works for which consent is hereby given must be commenced within five years from the date hereof.

*Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.*

**2) UNI**

Prior to commencement of works, a sample mathematical tile shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure satisfactory preservation of this listed building, and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**3) UNI**

Before the relevant parts of the works are begun, a sample panel of the mathematical tiles shall be provided on site showing the proposed tile type, colour, texture, face-bond, pointing style, mortar mix and finish profile. Confirmation of the materials and methods shall be agreed in writing by the Local Planning Authority and shall be carried out accordingly. The approved sample panel shall be retained on site until the work is completed and the condition discharged.

*Reason: To ensure that special regard is paid to the interests of protecting the special character and architectural interest and integrity of the building under Section 16 of the Planning (Listed Building & Conservation Areas) Act 1990.*

**BH2003/03080/FP**

**Unit 9 Aquarium Terraces Madeira Drive Brighton**

Alterations to front elevation in connection with internal fitting out.

**Applicant:** Inventive Leisure plc.

**Approved on 25/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area.*

**3) UNI**

Before any works commence, details of the security shutters and their housing and details of all external colour finishes shall be submitted to, and approved in writing by, the Local Planning Authority. Only those details as may be approved by the Local Planning Authority shall be installed and thereafter maintained to the satisfaction of the Local Planning Authority.

*Reason: To ensure a satisfactory appearance to this listed building, maintain the character of the conservation area and comply with policies ENV.1 & ENV.31 of the Brighton Borough Plan and policies QD.1 & HE.1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**BH2003/03081/LB**

**Unit 9 Aquarium Terraces Madeira Drive Brighton**

Alterations to front elevation in connection with internal fitting out.

**Applicant:** Inventive Leisure plc.

**Approved on 25/11/03**

**1) B00.02**

The works for which consent is hereby given must be commenced within five years from the date hereof.

*Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area.*

**3) UNI**

Before any works commence, details of the security shutters and their housing and details of all external colour finishes shall be submitted to, and approved in writing by, the Local Planning Authority. Only those details as may be approved by the Local Planning Authority shall be installed and thereafter maintained to the satisfaction of the Local Planning Authority.

*Reason: To ensure a satisfactory appearance to this listed building, maintain the character of the conservation area and comply with policies ENV.1 & ENV.31 of the Brighton Borough Plan and policies QD.1 & HE.1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**BH2003/03133/FP**

**Units 6A 6B 6C 6D & 6E Freshfield Industrial Estate Stevenson Road Brighton**

Removal of condition 3 of planning permission BH2003/00424/FP.

**Applicant:** Hargreaves Properties Ltd

**Refused on 25/11/03**

**1) UNI**

The removal of this condition would lead to the creation of separate sales outlets and consequential loss of industrial floorspace, to the detriment of the industrial function of the estate and the retail function of nearby established shopping centres. This would be contrary to policies EP.1 & S.13 of the Brighton Borough Plan and policies EM.1 & SR.3 of the Brighton & Hove Local Plan Second Deposit Draft.

**ROTTINGDEAN COASTAL**

**BH2002/02366/LB**

**5 & 6 Sussex Square Brighton**

Railings and additional rail and new deck tiles to fourth floor rear. Replacement window boxes and rear railings to ground floor.

**Applicant:** Mansion Villa Ltd

**Approved on 23/12/02**

**1) B00.02**

The works for which consent is hereby given must be commenced within five years from the date hereof.

*Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.*

**2) UNI**

The new balustrades, railings and window boxes shall be of the design and be painted gloss black to match the existing.

*Reason: in the interests of the character and appearance of this listed building and to comply with Policies ENV.31 of the Brighton Borough Local Plan and HE1 of the Brighton & Hove Local Plan-Second Deposit Draft 2001.*

**BH2003/03016/FP**

**7 Lenham Road West Rottingdean**

Single storey rear extension (north) and single storey side extension.

**Applicant:** Mr & Mrs S Woodbridge

**Approved on 07/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03020/FP**

**The Brasserie Restaurant Village Square Brighton Marina**

New glazed enclosure on part of existing colonnade.

**Applicant:** The Brasserie Restaurant

**Approved on 10/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) UNI**

The enclosure hereby approved shall be white painted timber to match the existing enclosure.

*Reason: In the interests of preserving the visual amenity of the existing building and the locality to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03035/FP**

**19 Stanmer Avenue Saltdean**

Single storey rear extension (conservatory).

**Applicant:** Mrs M Deacon

**Approved on 21/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) UNI**

Glazing to the east elevation of the conservatory shall be obscure at all times.

*Reason : To protect the privacy of the adjoining occupier at 17 Stanmer Avenue in accordance with policy QD14 in the Brighton & Hove Local Plan Second Deposit Draft.*

**BH2003/03048/FP**

**29 Bevendean Avenue Saltdean**

Erection of PVCu conservatory to side on west elevation.

**Applicant:** Mr & Mrs Kennedy  
**Approved on 07/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) UNI**

The proposed window on the southern part of the side elevation shall be obscure glazed and thereafter permanently maintained.

