



**Brighton & Hove  
City Council**

# Plans List

## **PLANNING COMMITTEE**

**2.00PM, WEDNESDAY, 18 MAY 2011**

**COUNCIL CHAMBER, HOVE TOWN HALL**



**BRIGHTON & HOVE CITY COUNCIL  
ENVIRONMENT**

**PLANS LIST  
PLANNING COMMITTEE  
Date: 18<sup>th</sup> March 2011**

**TREES - Recommendations**

-

**TREES  
Delegated Powers or implementation of a previous Committee Decision**

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**MINOR APPLICATIONS**

|          | <b>Application Number</b> | <b>Area</b> | <b>Ward</b>          | <b>Address</b>                         | <b>Proposal</b>  | <b>Recommendation</b> | <b>Page</b> |
|----------|---------------------------|-------------|----------------------|--|--|-----------------------|-------------|
| <b>A</b> | BH2011/00095              | East        | Preston Park         | Land to the rear of 183 Ditchling Road | Demolition of existing storage building and erection of 2no storey, 2no bedroom dwelling.  | Grant                 | <b>9</b>    |
| <b>B</b> | BH2011/00096              | East        | Preston Park         | Land to the rear of 183 Ditchling Road | Demolition of existing storage building and erection of 2no storey, 2no bedroom dwelling.  | Grant                 | <b>22</b>   |
| <b>C</b> | BH2011/00726              | East        | Rottingdean Coastal  | Field End 4 Founthill Road             | Replacement of existing fence to west elevation and brickwork wall, piers and vehicular access to south elevation with new brickwork wall and entrance gates. Construction of new brickwork wall parallel to eastern elevation (Part retrospective). | Refuse                | <b>27</b>   |
| <b>D</b> | BH2011/00606              | East        | Woodingdean          | 44 Crescent Drive South                | Installation of glass panelled safety rail to rear at first floor. (Retrospective).  | Refuse                | <b>33</b>   |
| <b>E</b> | BH2011/00620              | West        | Brunswick & Adelaide | 55-57 Church Road                      | Enclosure of front terrace with canopy, supporting structure and glazed screening. (Retrospective).  | Refuse                | <b>39</b>   |

|          |              |      |         |                                 |   |       |           |
|----------|--------------|------|---------|---------------------------------|---|-------|-----------|
| <b>F</b> | BH2011/00442 | West | Regency | The Brighton Centre, Kings Road | Alterations to entrance lobby and entrance doors to ground floor front elevation including new glazing to underside of canopy and automatic doors and extension at third floor level onto existing balcony. | Grant | <b>64</b> |
|----------|--------------|------|---------|---------------------------------|---|-------|-----------|

**Determined Applications:**

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PLEASE NOTE IN LINE WITH THE DECISION OF THE SUB-COMMITTEE TAKEN AT ITS MEETING ON 27 APRIL 2005, copies of "Determined Applications" items are now available as hard copies at public inspection points or may be downloaded from the Council website. Copies of these papers are emailed to individual Committee Members.

**PLANS LIST 18 May 2011**

**BRIGHTON AND HOVE CITY COUNCIL**

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

**PRESTON PARK**

**Application No: BH2011/00948**  
**18A Southdown Avenue**

1 x Sycamore - reduce back to the boundary fence all branches that overhang 51A Rugby Road.

Applicant: Tom Fellows  
**Approved on 14 Apr 2011**

**Application No: BH2011/01012**  
**92 Beaconsfield Villas, Brighton**

Fell multi-stemmed Sycamore in rear garden - poor form, no public amenity value

Applicant: Mr Mark McCallum  
**Approved on 14 Apr 2011**

**Application No: BH2011/01105**  
**52 Beaconsfield Villas**

Fell 1 x Sycamore - multiple stem wounds, no public amenity value.

Applicant: J Hatch  
**Approved on 27 Apr 2011**

**REGENCY**

**Application No: BH2011/00785**  
**80 Montpelier Road**

1 x Elm - reduce crown away from house by 5 metres

Applicant: Mr Richard Green  
**Approved on 14 Apr 2011**

**Application No: BH2011/00787**  
**91 Montpelier Road**

1 x Evergreen Oak - crown lift to remove branches growing out on to the pavement and balance the tree.

Applicant: Mr John Higgins  
**Approved on 14 Apr 2011**

**Application No: BH2011/01016**  
**11 Vine Place, Brighton**

Ailanthus - reduce crown circa 2m all round

Applicant: Mrs J Morley  
**Approved on 14 Apr 2011**

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

**Application No: BH2011/00886**  
**9 Roundhill Crescent**

1 x Elm (in no 7) - reduce 3 x main limbs by 6-7ft. 3 x Sycamore - 30% crown reduction. 1 x Elm - 30% crown reduction. 1 x Sycamore (neighbours) - remove 1 x limb (lowest to the east).

Applicant: Mr Nyall Thompson  
**Approved on 18 Apr 2011**

### **WITHDEAN**

**Application No: BH2011/00242**  
**11 Withdean Road, Brighton**

1 x Silver Birch (T13) - remove branch that protrudes from Holly, reduce height by 5-6ft. 1 x Lawson Cypress (T9) and 1 x Cotoneaster (T10) - reduce height by 5-6ft. 2 x Yews (T4 and T5) - light crown lift, light crown thin/reduce. 1 x Weeping Ash (T102) prune back branches by 4-5ft next to house/roof.

Applicant: Tom Fellows  
**Approved on 20 Apr 2011**

**Application No: BH2011/00715**  
**Beechwood, Curwen Place, London Road**

1 x Beech - reduce by up to 3m on north side of the tree and reduce away from Pinewood.

Applicant: Mr Duncan Armstrong  
**Approved on 14 Apr 2011**

**Application No: BH2011/00876**  
**1 Harrington Road, Brighton**

5 x Limes (T1 - T5), 1 x Holly (T6), 1 x Holm Oak (T7) - crown reduce by 30% the largest tree (T3), a lime, after which its approximate height would be 10-12 metres. The crowns of the other trees would be reduced to match the height of T3.

Applicant: Mrs Paloma Bordons  
**Approved on 14 Apr 2011**

**Application No: BH2011/00879**  
**12 The Mews, Towergate**

1 x Conifer - reduce in height down to 6 ft.

Applicant: Mr Tom Fellows  
**Approved on 14 Apr 2011**

**Application No: BH2011/01065**  
**Stanford Gate, South Road**

1 x Sycamore - reduce and reshape crown by 30%. Lift to 4m and remove dead and diseased wood. 3x Sycamore and 1 x Cherry - cut back past boundary all branches overhanging property to a height of 5m.

Applicant: Mr Seaton  
**Approved on 14 Apr 2011**

**Application No: BH2011/01110**  
**8 Varndean Holt**

1 x Sycamore (T34) - 30% crown reduction. 1 x Ash (T31) - removal of selective overhang.

Applicant: Mr Iain Palmer  
**Approved on 19 Apr 2011**

**Application No: BH2011/01111**  
**5 Blackthorn Close**

1 x Oak - maximum 30% crown reduction and maximum 15% crown thin.

Applicant: Mr Jon Beard  
**Approved on 28 Apr 2011**

**Application No: BH2011/01112**  
**Elms Lea Avenue**

1 x Lime - reduce by up to 3m on north side of the tree and reduce away from property. 1  
x Maple - reduce by up to 4m on north side of the tree.

Applicant: Mr Duncan Armstrong  
**Approved on 14 Apr 2011**

### **HOLLINGDEAN & STANMER**

**Application No: BH2011/00697**  
**17 Golf Drive**

1 x Sycamore - reduce crown by approx one third

Applicant: Mrs Helen Watson  
**Approved on 18 Apr 2011**

### **ROTTINGDEAN COASTAL**

**Application No: BH2011/00887**  
**34/35 Sussex Square**

1 x Sycamore - rear garden - reduce height of crown by 15 ft and reshape southern,  
eastern and western sides of the tree to match.

Applicant: Mr Nyall Thompson  
**Approved on 14 Apr 2011**

**Application No: BH2011/00981**  
**Norton House B, The Green**

1 x Sycamore - crown lift branches to main crown, removing secondary limbs towards  
neighbours property, crown thin and remove major deadwood.

Applicant: Mr Richard Green  
**Approved on 18 Apr 2011**

### **BRUNSWICK AND ADELAIDE**

**Application No: BH2011/00878**  
**21A Brunswick Square**

1 x Tree of Heaven - south west branch to be reduced by half, north east branch to be  
reduced by half, central leader to be pruned away from flat and in such a way that  
balances crown.