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

**BH2003/03097/FP**

**104 Longhill Road Ovingdean**

Two storey side extension on the north-west elevation.

**Applicant:** Mr H Gouhari

**Approved on 19/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03113/FP**

**36 Arundel Place Brighton**

Erection of a uPVC roof over existing courtyard.

**Applicant:** Mr R Schofield

**Refused on 21/11/03**

**1) UNI**

The internalisation of a courtyard would be detrimental to the historical character and setting of a listed building contrary to policies ENV31, ENV33 of the Brighton Borough Plan and policies HE1, HE3 of the Brighton and Hove Local Plan Second Deposit Draft.

**2) UNI**

The proposed use of Upvc would be unacceptable within a listed building and historical setting and context and would be contrary to policies ENV3 of the Brighton Borough Plan and policies HE1, HE3 and QD14 of Brighton and Hove Local Plan second deposit draft.

**BH2003/03114/FP**

**12 Eley Drive Rottingdean**

Single storey rear extension. (Conservatory)

**Applicant:** Mr Stephen Perry

**Approved on 21/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**BH2003/03132/AD**

**Unit 3 The Waterfront Brighton Marina Brighton**

1 No. projective sign, illuminated by fluorescent overhead trough light (Resubmission BH2003/01755/AD refused 21/07/2003).

**Applicant:** City Centre Restaurants (UK) Ltd  
**Approved on 25/11/03**

**1) B00.08**

This permission shall enure for a period of 5 years from the date of this notice.

*Reason: To accord with regulation 13 (5) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**2) B00.09**

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.*

**BH2003/03162/FP**

**Flat 10/11 Bristol Mansions 19/20 Sussex Square Brighton**

Conversion of 4 bedroom flat to 1 two bedroom flat and 1 one bedroom flat. Conversion of a bathroom into a kitchen (partially retrospective).

**Applicant:** Andrew Lovell

**Approved on 25/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**BH2003/03124/FP**

**2 Newlands Road Rottingdean**

Demolition of existing house and erection of part 3-storey part 2-storey block of 14 no. flats and associated car parking.

**Applicant:** CDC 2020

WITHDRAWN ON 25/11/03

**BH2003/03226/FP**

**Flat 1 31 Sussex Square & 36a Bristol Gardens Brighton**

Alterations and conversion to form 1 no. four bed flat, from two existing flats - one at flat 1 31 Sussex Square and one at - 36A Bristol Gardens. Single storey extension in the form of a conservatory on the south elevation.

**Applicant:** Mr & Mrs P Atkinson

WITHDRAWN ON 14/11/03

**BH2003/03264/LB**

**Flat 1 31 Sussex Square and 36a Bristol Gardens Brighton**

Alterations and conversion to form 1 no. four bed flat, from two existing flats - one at flat 1 31 Sussex Square and one at 36A Bristol Gardens. Single storey extension in the form of a conservatory on the south elevations.

**Applicant:** Mr & Mrs P Atkinson

WITHDRAWN ON 14/11/03

**BH2003/03503/FP**

**109 Marine Drive Rottingdean**

Conversion and extension of existing sub-standard chalet bungalow to form 3 bed dwelling house.

**Applicant:** Mrs D Turrell

WITHDRAWN ON 25/11/03

**BRUNSWICK AND ADELAIDE**

**BH2003/03051/FP**

**Flat 4 19 Selborne Road Hove**

Insertion of two timber framed windows to rear elevation.

**Applicant:** Miss L Rowland

06/11/2003 to: 26/11/2003

Report from:

**Approved on 17/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03061/FP**

**30 Waterloo Street Hove**

Renewal of planning application BH1998/02073/FP to allow change of use from guest house (C1) to residential.

**Applicant:** Victor J Ellis

**Refused on 06/11/03**

**1) UNI**

The premises are within the 'core' area for hotels and guest houses identified in the Brighton and Hove Local Plan 2001 (second deposit) proposals map. The proposal would be contrary to Policy SR18 of the revised Local Plan which seeks to retain existing hotels and guest houses within this area unless there are overriding circumstances for permitting such a change. No such overriding circumstances have been demonstrated in this instance.

**BH2003/03079/LB**

**Lower Ground Floor Flat 80 Lansdowne Place Hove**

Internal alterations to layout of lower ground floor flat.

**Applicant:** Thomas Evans

**Approved on 13/11/03**

**1) B00.02**

The works for which consent is hereby given must be commenced within five years from the date hereof.

*Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.*

**2) UNI**

All skirtings, cornices or other features should match exactly the original where they are to be replaced.

*Reason: To ensure satisfactory preservation of this listed building and to comply with policies BE5 of the Hove Borough Local Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**BH2003/03116/FP**

**49 Lansdowne Place Hove**

Change of use and conversion of 2 no. orthodontic surgeries to 2 no. 2 bed flats at basement and ground floor.

**Applicant:** Mr B Parmer

**Approved on 25/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**BH2003/03117/LB**

**49 Lansdowne Place Hove**

Internal alterations to create 2 no. 2 bed flats and alterations to layout of 1st/2nd floor flat.