Applicant: Tom Fellows  
**Approved on 14 Apr 2011**



**Application No: BH2011/01043**  
**28 Wilbury Road**

Fell 1 x Quince - no public amenity value

Applicant: Mr Hatch  
**Approved on 18 Apr 2011**

**Application No: BH2011/01044**  
**28 Wilbury Road**

1 x Bay - trim and reshape. 1 x Elder (neighbours) - remove overhang. 1 x Elm - reduce by 20%. Mixed fruit trees - formative prune.

Applicant: Mr Hatch  
**Approved on 18 Apr 2011**

### **CENTRAL HOVE**

**Application No: BH2011/00944**  
**57 Ventnor Villas, Hove**

1 x Sycamore - reduce height by up to 8 ft, thin crown by 30% and remove 2 lower branches over the lawn.

Applicant: Ms Lesley Baker  
**Approved on 18 Apr 2011**

### **GOLDSMID**

**Application No: BH2011/00772**  
**93 Goldstone Villas**

1 x Lime - pollard.

Applicant: Mr Ian Searle  
**Approved on 14 Apr 2011**

**Application No: BH2011/00773**  
**91 Goldstone Villas**

1 x Bay - trim back to boundary

Applicant: Mr Ian Searle  
**Approved on 14 Apr 2011**

**Application No: BH2011/00880**  
**Eaton Court, Eaton Gardens**

1 x Elm - crown lift light growth to 2m, maximum 30% crown reduction, maximum 30% crown thin.

Applicant: Mr Richard Carpenter  
**Approved on 18 Apr 2011**

**HANGLETON & KNOLL**

**Application No: BH2011/00716**  
**English Business Park, English Close**

3 x Sycamore and 2 x Corsican Pine - cut 3 metres from building

Applicant: Mr G Truran  
**Approved on 18 Apr 2011**

**Application No: BH2011/00777**  
**Woodland to rear of 16 Hangleton Valley Drive, Hove**

4 x Elm - crown reduction to previous growth points.

Applicant: Mr Kenneth Hobden  
**Approved on 18 Apr 2011**

**WESTBOURNE**

**Application No: BH2011/00775**  
**2 Pembroke Gardens**

Conifers and a bay tree- cut back all overhanging branches on the north boundary wall.

Applicant: Miss Kerry Washington  
**Approved on 28 Apr 2011**

**LIST OF MINOR APPLICATIONS**

|                          |  |                                |                     |
|--------------------------|--|--------------------------------|---------------------|
| <b><u>No:</u></b>        | <b>BH2011/00095</b>  | <b><u>Ward:</u></b>            | <b>PRESTON PARK</b> |
| <b><u>App Type:</u></b>  | <b>Full Planning</b>   |                                |                     |
| <b><u>Address:</u></b>   | <b>Land to rear of 183 Ditchling Road, Brighton</b>  |                                |                     |
| <b><u>Proposal:</u></b>  | <b>Demolition of existing storage building and erection of 2no storey, 2no bedroom dwelling.</b> |                                |                     |
| <b><u>Officer:</u></b>   | Kate Brocklebank,<br>292175  | tel: <b><u>Valid Date:</u></b> | 09/02/2011          |
| <b><u>Con Area:</u></b>  | Preston Park   | <b><u>Expiry Date:</u></b>     | 06 April 2011       |
| <b><u>Agent:</u></b>     | Agora Chartered Architects, Hanover House, 118 Queens Road, Brighton                             |                                |                     |
| <b><u>Applicant:</u></b> | Mr Alan Coe, Vine Cottage, 33A Ashley Road, Epsom, Surrey  |                                |                     |

**1 RECOMMENDATION**

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 8 of this report and resolves to **GRANT** planning permission subject to the following Conditions and Informatives.

**Conditions:**

1. BH01.01 Full Planning Permission.
2. The development hereby permitted shall be carried out in accordance with the approved drawings no. 1600 PL 000 B, 16000 PL 001 A received on 1<sup>st</sup> February 2011 and drawings no. 1600 PL 002 A and 1600 PL003B received on 27<sup>th</sup> April 2011.  
**Reason:** For the avoidance of doubt and in the interests of proper planning.
3. BH12.07 No permitted development (extensions) – Cons Area (character and amenity).
4. BH12.01 Samples of Materials – Cons Area.
5. The rooflights hereby approved in the roof of unit 4 shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.  
**Reason:** To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.
6. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in accordance with the 'Site Work Methodology' submitted on 7<sup>th</sup> March 2011.  
**Reason:** To safeguard the amenity of the occupiers of adjoining properties and to comply with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.
7. No development shall commence until elevations and sections of the new

first floor door and Juliette balcony in the north elevation of the building hereby approved, at a scale no less than 1:20, has been submitted to and approved in writing by the Local Planning Authority. The joinery shall be painted softwood. The development shall be carried out in strict accordance with the approved details and retained as such thereafter.

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

8. Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:
  - (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all three of the new build residential units (units 1 – 3) have been submitted to the Local Planning Authority; and
  - (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all new build residential units (units 1 – 3) has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

9. Unless otherwise agreed in writing by the Local Planning Authority, none of the new build residential units (units 1 – 3) hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

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

Informatives:

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

Brighton & Hove Local Plan:

|      |   |
|------|---|
| TR1  | Development and the demand for travel                 |
| TR7  | Safe development                                      |
| TR14 | Cycle access and parking                              |
| TR18 | Parking for people with a mobility related disability |
| TR19 | Parking standards                                     |

## PLANS LIST – 18 MAY 2011

|      |   |
|------|---|
| SU2  | Efficiency of development in the use of energy, water and materials |
| SU5  | Surface water and foul sewage disposal infrastructure               |
| SU10 | Noise nuisance  |
| SU11 | Polluted land and buildings   |
| SU13 | Minimisation and re-use of construction industry waste              |
| SU14 | Waste management  |
| SU15 | Infrastructure  |
| QD1  | Design – quality of development and design statements               |
| QD2  | Design – key principles for neighbourhoods                          |
| QD3  | Design – full and effective use of sites                            |
| QD4  | Design – strategic impact   |
| QD7  | Crime prevention through environmental design                       |
| QD15 | Landscape design  |
| QD16 | Trees and hedgerows   |
| QD17 | Protection and integration of nature conservation features          |
| QD18 | Species protection  |
| QD27 | Protection of amenity   |
| QD28 | Planning obligations  |
| HO3  | Dwelling types and densities  |
| HO4  | Dwelling densities  |
| HO5  | Provision of private amenity space                                  |
| HO7  | Car free housing  |
| HO9  | Residential conversions and the retention of smaller dwellings      |
| HO13 | Accessible housing and lifetime homes                               |
| HE6  | Development within or affecting the setting of conservation areas   |
| HE8  | Demolition in conservation areas                                    |

### Supplementary Planning Guidance Documents: (SPD's/SPG's)

|         |                                   |
|---------|-----------------------------------|
| SPGBH1: | Roof alterations and extensions   |
| SPGBH4: | Parking Standards                 |
| SPD03:  | Construction and Demolition Waste |
| SPD06:  | Trees and Development Sites       |
| SPD08:  | Sustainable Building Design       |

### Planning Advice Notes (PAN)

|        |                     |
|--------|---------------------|
| PAN03: | Lifetime Homes; and |
|--------|---------------------|

(ii) for the following reasons:-

The proposed development would make provision of a family sized dwelling with private and shared amenity space without detriment to the neighbouring amenity and will preserve the character of the conservation area. There would be no material adverse impacts on highways conditions in the locality and with the imposition of conditions to control the scheme in detail, it accords with Development Plan policies.

## **2 THE SITE**

The site is situated to the west of Ditchling Road and is accessed via a narrow

opening between 183 and 185 Ditchling Road. The site is a backland site surrounded by residential development of predominantly two storey Edwardian terraced properties.

The whole site was previously occupied by a number of flat roofed domestic garages which have recently been demolished. In the south east corner of the site there is a pitched roof historic stable building.

There are a number of trees which abut the north boundary of the site, the site area slopes down to the west and is tarmac covered. The site boundaries are a mixture of more modern brick walling, timber fencing and areas of flint and brick walling.

### 3 RELEVANT HISTORY

**BH2011/00096:** Demolition of existing storage building. A report on this is after this item on the agenda.

**BH2011/00076:** Application for removal of conditions 6, 8 and 11 of application BH2009/02071 (Demolition of existing 20 single storey garages. Construction of 3no. two storey, two bedroom dwellings. Conversion of existing storage building to form a further two storey, two bedroom dwelling. To include altered pedestrian/bicycle access and associated landscaping) which state the rooflights hereby approved in the roof of unit 4 shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof, no works shall take place until elevations and sections of the new windows and doors to unit 4, at a scale no less than 1:20, shall be submitted to and approved in writing by the Local Planning Authority and the development hereby permitted shall not be commenced until details of sustainability measures for the converted stable block have been submitted and approved in writing by the Local Planning Authority. Under consideration.