**Applicant:** Mr B Parmer

**Approved on 25/11/03**

**1) B00.02**

The works for which consent is hereby given must be commenced within five years from the date hereof.

*Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.*

**2) UNI**

Report from:

No development shall take place until plans and elevations/sections at a scale no less than 1:5 of the proposed main entrance to the ground floor flat and entrance to the living room have been submitted and approved in writing by the Local Planning Authority. The approved details shall be implemented to the satisfaction of the Local Planning Authority.

*Reason: To protect the special character and appearance of the listed building to comply with policies BE3 and BE5 of the Hove Borough Local Plan and HE1 of the Brighton and Hove Local Plan Second Deposit Draft.*

**3) UNI**

No development shall take place until details of all proposed new doors, and details of how the existing door from the hallway to the living room on the ground floor is to be retained and fireproofed, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented to the satisfaction of the Local Planning Authority.

*Reason: To protect the special character and appearance of the listed building to comply with policies BE3 and BE5 of the Hove Borough Local Plan and HE1 of the Brighton and Hove Local Plan Second Deposit Draft.*

**4) UNI**

The proposed partitioning along the stairway shall be installed so as not to interfere with the balustrade and handrail, or conceal the panelling below.

*Reason: To protect the special character and appearance of the listed building to comply with policies BE3 and BE5 of the Hove Borough Local Plan and HE1 of the Brighton and Hove Local Plan Second Deposit Draft.*

## **CENTRAL HOVE**

### **BH2002/00282/FP**

#### **17 Victoria Terrace Hove**

Change of use from retail (use class A1) to Financial/Professional services business/office (use class A2/B1).

**Applicant:** Mrs Reed

**Refused on 22/03/02**

**1) UNI**

It is considered that the proposed change of use is contrary to current policy that seeks to maintain the vitality of local shopping parades. The proposed B1 (Office) use is detrimental to the vitality of the local parade and the proposal fails to demonstrate non-viability of the existing retail unit. The proposal is therefore contrary to policies S11 of the Hove Borough Local Plan and SR8 of the Brighton & Hove Local Plan Second Deposit Draft 2001.

### **BH2003/01768/FP**

#### **4 St Aubyns Gardens Hove**

Third floor rear extension to form new second/third floor maisonette.

**Applicant:** Miss T Boardman & Mr R Haddou-Riffi

**Approved on 13/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

### **BH2003/02996/FP**

#### **25c Wilbury Road Hove**

Room in the roofspace.

**Applicant:** Mr and Mrs B Todd

**Refused on 13/11/03**

**1) UNI**

Notwithstanding inaccuracies on the submitted plans the proposed dormer extension to the side and rear roof slopes would constitute inappropriate and unsightly features which relate poorly to the existing features on the property and are therefore detrimental to the visual amenities of the building and surrounding areas. The proposal is therefore contrary to development plan policy BE1 of the Hove Borough Local Plan and policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan Second Deposit Draft and Supplementary Planning Guidance Note BH1 'Roof Extensions and Alterations'.

**BH2003/03026/FP**

**57 Ventnor Villas Hove**

Rear extension to convert bedsit into 2 bedroom flat.

**Applicant:** Lisgo-Charlton Ltd

**Refused on 14/11/03**

**1) UNI**

Notwithstanding inaccuracies on the submitted plans, the proposed development would, by reason of its height and massing, result in an excessive development which would be seriously detrimental to the amenities enjoyed by the occupiers of the lower ground floor flat and the neighbouring occupiers to the south by reasons of outlook, loss of light and general overshadowing. The proposal is therefore contrary to planning policy BE1 of the Hove Borough Local Plan, and Policies QD1, QD2, QD14 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.

**BH2003/03103/FP**

**Basement flat 15 Ventnor Villas Hove**

Single storey rear extension to basement flat.

**Applicant:** Mr Wortley & Miss Kelly

**Approved on 25/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03268/FP**

**48a Hova Villas Hove**

Single storey rear extension.

**Applicant:** Mr T A Parker

**Approved on 24/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**GOLDSMID**

**BH2003/02656/FP**

**Flat 33 Veric 16-18 Eaton Gardens Hove**

Replacement UPVC windows and door to flat 33.

**Applicant:** Mr John Staunton

**Approved on 13/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) UNI**

The glazing pattern of the replacement windows shall exactly match the pattern of the existing windows.

*Reason: For the avoidance of doubt in the interests of the visual amenities of the Conservation Area, in compliance with policy BE8 of the Hove Borough Local Plan and policy HE6 of the Brighton & Hove Local Plan Second Deposit Draft*

**BH2003/02750/FP**

**Brighton & Hove Bus & Coach parking area Goldstone Street/Conway Street Hove**

Replace existing chain link fence & gates to parking area with steel pale fencing.

**Applicant:** The Go Ahead Group plc

**Approved on 12/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) UNI**

The fencing hereby permitted shall be colour treated green as shown on the submitted photograph.