**BH2010/03877:** Application for Approval of Details Reserved by Conditions 2 of application BH2009/02391. Approved 17/02/2011.

**BH2009/02391:** Demolition of 20 single storey garages – concurrent Conservation Area Consent application. Approved 7/6/2010.

**BH2009/02071:** Demolition of existing 20 single storey garages. Construction of 3No. two storey, two bedroom dwellings. Conversion of existing storage building to form a further two storey, two bedroom dwelling. To include altered pedestrian/bicycle access and associated landscaping. Approved 7/6/2010.

**BH2009/00053:** Conservation Area Consent. Demolition of existing 20 single storey garages and 1 no. two storey storage building. Refused 6/3/09.

**BH2009/00052:** Demolition of existing 20 single storey garages and 1 no. two storey storage building. Construction of 5 no. new two storey, two bedroom dwellings, and 1 no. two storey commercial office unit (B1). To include altered pedestrian/bicycle access and associated landscaping. Refused 9/3/2009.

### 4 THE APPLICATION

Planning permission is sought for the demolition of the existing historic storage building which has been found to be incapable of being converted

and erection of a replica building to provide a two bedroom dwelling as previously approved under BH2009/02071.

## 5 CONSULTATIONS

### External

**Neighbours:** Five letters of objection have been received from the occupants of **15 and 25 Edburton Avenue, 185, 187 and 189 Ditchling Road**. Their comments are summarised as follows:

- The building was built as a coach house when the surrounding houses were first built.
- The integrity of the conservation area should be maintained by retaining the building.
- The demolition will cause noise and disturbance and will not be environmentally sensitive.
- Loss of light and privacy.
- Less parking and increased parking leading to increased danger from traffic and parking problems.
- The listed building should be left as it is.

**CAG:** The group regret the loss of the building, but having regard to its position, agreed to make no comment.

### Internal:

**Sustainable Transport:** No objection. Ditchling Road and the surrounding road network do not have an existing issue with regards to available on-street parking. It is therefore not believed that the development would have a material impact on parking availability that would cause highway safety or capacity concerns that could justify a refusal of this planning application.

Condition requiring the provision of on site cycle parking, an informative regarding the construction of the crossover at the access and a financial contribution towards improving sustainable infrastructure in the vicinity of the site is recommended.

**Environmental Health:** No comment.

**Conservation and Design:** The application is accompanied by a structural engineer's report which highlights the poor condition of the existing single-skin brickwork walls, the poor condition of some roof timbers and the inadequacy of the existing foundations to take the new loadings imposed by the conversion works without underpinning works. The building has been inspected on site and it is noted that a number of past structural interventions have already compromised the interior. It would be possible to erect an independent structural framework within the existing shell of the building but this would significantly reduce the floor area and would still require substantial intervention into the existing walls in order to tie them to the new structure. It is therefore considered that a satisfactory case has been made to justify demolition and rebuilding.

The application seeks to rebuild the building to its existing appearance as modified by the approved conversion scheme and the proposals are largely acceptable in this respect. However there are two issues of concern:

- The existing building has two original horizontal window openings at high level on the rear (south) elevation and the easterly one retains its original window. These windows are not shown on the proposed drawings as being retained/replicated. If overlooking is a potential problem the windows could be obscure glazed. A 1:20 scale detail of the windows should be provided.
- The approved plans include for one single rooflight on each roof slope to the central, taller element of the building but these plans show one double and one single rooflight on each roof slope. These would be clearly visible from within the site and are considered excessive for the area of roof and the scale of the building.

#### Mitigations and Conditions

Subject to receipt of satisfactory amended plans to address the above points approval is recommended subject to standard conditions 12.01 (sample materials) and 12.05 (rooflights) together with a condition requiring submission of a 1:20 scale drawing of the proposed balustrade to the Juliette balcony.

## **6 PLANNING POLICIES**

### Brighton & Hove Local Plan:

|      |   |
|------|---|
| TR1  | Development and the demand for travel                               |
| TR7  | Safe development  |
| TR14 | Cycle access and parking  |
| TR18 | Parking for people with a mobility related disability               |
| TR19 | Parking standards   |
| SU2  | Efficiency of development in the use of energy, water and materials |
| SU5  | Surface water and foul sewage disposal infrastructure               |
| SU10 | Noise nuisance  |
| SU11 | Polluted land and buildings   |
| SU13 | Minimisation and re-use of construction industry waste              |
| SU14 | Waste management  |
| SU15 | Infrastructure  |
| QD1  | Design – quality of development and design statements               |
| QD2  | Design – key principles for neighbourhoods                          |
| QD3  | Design – full and effective use of sites                            |
| QD4  | Design – strategic impact   |
| QD7  | Crime prevention through environmental design                       |
| QD15 | Landscape design  |
| QD16 | Trees and hedgerows   |
| QD17 | Protection and integration of nature conservation features          |
| QD18 | Species protection  |
| QD27 | Protection of amenity   |



|      |   |
|------|---|
| QD28 | Planning obligations  |
| HO3  | Dwelling types and densities                                      |
| HO4  | Dwelling densities  |
| HO5  | Provision of private amenity space                                |
| HO7  | Car free housing  |
| HO9  | Residential conversions and the retention of smaller dwellings    |
| HO13 | Accessible housing and lifetime homes                             |
| HE6  | Development within or affecting the setting of conservation areas |
| HE8  | Demolition in conservation areas                                  |

Supplementary Planning Guidance Documents: (SPD's/SPG's)

|         |                                   |
|---------|-----------------------------------|
| SPGBH1: | Roof alterations and extensions   |
| SPGBH4: | Parking Standards                 |
| SPD03:  | Construction and Demolition Waste |
| SPD06:  | Trees and Development Sites       |
| SPD08:  | Sustainable Building Design       |

Planning Advice Notes (PAN)

|        |                |
|--------|----------------|
| PAN03: | Lifetime Homes |
|--------|----------------|

## 7 **CONSIDERATIONS**

The main considerations relating to the determination of this application are the principle of the proposed development and loss of the commercial/workshop unit, the impact on the character and appearance of the Preston Park Conservation Area, impact on neighbouring residential amenity and the standard of accommodation, traffic implications, ecology and sustainability.

The application relates to the stable block building only which previously formed part of an application for the whole site (BH2009/02071) which proposed conversion of the existing building and erection of three two storey terraced properties. The site was subsequently sold and the current owner claims that the existing building is not of sound construction and therefore cannot be converted. The current application therefore proposes to demolish the existing structure and re-build the development to reflect the as approved scheme with supporting structural information to support the case for demolition.

The principle of new dwellings on the site and loss of the commercial unit

PPS3 on Housing states that urban land can often be significantly underused and advocates the better use of previously-developed land for housing. The backland site is located within a residential area, the site is not subject to any specific designation in the Brighton & Hove Local Plan.

A key objective of PPS3 is that Local Planning Authorities should continue to make effective use of land by re-using land that has been previously developed. PPS3 defines previously developed land (brownfield) as land which is or was occupied by a permanent structure, including the curtilage of

the developed land and any associated fixed surface infrastructure.

The proposal site constitutes a brownfield site, it is located within a central fringe location of the city and as such has the benefit of good public transport links and there is the provision of some local services such as a convenience store within walking distance concentrated around Fiveways.

The existing stable block was previously used as a commercial unit however the principle of its loss was agreed under BH2009/02071 which was supported by marketing information which justified the loss of the unit in accordance with policy EM6.

The principle of residential development is therefore considered acceptable.

#### Impact on the character and appearance of the area and Preston Park Conservation Area

Although PPS3 seeks to ensure the more effective and efficient use of land, the guidance also seeks to ensure that developments are not viewed in isolation and do not compromise the quality of the environment. PPS3 states that considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality.

Policy QD3 of the Local Plan seeks the more efficient and effective use of sites, however, policies QD1 and QD2 require new developments to take account of their local characteristics with regard to their proposed design.

In particular, policy QD2 requires new developments to be designed in such a way that they emphasise and enhance the positive qualities of the local neighbourhood, by taking into account local characteristics such as height, scale, bulk and design of existing buildings, impact on skyline, natural and built landmarks and layout of streets and spaces.

Policy HE6 of the Local Plan requires development within or affecting the setting of conservation areas to preserve and enhance the character and appearance of the area and should show, amongst other things:

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

Conservation and Design have been consulted on the application and have assessed the case for demolition. The application is accompanied by a

structural engineer's report which includes highlighting the poor condition of the existing single-skin brickwork walls, foundations and roof timbers. The building has also had a number of structural interventions which have compromised the interior. Erecting an independent structural framework within the existing shell should significantly reduce the floor area and still require substantial intervention into the existing walls in order to tie them to the new structure. Although it is disappointing that the existing building cannot be retained, a satisfactory case has been made to justify demolition and rebuilding has been made, the applicant has also stated that wherever possible the original materials will be reused.

The application seeks to rebuild the building to its existing appearance as modified by the approved conversion scheme. During the course of the application alterations to the number of rooflights have been negotiated as well as to include an indication in the brick work to the rear of the building to replicate two historic window openings. With the imposition of the above recommended conditions the scheme is considered acceptable.

Impact on amenity for existing and future occupiers

Policy HO13 requires residential units to be lifetime homes compliant, new residential dwellings should full comply with the standards and conversions should demonstrate wherever it is practicable the criteria has been incorporated into the design. The application seeks to rebuild the stable block and therefore constitutes a new build scheme. The development is however being built to replicate the approved conversion scheme and to reflect the buildings historic proportions as such the development has where practicable been designed to achieve Lifetime Homes Standards as per the previously approved conversion scheme. In this instance, it is therefore considered acceptable.

Policy HO5 requires all new residential units to have private useable amenity space appropriate to the scale and character of the development. The proposal site is within a central fringe location where it is characteristic for the majority of properties to have the benefit of private rear amenity space. With regular plot sizes, the majority of properties have the benefit of in excess of 40sqm of private rear amenity space of between 7.5 and 10m in depth from the main rear elevation. The proposed development makes provision of a two bedroom property capable of family occupation as such the amenity space provision should reflect this and what is characteristic for the area.

The re-built stable block will retain the smallest private provision of the development as a whole totalling approximately 22.5sqm patio area to the east side of the property. In addition the stable block will also have the benefit of shared use of the use of the central courtyard area to supplement the private provision. The combined provision is equivalent to the provision the larger properties which surround the site currently enjoy (excluding those which have been subdivided to flats some of which have less than proposed) and is considered acceptable for the scale and character of this development

and therefore acceptably accords to policy HO5.

Policies TR14 and SU2 require all new residential developments to have secure, covered cycle storage and refuse and recycling storage. Provision for the stable block has been made as part of the overall scheme for the site approved under BH2009/02071 with communal stores within the courtyard.

Policy QD27 requires the protection of amenity for proposed, existing and/or adjacent residents. The Building Research Establishment Report, 'Site layout planning for daylight and sunlight: A guide to good practice' states "*privacy of houses and gardens is a major issue in domestic site layout. Overlooking from public roads and paths and from other dwellings needs to be considered. The way in which privacy is received will have a major impact on the natural lighting of a layout. One way is by remoteness; by arranging for enough distance between buildings, especially where two sets of windows face each other. Recommended privacy distances in this situation vary widely, typically from 18m to 35m*".

Whilst the Brighton & Hove Local Plan does not set out a minimum distances between new buildings, the distances recommended by BRE are considered to be appropriate when balanced within what is characteristic for surrounding development. The properties which surround the site currently enjoy good separation distances when measured back to back due to the existence of this currently undeveloped plot, it is therefore important that the proposed development respects this and does not give rise to an unacceptable level of overlooking.

The windows proposed match those approved under the conversion scheme, the development will not give rise to an adverse increase in overlooking to any neighbouring dwelling. It is however considered prudent to condition that the Permitted Development Rights are restricted in order to prevent the insertion of any additional windows without the submission of a planning application in order to continue to protect neighbouring amenity. Further it is considered that an acceptable level of privacy will be maintained for the proposed dwelling as the minimum distance between windows is over 20m to the north and no other windows face directly only the glazing in the north elevation of the unit. It is acknowledged that overlooking will occur from within the public courtyard area to the unit however in a development of this nature it is considered acceptable.

It is not considered that the development will cause demonstrable harm by overshadowing or having an overbearing affect due to the fact the building is the same size as the existing building and since the previous application was approved the attached garage on the eastern side has since been removed reducing the bulk adjacent to the closest neighbour 179 Ditchling Road.

The site is surrounded by residential properties; as such concern is raised regarding the potential impact of the construction phase on neighbours during

the consideration of the previous application for the whole site (BH2009/02071). Environmental Health were consulted recommended that a number of conditions are imposed on a permission in order to limit the impact on the adjoining neighbours. One required the developer to submit details such as the hours of operation on site, the storage of materials and delivery times prior to the commencement of development to be agreed by the LPA and requiring the development to be carried out in accordance with the approved details. The applicant has since submitted acceptable details in relation to a current Approval of Details Reserved by Condition application BH2011/00661. It is therefore recommended that this development is carried out in accordance with those details.

#### Transport issues

Brighton & Hove Local Plan policy TR1 requires that new development addresses the travel demand arising from the proposal. Policy TR7 requires that new development does not increase the danger to users of adjacent pavements, cycle routes and roads. Policy TR14 requires the provision of cycle parking within new development, in accordance with the Council's minimum standard, as set out in BHSPG note 4. Policy TR19 requires development to accord with the Council's maximum car parking standards, as set out in BHSPG note 4.

Policy HO7 of the Local Plan will grant permission for car free housing in accessible locations where there are complementary on street parking controls and where it can be demonstrated that the development would remain genuinely car-free over the long term.

The site is within reasonable access to public transport with regular bus services along Ditchling Road. It is not within a Controlled Parking Zone (CPZ) however there are restrictions along parts of Ditchling Road. The proposal contains shared cycle parking for each unit but no off-street car parking.

The main site (considered under BH2009/02071), as previously stated, was previously occupied by 20 garages as well as the application stable building. Sustainable Transport were previously consulted on the development and during the course of the current submission. Part of their assessment was in relation to the potential impact of displaced parking on the surrounding road network. The Transport Officer has raised no objection to the scheme for the whole site, including the converted stable building providing the access was not used for motor vehicles and was retained for pedestrian use only. Any parking displacement which may occur as a result from the demolition of the garages was not considered likely to have an unacceptable impact as adequate parking provision can be found within a reasonable distance of the site, including for the proposed dwellings.

The current application relates to the stable block/hayloft only, the access arrangements were considered under the previous application BH2009/02071

as part of the wider site redevelopment. It is therefore not considered reasonable to condition access alterations as part of this application. There have been no material changes since the previous approval to warrant refusal on highway grounds and the scheme is therefore considered acceptable in this respect.

#### Sustainability

Policy SU2 which seeks to ensure that development proposals are efficient in the use of energy, water and materials. The units provide an acceptable level of natural and ventilation and make provision for features such as cycle and refuse stores. SPD08 – Sustainable Building Design requires the development as a new build to meet Code Level 3 of the Code for Sustainable Homes (CSH).

The Sustainability Checklist and Design and Access Statement submitted with the application state that the development will achieve Code 3 in accordance with the recommendations of SPD08 which will be secured via condition.