*Reason: to comply with policy QD1 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03001/FP**

**Flat 6 Drive Lodge 68-70 The Drive**

Install double glazing to ground floor flat

**Applicant:** Mr & Mrs Newman

**Refused on 14/11/03**

**1) UNI**

The proposed window, numbered 3 on the submitted drawing, by reason of its style and positioning of the openings would be out of keeping with the remaining windows on the elevation and would detract from the character of the Willett Estate Conservation Area in which the property is located. The proposal is therefore contrary to planning policy BE1 and BE8 of the Hove Borough Local Plan and Policies QD1, QD2, QD14 & HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

**BH2003/03049/FP**

**84 Lyndhurst Road Hove**

Roof conversion including rear mansard and front roof windows.

**Applicant:** Mr and Mrs Rusell

**Refused on 18/11/03**

**1) UNI**

The proposed front rooflights and rear roof extension would by virtue of its size, bulk, and design constitute unsightly features, detrimental to the appearance of the building. The proposals are therefore contrary to planning policy BE1 of the Hove Borough Local Plan, and Policies QD1, QD2, QD14 & QD27 of the Brighton & Hove Local Plan Second Deposit Draft and Supplementary Planning Guidance Note BH1 'Roof Extensions and Alterations'.

**BH2003/03084/LB**

**Flat 1 36 Cromwell Road Hove**

Roof mounted satellite dish.

**Applicant:** R C Walpole

**Approved on 13/11/03**

**1) B00.02**

The works for which consent is hereby given must be commenced within five years from the date hereof.

*Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.*

**2) UNI**

At no point should the satellite dish and associated equipment be positioned so that it is visible from Cromwell Road, Wilbury Villas or Wilbury Road.

*Reason: to ensure satisfactory preservation of this Listed Building in order to comply with policy HE1 of the Brighton and Hove Local Plan Second Deposit Draft*

**3) B27.01**

The satellite dish hereby permitted shall be permanently removed from the site within 10 years of the date of this decision.

*Reason: To comply with with policy QD22 of the Brighton and Hove Local Plan Second Deposit Draft which points to the short lived nature of the equipment and of the likelihood of technological change and ensuring that the dish does not detract from the character of the area in the long term.*

**BH2003/03090/LB**

**Flat 2 55 The Drive Hove**

Internal alterations to shower room and wc.

**Applicant:** Ms R Rendall

**Approved on 13/11/03**

**1) B00.02**

The works for which consent is hereby given must be commenced within five years from the date hereof.

*Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.*

**2) UNI**

All skirtings, cornices or other features should match exactly the original where they are to be replaced.

*Reason: To ensure satisfactory preservation of this listed building and to comply with policies BE5 of the Hove Borough Local Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.*

**BH2003/03094/FP**

**Flat 10 Bodiham House Davigdor Rd Hove, BN3 1WQ**

Application to allow Flat 10 an unfixed east facing kitchen window. (Required to be fixed shut by condition 4 of permission BH1997/01735/FP)

**Applicant:** Colin & Peggy Bannister

**Approved on 10/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) UNI**

The replacement window hereby approved shall match the existing, be obscure glazed and be restricted to an opening of no more than thirty degrees from vertical.

*Reason: In order to safeguard neighbouring privacy and to comply with policy QD14 & QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03100/LB**

**Wavertree House Somerhill Road Hove**

Rebuild chimney stack using existing bricks and stonework.

**Applicant:** RNIB

**Approved on 24/11/03**

**1) B00.02**

The works for which consent is hereby given must be commenced within five years from the date hereof.

*Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.*

**2) UNI**

The proposed works to rebuild the existing chimney stack should re-use the existing bricks and stonework and replicate the existing chimney.

*Reason: to ensure the satisfactory preservation of this Listed Building in accordance with policy HE1 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03140/FP**

**Flat 32 Eaton Hall Eaton Gardens Hove**

Replacement windows and patio doors to top floor flat.

**Applicant:** Mrs S Baker

**Approved on 10/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**BH2003/03170/CL**

**31a Davigdor Road Hove**

Certificate of lawfulness for an existing use as a first and second floor residential maisonette.

**Applicant:** Hong Lu

**Certificate granted on 25/11/03**

**BH2003/03496/CL**

**54 Livingstone Road Hove**

Certificate of lawfulness for an existing use as a first floor flat.

**Applicant:** W P Properties

**Certificate granted on 25/11/03**

**BH2003/01508/FP**

**9 Eaton Villas Hove**

Erection of 5 storey apartment block comprising of 9 units.

**Applicant:** Mr G Turner

WITHDRAWN ON 13/11/03

**BH2003/01509/CA**

**9 Eaton Villas Hove**

Demolition of detached house.

**Applicant:** Mr G Turner

WITHDRAWN ON 13/11/03

**HANGLETON & KNOLL**

**BH2003/02950/FP**

**256 Hangleton Road Hove**

Single storey rear extension.

**Applicant:** Mr B Breach

**Approved on 11/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 accord with policies BE19 of the Hove Borough Local Plan, and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03003/FP**

**210 Hangleton Road Hove**

Roof conversion to form self-contained flat (revision to withdrawn application BH2003/01537/FP).