### **8 REASONS FOR RECOMMENDATION TO GRANT PERMISSION**

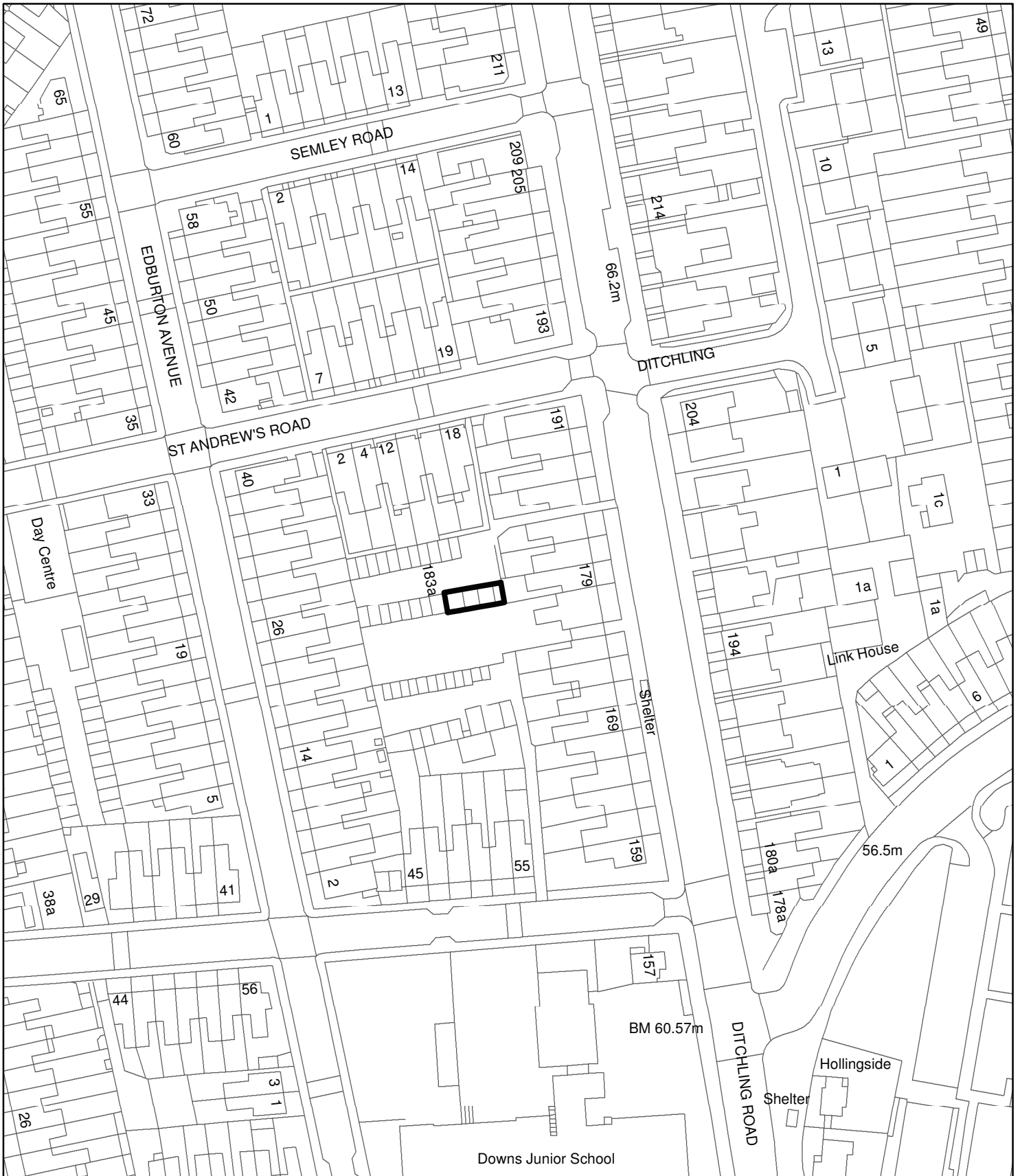
The proposed development would make provision of a family sized dwelling with private and shared amenity space without detriment to the neighbouring amenity and will preserve the character of the conservation area. There would be no material adverse impacts on highways conditions in the locality and with the imposition of conditions to control the scheme in detail, it accords with Development Plan policies.

### **9 EQUALITIES IMPLICATIONS**

The scheme accords with Lifetime Homes Standards where practicable within the dimensions of the original historic structure.



# BH20011/0095 Land to the rear of 183, Ditchling Road



**Brighton & Hove  
City Council**



**Scale: 1:1,250**

|                          |   |                            |                     |
|--------------------------|---|----------------------------|---------------------|
| <b><u>No:</u></b>        | <b>BH2011/00096</b>   | <b><u>Ward:</u></b>        | <b>PRESTON PARK</b> |
| <b><u>App Type:</u></b>  | <b>Conservation Area Consent</b>  |                            |                     |
| <b><u>Address:</u></b>   | <b>Land rear of 183 Ditchling Road, Brighton</b>  |                            |                     |
| <b><u>Proposal:</u></b>  | <b>Demolition of existing storage building.</b>   |                            |                     |
| <b><u>Officer:</u></b>   | Kate Brocklebank, tel: 292175   | <b><u>Valid Date:</u></b>  | 28/01/2011          |
| <b><u>Con Area:</u></b>  | Preston Park  | <b><u>Expiry Date:</u></b> | 25 March 2011       |
| <b><u>Agent:</u></b>     | Agora Chartered Architects, Hanover House, 118 Queens Road, Brighton                    |                            |                     |
| <b><u>Applicant:</u></b> | Lumsden Coe Developments Ltd, Mr Alan Coe, Vine Cottage, 33A Ashley Road, Epsom, Surrey |                            |                     |

## 1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 8 of this report and resolves to **GRANT** Conservation Area Consent subject to the following Conditions and Informatives.

### Conditions:

1. BH01.04 Conservation Area Consent.
2. BH12.08 No demolition until contract signed.

### Informatives:

1. This decision is based on drawing nos. 1600 PL 000 B, 16000 PL 001 A received on 28<sup>th</sup> January 2011 and drawings no. 1600 PL 002 A and 1600 PL003B received on 27<sup>th</sup> April 2011.
2. This decision to grant Conservation Area Consent has been taken:
  - (i) having regard to the policies and proposals in the Brighton & Hove Local Plan set out below, including Supplementary Planning Guidance:
 

Brighton & Hove Local Plan:  
HE8 Demolition in conservation areas

Planning Policy Guidance (PPG)  
PPS5 Planning for the Historic Environment; and

- (ii) for the following reasons:-

A satisfactory case for demolition and rebuilding of the stable/hayloft supported by a structural engineer's report, has been made on the basis that the building could not be converted without further compromising the integrity of the structure and the internal accommodation.

## 2 THE SITE

The site is situated to the west of Ditchling Road and is accessed via a narrow opening between 183 and 185 Ditchling Road. The site is a backland site



surrounded by residential development of predominantly two storey Edwardian terraced properties.

The whole site was previously occupied by a number of flat roofed domestic garages which have recently been demolished. In the south east corner of the site there is a pitched roof historic stable building.

There are a number of trees which abut the north boundary of the site, the site area slopes down to the west and is tarmac covered. The site boundaries are a mixture of more modern brick walling, timber fencing and areas of flint and brick walling.

### 3 RELEVANT HISTORY

**BH2011/00095:** Demolition of existing storage building and erection of 2no storey, 2no bedroom dwelling. Under consideration.

**BH2011/00076:** Application for removal of conditions 6, 8 and 11 of application BH2009/02071 (Demolition of existing 20 single storey garages. Construction of 3no. two storey, two bedroom dwellings. Conversion of existing storage building to form a further two storey, two bedroom dwelling. To include altered pedestrian/bicycle access and associated landscaping) which state the rooflights hereby approved in the roof of unit 4 shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof, no works shall take place until elevations and sections of the new windows and doors to unit 4, at a scale no less than 1:20, shall be submitted to and approved in writing by the Local Planning Authority and the development hereby permitted shall not be commenced until details of sustainability measures for the converted stable block have been submitted and approved in writing by the Local Planning Authority. Under consideration.

**BH2010/03877:** Application for Approval of Details Reserved by Conditions 2 of application BH2009/02391. Approved 17/02/2011.

**BH2009/02391:** Demolition of 20 single storey garages – concurrent Conservation Area Consent application. Approved 7/6/2010.

**BH2009/02071:** Demolition of existing 20 single storey garages. Construction of 3No. two storey, two bedroom dwellings. Conversion of existing storage building to form a further two storey, two bedroom dwelling. To include altered pedestrian/bicycle access and associated landscaping. Approved 7/6/2010.

**BH2009/00053:** Conservation Area Consent. Demolition of existing 20 single storey garages and 1 no. two storey storage building. Refused 6/3/09.

**BH2009/00052:** Demolition of existing 20 single storey garages and 1 no. two storey storage building. Construction of 5 no. new two storey, two bedroom dwellings, and 1 no. two storey commercial office unit (B1). To include altered pedestrian/bicycle access and associated landscaping. Refused 9/3/2009.

### 4 THE APPLICATION

Conservation Area Consent is sought for demolition of the existing stable block building which is a part single and part two storey structure situated in the south east corner of a larger development site to the rear of 183 Ditchling

Road.

## 5 CONSULTATIONS

### External:

**Neighbours:** One letter of objection has been received from the occupant of **183 Ditchling Road**. Their comments are summarised as follows:

- Car parking should be provided as the area suffers greatly from lack of parking.
- The garages should be retained however it is understood that planning permission has already been granted against local residents objections.

**CAG:** The group regret the loss of the building, but having regard to its position, agreed to make no comment.

### Internal:

**Conservation and Design:** This application is linked to a tandem application to rebuild the hayloft building. The application is accompanied by a structural engineer's report which highlights the poor condition of the existing single-skin brickwork walls, the poor condition of some roof timbers and the inadequacy of the existing foundations to take the new loadings imposed by the conversion works without underpinning works. The building has been inspected on site and it is noted that a number of past structural interventions have already compromised the interior. It would be possible to erect an independent structural framework within the existing shell of the building but this would significantly reduce the floor area and would still require substantial intervention into the existing walls in order to tie them to the new structure. It is therefore considered that a satisfactory case has been made to justify demolition and rebuilding.

## 6 PLANNING POLICIES

### Brighton & Hove Local Plan

HE8 Demolition in Conservation Areas

### Planning Policy Guidance (PPG)

PPS5 Planning for the Historic Environment

## 7 CONSIDERATIONS

The main issue for consideration is whether the loss of the existing building on the site would adversely affect the character and appearance of the Preston Park Conservation Area.

Policy HE8 of the Brighton & Hove Local Plan states proposals should retain building, structures and features that make a positive contribution to the character or appearance of a conservation area. The demolition of a building and its surroundings, which make such a contribution, will only be permitted where all of the following apply:

- a) supporting evidence is submitted with the application which demonstrates that the building is beyond economic repair (through no fault of the

- owner/applicant);
- b) viable alternative uses cannot be found; and
- c) the redevelopment both preserves the area's character and would produce substantial benefits that would outweigh the building's loss.

Demolition will not be considered without acceptable detailed plans for the site's development. Conditions will be imposed in order to ensure a contract exists for the construction of the replacement building(s) and/or the landscaping of the site prior to the commencement of demolition.

As noted by Conservation and Design the site lies within the Preston Park conservation area and the significance of the area lies in its architectural and historic interest as a largely intact Victorian residential suburb. The houses in Ditchling Road are medium scale on modest sized plots. The land to the rear would appear to have originally been in some form of mews use and the existing hayloft building is a surviving remnant of this use. Although somewhat altered its overall form and appearance remains clearly readable as a late 19<sup>th</sup> century mews building and it contributes very positively to the special character and appearance of the conservation area.

The current application has been submitted with a concurrent application on the site to rebuild the stable/hayloft building. The application is accompanied by a structural engineer's report which highlights the poor condition of the existing single-skin brickwork walls, the poor condition of some roof timbers and the inadequacy of the existing foundations to take the new loadings imposed by the conversion works without underpinning works. The building has been inspected on site and it is noted that a number of past structural interventions have already compromised the interior. It would be possible to erect an independent structural framework within the existing shell of the building but this would significantly reduce the floor area and would still require substantial intervention into the existing walls in order to tie them to the new structure.

It is therefore considered that a satisfactory case has been made to justify demolition and rebuilding. The concurrent planning application BH2011/00095 seeks to replicate the building and where possible re-use the original materials.

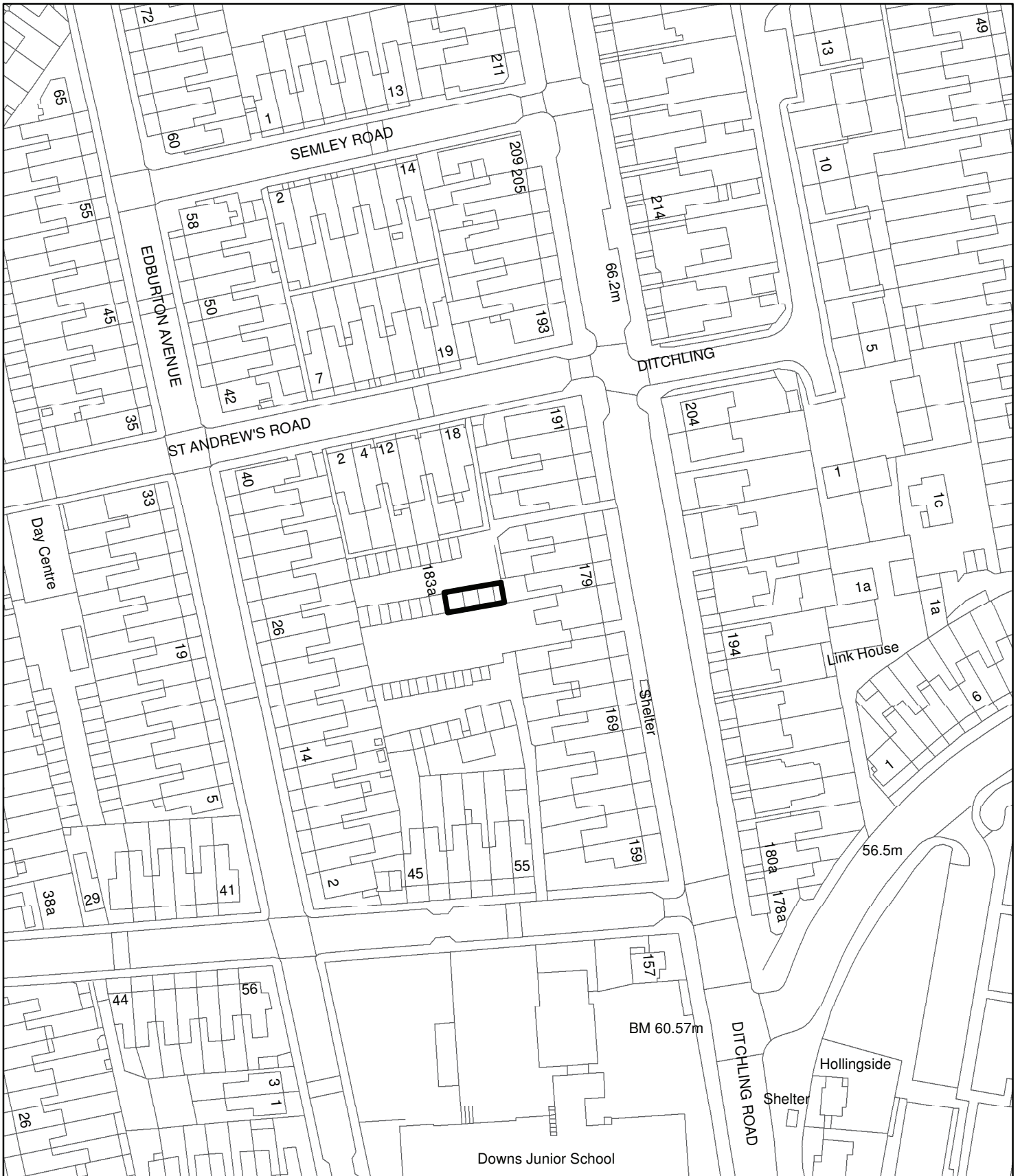
## **8 REASONS FOR RECOMMENDATION TO GRANT CONSERVATION AREA CONSENT**

A satisfactory case for demolition and rebuilding of the stable/hayloft supported by a structural engineer's report, has been made on the basis that the building could not be converted without further compromising the integrity of the structure and the internal accommodation.

## **9 EQUALITIES IMPLICATIONS**

The scheme accords with Lifetime Homes Standards where practicable within the dimensions of the original historic structure.

# BH20011/00096 Land to the rear of 183, Ditchling Road



**Brighton & Hove  
City Council**



**Scale: 1:1,250**

|                          |   |                            |                            |
|--------------------------|---|----------------------------|----------------------------|
| <b><u>No:</u></b>        | <b>BH2011/00726</b>   | <b><u>Ward:</u></b>        | <b>ROTTINGDEAN COASTAL</b> |
| <b><u>App Type:</u></b>  | <b>Householder Planning Consent</b>   |                            |                            |
| <b><u>Address:</u></b>   | <b>Field End 4, Founthill Road, Brighton</b>  |                            |                            |
| <b><u>Proposal:</u></b>  | <b>Replacement of existing fence to West elevation and brickwork wall, piers and vehicular access to South elevation with new brickwork wall and entrance gates. Construction of new brickwork wall parallel to Eastern elevation (Part retrospective).</b> |                            |                            |
| <b><u>Officer:</u></b>   | <b>Sonia Kanwar, tel: 292359</b>  | <b><u>Valid Date:</u></b>  | <b>17/03/2011</b>          |
| <b><u>Con Area:</u></b>  | <b>N/A</b>  | <b><u>Expiry Date:</u></b> | <b>12 May 2011</b>         |
| <b><u>Agent:</u></b>     | <b>DMH Stallard, 100 Queens Road, Brighton</b>  |                            |                            |
| <b><u>Applicant:</u></b> | <b>JKC Management Ltd, Mr Jeff Blundell, The Relocation Centre, Blenheim Road, Lancing</b>  |                            |                            |

## 1 RECOMMENDATION

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

1. The proposed development, by virtue of its size, height, siting and design would form an incongruous and unsympathetic feature which would be highly prominent and would appear out of keeping with the prevailing character and appearance of the street scene. It would detrimentally impact on the character and appearance of the property, and the visual amenities enjoyed by neighbouring properties. The approval of the proposal could set an undesirable precedent for development of similar structures in the Founthill Road street scene. The development is therefore contrary to policy QD14 of the Brighton and Hove Local Plan.