**Applicant:** Mr R Ransom

**Approved on 07/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area, to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**3) B02.09**

The refuse and cycle storage facilities indicated on the approved plans shall be implemented and thereafter maintained and made available to the occupiers of the residential units hereby approved for use at all times.

*Reason: To ensure the provision of satisfactory facilities for the storage of refuse and cycles, to comply with policies QD27 and TR12 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03022/FP**

**26 Northease Drive Hove**

Conservatory extension at rear of property (resubmission)

**Applicant:** Mr & Mrs M J Jones

**Approved on 11/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B02.04**

The high level windows on the eastern elevation, and the windows adjoining the neighbouring boundary on the west elevation shall not be glazed otherwise than with obscured glass and thereafter permanently maintained.

*Reason: To safeguard the privacy of the occupiers of the neighbouring properties, and to comply with policies BE1 of the Hove Borough Local Plan 1995 and QD14 & QD27 of the Brighton & Hove Local Plan Second Deposit Draft 2001.*

**BH2003/03076/FP**

**81 Hangleton Valley Drive Hove**

Front and rear extensions.

**Applicant:** Mr & Mrs Eade

**Refused on 13/11/03**

**1) UNI**

The proposed extensions by virtue of their size, bulk and design would constitute unsightly features on the building and the surrounding area. The proposal would therefore be contrary to policy BE1 of the Hove Borough Local Plan, QD1 & QD14 of the Brighton & Hove Local Plan Second Deposit Draft and to the provisions of Supplementary Planning Guidance Note SPGHI: Roof Alterations and Extensions.

**NORTH PORTSLADE**

**BH2003/02994/FP**

**55 Mile Oak Road Portslade**

Single storey side and rear extension.

**Applicant:** Mr Simmons

**Approved on 13/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Report from:

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area, to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03002/FP**

**147 Thornhill Rise Portslade**

Conservatory at rear.

**Applicant:** Wes Granger

**Approved on 14/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B02.04**

The conservatory windows on the south elevation shall not be glazed otherwise than with obscured glass and thereafter permanently maintained.

*Reason: To safeguard the privacy of the occupiers of the neighbouring property, and to comply with policies BE1 of the Hove Borough Local Plan 1995 and QD14 & QD27 of the Brighton & Hove Local Plan Second Deposit Draft 2001.*

**BH2003/03093/FP**

**7 New Barn Close Portslade**

Room in roof with dormer window - retrospective.

**Applicant:** Mr N P Gravett

**Refused on 14/11/03**

**1) UNI**

The dormer by virtue of its size, bulk and design would constitute an unsightly feature on the building. The proposal would therefore be contrary to policy BE1 of the Hove Borough Local Plan, QD1 & QD14 of the Brighton & Hove Local Plan Second Deposit Draft and to the provisions of Supplementary Planning Guidance Note SPGHI: Roof Alterations and Extensions.

**BH2003/03106/FP**

**12 Thornhill Way Mile Oak Portslade**

Two storey rear and side extension.

**Applicant:** Alan Tasker

**Refused on 24/11/03**

**1) UNI**

The proposed rear and side extension would constitute an unsightly addition to the existing dwelling representing an incongruous feature detrimental to the appearance and character of the property and the street scene. The proposals are therefore contrary to planning policy BE1 of the Hove Borough Local Plan and Policies QD1 & QD14 of the Brighton & Hove Local Plan Second Deposit Draft

**SOUTH PORTSLADE**

**BH2003/03011/AD**

**Unit 11 Victoria Road Portslade**

Non-illuminated site sign board.

**Applicant:** Endeavour Holdings Ltd

**Approved on 17/11/03**

**1) UNI**

The sign hereby permitted shall be permanently removed from the site twelve months from the date of this notice.

*Reason: The advert hereby approved is not considered suitable as a permanent form of advertisement and consent is therefore granted for a temporary period.*

**2) B00.09**

Report from:

06/11/2003 to: 26/11/2003

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992 and to comply with policy QD12 of the Brighton and Hove Local Plan Second Deposit Draft.*

**3) B00.10**

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992 and to comply with policy QD12 of the Brighton and Hove Local Plan Second Deposit Draft.*

**4) B00.11**

Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992 and to comply with policy QD12 of the Brighton and Hove Local Plan Second Deposit Draft.*

**5) B00.12**

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 comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992 and to comply with policy QD12 of the Brighton and Hove Local Plan Second Deposit Draft.*

**6) B00.13**

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, *waterway (including any coastal waters) or aerodrome (civil or military).*

*Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992 and to comply with policy QD12 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03017/FP**

**1 Sharpthorne Crescent Portslade**

Conservatory to rear elevation.

**Applicant:** Mrs Simmonds

**Approved on 17/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area, to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03042/FP**

**64 Melrose Avenue Hove**

Room in the roof to include rear and side dormers.