### Informatives:

1. This decision is based on drawings nos.0902/013, 0902/111, 0902/112, 0902/114, 0902/Loc and the letter from the agent DMH Stallard received on the 11<sup>th</sup> March 2011.

## 2 THE SITE

The application relates to a detached property located on the northern side of Founthill Road. The property looks onto the South Downs National Park to the rear. Apart from the application site, the Founthill Road streetscene is characterised by properties with open gardens and low/ moderate front boundary walls.

## 3 RELEVANT HISTORY

**BH2010/00683:** Replacement of existing fence to West elevation and brickwork wall, piers and vehicular access to South elevation with new brickwork wall and entrance gates. Construction of new brickwork wall parallel to Eastern elevation (retrospective). Refused 21/05/2010.



**BH1999/00808/FP:** Erection of single storey extension in front of garage. Approved 19/05/1999.

**BH1998/02575/FP:** Excavation of rear garden and construction of new garden/boundary walls (Part retrospective). Approved 25/01/1999.

**BH1998/01787/FP:** Construction of new sunken enclosed swimming pool in rear garden. Refused 23/09/1998.

**BH1997/00990/FP:** 2-Storey additions to rear of property. Approved 19/11/1997.

**96/0403/FP:** Erection of a two storey extension to form enclosed swimming pool on ground floor and master bedroom and sun terrace on first floor. Refused 27/06/1996.

#### 4 THE APPLICATION

Planning permission is sought for the replacement of existing fence to the west elevation and the brickwork wall, piers and vehicular access to the south elevation with new brickwork wall and entrance gates. Also the construction of a new brickwork wall parallel to the eastern elevation.

The current alterations to the boundary treatment are unauthorised. The application is part-retrospective and has come about after investigations by the Council's planning enforcement team. The LPA has refused a retrospective application for the existing works (BH2010/00683). This application proposes a reduction in the height of the wall, gates and piers to the front elevation.

#### 5 CONSULTATIONS

##### External:

**Neighbours:** Two emails from **The Headland, Founthill Road** who supports the application. Emails from **The Rosary & no. 2 Founthill Road, nos. 3 and 5 (x2) Westminston (presumed to be Westmeston) Avenue** who have no objection to the existing or proposed wall.

**Natural England:** No comments.

**South Down National Park Planning Team:** No comments received.

**South Downs Society:** No comments received.

##### Internal

**Sustainable Transport:** No objections.

#### 6 PLANNING POLICIES

##### Brighton & Hove Local Plan:

QD14 Extensions and alterations

QD27 Protection of amenity

TR7 Highway safety

## 7 CONSIDERATIONS

The main issues of consideration relate to the impact of the development upon the character and appearance of the property and the surrounding area, and the impact upon highway safety.

Planning permission is sought for the replacement of the existing fence to the west elevation and the brickwork wall, piers and vehicular access to the south elevation with new brickwork wall and entrance gates. Also the construction of a new brickwork wall parallel to the eastern elevation.

The current alterations to the boundary treatment are unauthorised. The application is part-retrospective and has come about after investigations by the Council's planning enforcement team. The LPA has refused a retrospective application for the existing works (BH2010/00683) for the following reason:

*The development, by virtue of its size, height, siting and design forms an incongruous and unsympathetic feature which is a highly prominent within the streetscene and detrimentally affects the character and appearance of the property and the visual amenities enjoyed by neighbouring properties. The approval of the wall would set an undesirable precedent for development of similar structures within the Founthill Road streetscene.*

The current application proposes a reduction in the height of the wall, gates and piers to the front elevation as currently built. The side walls are to remain at their current height.

The heights of the structure to the front elevation as proposed would be as follows:

Front wall 1.6 metres to 1.8 metres  
Westernmost pier 2.4 metres, and  
Middle pier 2.05 metres  
Easternmost pier 2.1 metres  
Pedestrian entrance gate 2.1 metres  
Vehicular entrance gates 2 metres

The measurements of the existing front wall, pillars and gates, as measured on site, ranged from 2 metres to 2.27 metres. The wall exceeds 2 metres in places to the east and west elevations.

### Appearance

The Saltdean Urban Characterisation Study describes Saltdean development as "suburban in type with broad roads, grass verges and pavements bordered by low walls creating streets of an intimate human scale". Although it could be argued that not all properties in Saltdean retain these low walls, Founthill Road is characterised by properties which are visible within the streetscene and which have open front gardens and low front boundary walls that provide

views into the front garden areas, providing visual relief.

It is considered that the applicant has not fully addressed the reasons for the refusal in the previous application. The current application proposes a reduction in the height of the wall, gates and piers to the front elevation. The side walls are proposed to remain at their current height. However it is considered that the alterations do not address the harm caused by the existing structure.

The section of the structure fronting Founthill Road, by virtue of its height and size would form a harsh visual barrier abutting the highway. There would be no visual relief with a wall, piers and solid timber doors at this height. Sections of the side elevations of the structure are also highly visible within the streetscene, cumulatively adding to the imposing effect. A lower wall, particularly to the front elevation, with openings would provide views of the garden and would give a less fortress-like appearance.

It is noted that there are no other walls of this height within this stretch of Founthill Road streetscene. It is considered that approval of this application should be resisted as it would set a precedent and the cumulative effect of further similar developments would be of detriment to the appearance of the streetscene and would adversely alter the character of the immediate surrounding area.

#### Previous Structure

The supporting information submitted as part of this application argues that that the boundary wall would be similar to a previous structure to the front elevation which was in situ prior to the erection of the existing unauthorised structure. The applicant has supplied images from 2009. It can be seen that the previous wall was originally at a higher level than other walls in this section of Founthill Road, however it did not appear as incongruous within the streetscene as the current proposal. It is shown on the plans that the previous structure measured between approximately 1 metre and 2 metres in height. However the proposed wall is not similar in height to this, as can be seen from the measurements above; at between 1.6 metres and 2.4 metres it would appear much taller.

The images of the previous structure as supplied by the applicant also shows that it had two openings with wrought iron gates from which it was possible to view the front garden area providing the visual relief that is missing from the proposed arrangement of high front wall and solid timber gates. It is also noted that there were previously no walls to the side elevations; there was a standard fence to the western boundary which measured 1.8 metres, and a fence to the eastern boundary which measured 1.2 metres – both lower and less intrusive than the current side boundary walls.

The works as existing on site and as currently proposed represent a significant departure in character when considered against the boundary



treatment previously in place. The argument that this scheme is visually similar to the previous boundary treatment on site is not therefore accepted.

Highway Safety

The Sustainable Transport team have no objections to the proposal.