**Applicant:** Mr C Smith

**Refused on 14/11/03**

**1) UNI**

The proposed dormers by virtue of their size and design would constitute unsightly features, detrimental to the visual amenities of the building and the surrounding area. The proposal would therefore be contrary to policy BE1 of the Hove Borough Local Plan, QD1 & QD14 of the Brighton & Hove Local Plan Second Deposit Draft and to the provisions of Supplementary Planning Guidance Note SPGHI: Roof Alterations and Extensions.

**BH2003/03198/FP**

**2 New Timber Drive**

Rear extension.

**Applicant:** Mr Lucey

**Approved on 24/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03203/FP**

**GFF 26 St Aubyns Road Portslade**

Replacement of existing windows with uPVC double glazing.

**Applicant:** Mrs Evans

**Approved on 25/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**BH2003/03204/FP**

**36 Links Road Portslade**

Erection of a single storey rear extension.

**Applicant:** Mr & Mrs Jeffery

**Approved on 26/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building and to accord with policies BE19 of the Hove Borough Local Plan, and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area.*

**BH2003/03318/FP**

**37 Vale Road Portslade**

Siting of prefab building in car park.

**Applicant:** C & S Nameplate Co Ltd

**Approved on 25/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B08.01**

The prefab building hereby permitted shall be permanently removed from the site before 25/11/2008 and the land reinstated to its former condition.

*Reason: The structure hereby approved is not considered suitable as a permanent form of development and permission is granted for a temporary period only and to comply with policies BE1 of the Hove Borough Local Plan and QD5 of the Brighton and Hove Local Plan Second Deposit Draft.*

**3) B03.02**

A scheme for the soundproofing of the building shall be submitted to the Local Planning Authority and no development shall commence until a scheme is approved by the Local Planning Authority. The use of the premises shall not commence until all soundproofing works have been carried out to the satisfaction of the Local Planning Authority. The soundproofing works shall be maintained thereafter to the satisfaction of the Local Planning Authority.

*Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies EM9 of the Hove Borough Local Plan and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

**4) B03.03**

A scheme for the fitting of odour control equipment to the building shall be submitted to the Local Planning Authority and no development shall commence until a scheme is approved by the Local Planning Authority. The use of the premises shall not commence until all odour control equipment works have been carried out to the satisfaction of the Local Planning Authority. The odour control equipment shall be maintained thereafter to the satisfaction of the Local Planning Authority.

*Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies EM9 of the Hove Borough Local Plan and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

**5) B03.04**

A scheme for the sound insulation of odour control equipment referred to in the condition set out above shall be submitted to the Local Planning Authority and no development shall commence until all sound insulation works have been carried out to the satisfaction of the Local Planning Authority. The sound insulation works shall be maintained thereafter to the satisfaction of the Local Planning Authority.

*Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies EM9 of the Hove Borough Local Plan and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

**6) B03.01**

The prefab building hereby approved shall not be in use except between the hours of 08:00 and 17:00 hours on Mondays to Thursdays, and between 08:00 and 13:00 hours on Fridays and not at anytime on Saturdays, Sundays or Bank Holidays.

*Reason: To safeguard the amenities of the locality and to comply with policies EM9 of the Hove Borough Local Plan and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

## **STANFORD**

### **BH2003/02885/FP**

**150 Nevill Road Hove**

Formation of second garage extension to existing garage fronting Eridge Road.

**Applicant:** D & JW Barber

**Approved on 11/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

### **BH2003/02968/FP**

**93 Old Shoreham Road Hove**

Change of use from A1 retail to A3 hot food. New shopfront alterations to windows, rear external staircase and extract duct.

**Applicant:** Dominos Pizza Group Ltd

**Approved on 10/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B03.01**

The premises shall not be open or in use except between the hours of 08:00 and 23:00 hours on Mondays to Saturdays, and between 11:00 and 22:30 hours on Sundays and Bank Holidays.

*Reason: To safeguard the amenities of the locality and to comply with policies BE1 of the Hove Borough Local Plan and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.*

**3) B02.11**

Report from:

Before any works commence a scheme shall be submitted to and approved by the Local Planning Authority indicating proposals for the satisfactory storage of refuse in accordance with BS.5906. Such proposals as shall be agreed shall be implemented and thereafter maintained.

*Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policies BE1 & BE18 of the Hove Borough Local Plan and SU2 & QD27 of the Brighton & Hove Local Plan Second Deposit Draft.*

**4) B03.02**

A scheme for the soundproofing of the building shall be submitted to the Local Planning Authority and no development shall commence until a scheme is approved by the Local Planning Authority. The use of the premises shall not commence until all soundproofing works have been carried out to the satisfaction of the Local Planning Authority. The soundproofing works shall be maintained thereafter to the satisfaction of the Local Planning Authority.

*Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies BE1 of the Hove Borough Local Plan and SU2 & QD27 of the Brighton & Hove Local Plan Second Deposit Draft.*

**5) B03.03**

A scheme for the fitting of odour control equipment to the building shall be submitted to the Local Planning Authority and no development shall commence until a scheme is approved by the Local Planning Authority. The use of the premises shall not commence until all odour control equipment works have been carried out to the satisfaction of the Local Planning Authority. The odour control equipment shall be maintained thereafter to the satisfaction of the Local Planning Authority.

*Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies BE1 of the Hove Borough Local Plan and SU2 & QD27 of the Brighton & Hove Local Plan Second Deposit Draft.*

**6) B03.10**

A scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority.

*Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies BE1 of the Hove Borough Local Plan and SU2 & QD27 of the Brighton & Hove Local Plan Second Deposit Draft.*

**7) B07.01**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any amendment thereto the premises shall be used only as a takeaway and hot food shop and for no other purpose under Use Class A3.

*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 policies BE1 of the Hove Borough Local Plan and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.*

**BH2003/03004/FP**

**Hove Recreation Ground Hove**

Construction of 40 new car parking spaces and provision of 3 new disabled parking spaces and creation of associated vehicular access from Shirley Drive in connection with Hove RFC clubhouse.

**Applicant:** Hove RFC

**Refused on 11/11/03**

**1) UNI**

The site is allocated for public open space on the Hove Borough Local Plan proposals map, and both falls within the definition of urban open space, and is selected as a 'Greenway' on the Brighton and Hove Local Plan Second Deposit Draft. Policies EC18 and QD20 of the respective plans resist the loss of areas of public open space that are important to people because of a number of criteria, including their recreational value, and policy QD19 requires new development within Greenways to contribute to or enhance the Greenway network. The site currently contributes to casual open space provision on a Recreation Ground where formal uses predominate, and the loss of such open space would be contrary to the above policies, to the detriment of the general amenities of park users. The applicant has failed to demonstrate any exceptional planning circumstances which could justify a departure from these policies.

**BH2003/03053/FP**

**7 Barrowfield Lodge Barrowfield Drive Hove**

Alterations to top floor flat including new windows and doors to the front elevation with alterations to fire escape and new lantern rooflight.

**Applicant:** Mr Cuccinane

**Approved on 20/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area, to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**3) UNI**

At no time should the lantern rooflight be fitted so that it is visible above the ridge of the roof.

*Reason: To ensure the satisfactory appearance of the proposal in accordance with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03053/FP**

**7 Barrowfield Lodge Barrowfield Drive Hove**

Alterations to top floor flat including new windows and doors to the front elevation with alterations to fire escape and new lantern rooflight.

**Applicant:** Mr Cuccinane

**Approved on 20/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area, to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**3) UNI**

At no time should the lantern rooflight be fitted so that it is visible above the ridge of the roof.

*Reason: To ensure the satisfactory appearance of the proposal in accordance with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03077/FP**

**46 Hill Drive Hove**

Loft conversion and enlargement of existing extension.

**Applicant:** Calvey & Michela Taylor-Haw

**Refused on 17/11/03**

**1) UNI**

The proposed unorthodox roof form, incorporating both a gable and a hip, would result in the undesirable imbalance to the otherwise generally symmetrical appearance to the semi-detached building and would represent an incongruous feature detrimental to the appearance and character of the streetscene. The proposals are therefore contrary to planning policy BE1 of the Hove Borough Local Plan and Policies QD1, QD2, QD14 & QD27 of the Brighton & Hove Local Plan Second Deposit Draft and Supplementary Planning Guidance Note BH1 'Roof Extensions and Alterations'.

**2) UNI**

The proposed recessed rear dormer extension would by virtue of its size, design and position in terms of the existing fenestration on the property would constitute an unsightly feature, detrimental to the appearance of the building. The proposal is therefore contrary to planning policy BE1 of the Hove Borough Local Plan, and Policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan Second Deposit Draft and Supplementary Planning Guidance Note BH1 'Roof Extensions and Alterations'.

Report from:

### 3) UNI

The proposed windows on the front and rear elevations, by reason of the size and detailing, would be out of keeping with the existing fenestration on the property, detrimental to the appearance and character of the property and the streetscene. The windows are therefore contrary to planning policy BE1 of the Hove Borough Local Plan, and Policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan Second Deposit Draft.

#### **BH2003/03092/FP**

##### **13 Woodlands Hove**

Two storey east side extension and cellar.

**Applicant:** R W Fossella

#### **Refused on 14/11/03**

##### 1) UNI

The proposed two-storey side extension bears little relation to the existing features, style and character of the existing property. As a result, by virtue of its prominent design the proposal would constitute an unsightly addition to the existing dwelling representing an incongruous feature detrimental to the appearance and character of the existing detached property and the streetscene. The proposals are therefore contrary to planning policy BE1 of the Hove Borough Local Plan and Policies QD1, QD2, & QD14 of the Brighton & Hove Local Plan Second Deposit Draft.

#### **BH2003/03102/FP**

##### **79 Goldstone Crescent Hove**

Two storey pitched roof rear extension and flat roof garage.

**Applicant:** Mr & Mrs A Seymour

#### **Refused on 25/11/03**

##### 1) UNI

The proposed two-storey rear extension would, due to its excessive size and relationship to the neighbouring properties, represent an unsympathetic and unneighbourly form of development detrimental to the amenity of the occupiers of the neighbouring properties by reason of its overbearing appearance and loss of light. As such the proposal would be contrary to policy BE1 of the Hove Borough Local Plan and policies QD1, QD2, QD14 & QD27 of the Brighton and Hove Local Plan Second Deposit Draft.

##### 2) UNI

The proposed garage would, due to its prominent location at the front of the property, represent an obtrusive incongruous feature detrimental to the appearance of the surrounding area which is characterised by open gardens. As such the proposal would be contrary to policy BE1 of the Hove Borough Local Plan and policies QD1, QD2 and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

#### **BH2003/03256/FP**

##### **55 Woodruff Avenue Hove**

Attached garage at side.

**Applicant:** Mr & Mrs A Lias

#### **Approved on 26/11/03**

##### 1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

##### 2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 accord with policies BE19 of the Hove Borough Local Plan, and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

## **WESTBOURNE**

#### **BH2003/02265/FP**

##### **19 Pembroke Crescent Hove**

Rear dormer and Velux roof lights.

**Applicant:** Mr & Mrs Bailey

**Approved on 13/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/02992/FP**

**Flat 7 Girton House 193 Kingsway Hove**

Replace existing bay windows with white uPVC.

**Applicant:** Mr & Mrs Lewis

**Refused on 07/11/03**

**1) UNI**

The proposed replacement uPVC bay window would adversely effect the appearance of the west elevation of the building and in turn, the appearance of adjoining buildings and The Sackville Gardens Conservation Area. The proposal is therefore contrary to policies BE8 of the Hove Borough Local Plan and HE6 of the Brighton & Hove Local Plan Second Draft.

**BH2003/03050/FP**

**158A (GFF) Westbourne Street Hove**

New windows and glazed doors.

**Applicant:** Mr R Standing

**Approved on 17/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**BH2003/03096/FP**

**28 Lawrence Road Hove**

Installation of replacement double glazed windows to front of first floor flat.

**Applicant:** Kenneth C Giles

**Approved on 24/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**BH2003/03194/FP**

**30 Sackville Road Hove**

Installation of velux roof window to front roof slope.

**Applicant:** Rotary Club of Hove Housing Society

**Approved on 10/11/03**

**1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

**BH2003/02811/FP**

**70 Lawrence Road Hove**

Extension to fire escape platform at rear of building (Retrospective)

Applicant: Mr J Owen  
WITHDRAWN ON

07/11/03

## **WISH**

### **BH2003/02788/CL**

#### **13 Braemore Road Hove**

Certificate of lawfulness for a proposed replacement conservatory.

Applicant: Edward C Flude

#### **Certificate refused on 19/11/03**

##### **1) UNI**

The existing conservatory is not an original feature to the property and it is unclear from the details submitted whether the existing conservatory was built prior to 1 July 1948. The application cannot therefore be considered as permitted development under Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 1995.

*Informative: A Certificate of Lawfulness can only be granted in relation to the information provided. If it can be shown that the conservatory was built prior to 1 July 1948 then the Certificate is likely to be granted.*

### **BH2003/03060/FP**

#### **252 Portland Road Hove**

New shopfront.

Applicant: Mr Meah

#### **Approved on 06/11/03**

##### **1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

### **BH2003/03086/FP**

#### **GFF 17 Jesmond Road Hove**

Single storey near extension.

Applicant: Charlotte Huffer

#### **Approved on 14/11/03**

##### **1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

##### **2) UNI**

The flat roof of the extension shall not be used for any other purpose; including use as a roof terrace or balcony or for the purpose of sitting out.

*Reason: In order to prevent undue overlooking of neighbouring properties and to comply with policies BE1 of the Hove Borough Local Plan and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.*

### **BH2003/03118/FP**

#### **44 Hogarth Road Hove**

Roof conversion to include extended roof, amendment and re-submission of BH2003/01462/FP.

Applicant: Mr R Salts

#### **Approved on 10/11/03**

##### **1) B00.01**

The development for which permission is hereby granted must be commenced within five years from the date hereof.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

##### **2) B01.03**

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

**BH2003/03120/FP**

**12 12A 12B Boundary Road Hove**

Demolition of single storey retail units 12A and 12B and erection of two storey building and conversion of No. 12 to provide 2 retail units and 8 no. 1 bedroom residential flats.

**Applicant:** Sign of Four Ltd

**Refused on 18/11/03**

**1) UNI**

The proposed new two-storey building would, by reason of excessive height and proximity to the boundary, result in a loss of outlook and give an unacceptable sense of enclosure to the occupiers of 1 Seaford Road, and the proposed first and second floor balconies would lead to an unacceptable sense of intrusion, to the detriment of their amenity. The proposal would therefore be contrary to policies BE1 of the Hove Borough Local Plan and QD14 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.

**2) UNI**

The proposed residential units on the lower ground floor would, by reason of limited outlook and inadequate provision of natural light and ventilation, result in unsatisfactory living conditions for the proposed occupiers of the units. The proposal would therefore constitute over-development of the site, contrary to policies BE1 and BE14 of the Hove Borough Local Plan and HO9 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.