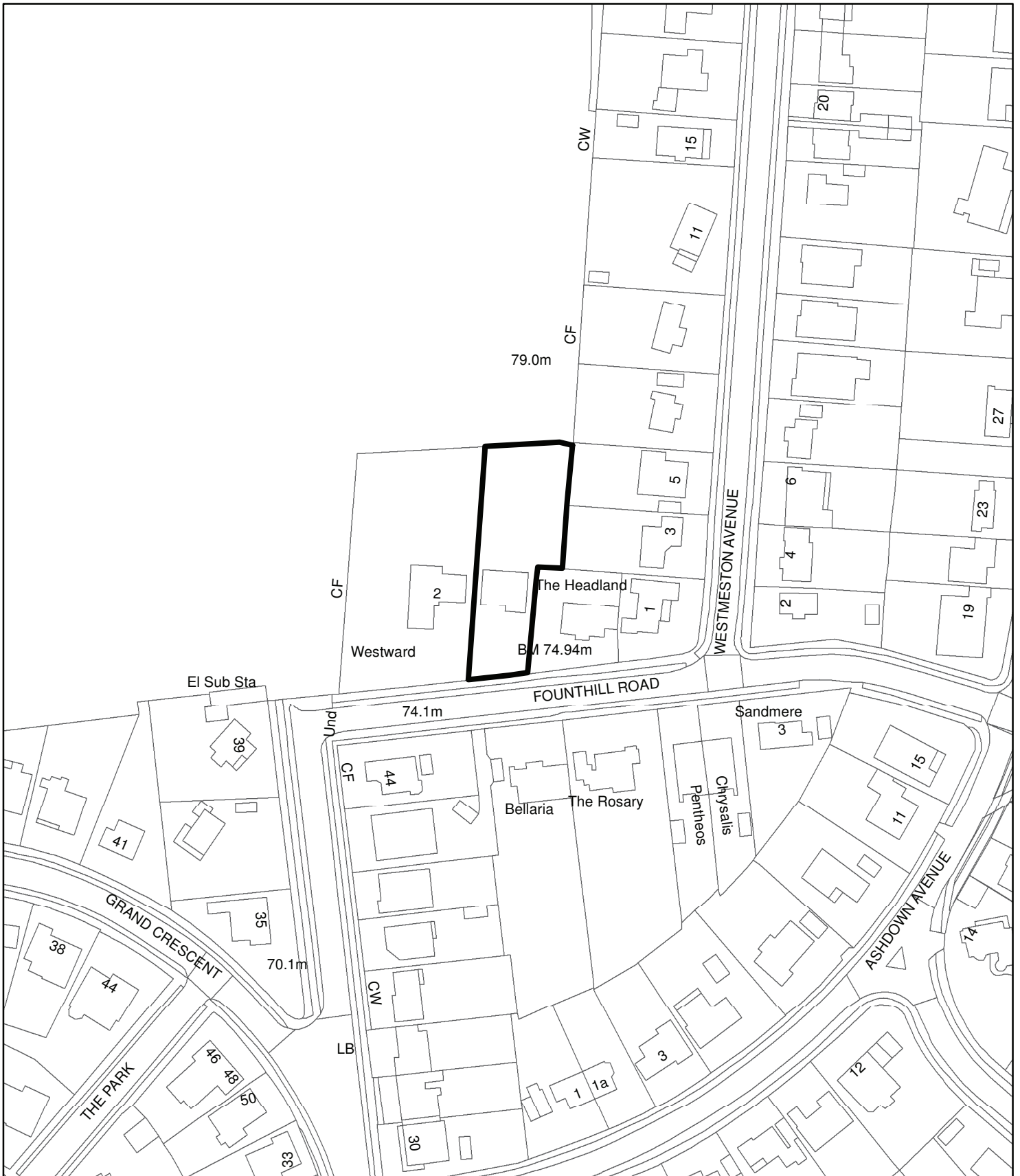
Other issues

The applicant has supplied photographs (without the corresponding addresses of properties) with walls/ gates in support of the application. However none of the properties listed appear to be in Founthill Road and therefore do not impact on the Founthill Road streetscene.

**8 EQUALITIES IMPLICATIONS**

None identified.

# BH20011/00726 Field End, 4, Founthill Road



**Brighton & Hove  
City Council**



**Scale: 1:1,250**

|                          |   |                            |                    |
|--------------------------|---|----------------------------|--------------------|
| <b><u>No:</u></b>        | <b>BH2011/00606</b>   | <b><u>Ward:</u></b>        | <b>WOODINGDEAN</b> |
| <b><u>App Type:</u></b>  | <b>Householder Planning Consent</b>   |                            |                    |
| <b><u>Address:</u></b>   | <b>44 Crescent Drive South, Brighton</b>  |                            |                    |
| <b><u>Proposal:</u></b>  | <b>Installation of glass panelled safety rail to rear at first floor. (Retrospective)</b> |                            |                    |
| <b><u>Officer:</u></b>   | Aidan Thatcher, tel: 292265   | <b><u>Valid Date:</u></b>  | 28/02/2011         |
| <b><u>Con Area:</u></b>  | N/A   | <b><u>Expiry Date:</u></b> | 25 April 2011      |
| <b><u>Agent:</u></b>     | N/A   |                            |                    |
| <b><u>Applicant:</u></b> | Mr Lee Phillips, 44 Crescent Drive South, Brighton  |                            |                    |

## 1 RECOMMENDATION

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

1. The development is out of character with the wider area by virtue of the resultant appearance of the balustrade combined with the flat roof area having a balcony/terrace appearance which is not found within the vicinity of the application site. The proposal is therefore considered to be contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.
2. The development results in a perception of overlooking and offers the opportunity for potential overlooking and as such results in harm to the amenity of the neighbouring occupiers. The proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

### Informatives:

1. This decision is based on drawings titled site location plan (unreferenced), block plan, proposed rear/south elevation, proposed 1<sup>st</sup> floor plan, existing/proposed ground floor plan, existing 1<sup>st</sup> floor plan, existing rear/south elevation, existing side/east elevation, proposed side/east elevation, proposed side/west elevation, proposed side/west elevation, existing roof plan, proposed roof plan and proposed/existing front elevation received on 28.02.11.

## 2 THE SITE

The site is an existing bungalow on the south side of Crescent Drive South. The host dwelling has a large single storey extension to the rear, with also incorporates a roof extension, by virtue of a rear facing dormer. This dormer cuts away the roofslope to allow doors the full height of the dormer and thus results in a flat roofed area in front of these doors.

The site slopes extensively from north (front) to south (rear), and also from east (side) to west (side), which means that the bungalow appears more bulky from the rear.

The wider area is characterised by other similar bungalows, with various alterations, including many with attic conversions incorporating front, side and rear facing dormers.

### 3 RELEVANT HISTORY

**BH2008/01643:** Build a raised deck area to rear/south and rear side/west areas as shown. Fit a timber screening fence, to top of a pre-existing wall, to a max height approximately 2.7m (part retrospective) – approved 15/10/2008.

**BH2006/00853:** Certificate of lawfulness for proposed extension, roof extension, two dormer windows and six rooflights – refused 08.05.06.

**BH2006/00238:** Certificate of Lawfulness for existing development of garage for domestic dwelling – approved 22.02.06.

**BH2005/06204:** Dormer windows to front (north) and side (east and west) elevations and 2-storey rear extension. (Resubmission of BH2005/02406/FP which was refused 06/10/05) – approved 21.03.06.

**BH2005/02406/FP:** Extension of roof to form rooms plus ground floor extensions – refused 06.10.05.

### 4 THE APPLICATION

This application seeks retrospective consent for the erection of a 1.0m high glazed balustrade along the external boundaries of an existing piece of flat roof adjoining an existing dormer window with doors.

### 5 CONSULTATIONS

#### External:

**Neighbours:** 4 letters confirming no objection from the occupiers of nos. **48 and 50 Crescent Drive South** and nos. **41 and 45 Brownleaf Road** on the following grounds:

- It is understood the balcony will not be used;
- A rail is required for safety reasons;
- No additional loss of privacy; and
- The balcony is limited in size.

2 letters of objection from the occupiers of nos. **42 and 46 Crescent Drive South** on the following grounds:

- It railing is to a balcony which is restricted from being used by condition 5 of BH2005/06204;
- Increased overlooking and loss of privacy;
- The application is for a full balcony, not just a safety rail;
- A balcony in this location has previously been refused by application BH2005/02406/FP; and
- A safety rail could be constructed as a Juliette balcony as per the approved application (BH2005/06204).

A letter of objection has been received from **Cllr Simson**. It is attached to this report.

**Internal:**

None received.

**6 PLANNING POLICIES**

Brighton & Hove Local Plan:

- QD1 Design – quality of development and design statements
- QD2 Design – key principles for neighbourhoods
- QD14 Extensions and alterations
- QD27 Protection of Amenity

**7 CONSIDERATIONS**

The main considerations in the determination of this application relate to the planning history, impact on host dwelling and wider area and amenity issues.

Planning History

Planning permission was granted for a number of alterations to the property under application BH2005/06204. This gave consent for the following:

“Dormer windows to front (north) and side (east and west) elevations and 2-storey rear extension.”

As part of this consent, the rear dormer was to include a Juliette railing across the doors of the rear dormer to restrict access onto the area of flat roof beyond this (which has now been enclosed and is the subject of this application). In addition, a condition was imposed which read:

“Access to the flat roof adjoining the Juliet balcony at first floor level to the south elevation shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.”

This therefore confirms that the area of flat roof which has now been enclosed with a balustrade can not be used as a balcony or terrace.

Impact on host dwelling and wider area

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

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

d) uses materials sympathetic to the parent building.

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

As stated above, this application seeks consent for the erection of a glazed balustrade to the external boundaries of the existing flat roof, adjacent to the existing rear dormer.

However, the development is read in conjunction with the area of flat roof which it encloses. As such, the development has the appearance of a balcony/terrace, regardless of whether it is used for this purpose or not.

It is considered that the proposal is uncharacteristic of the neighbourhood, where such balconies/terraces are not found, particularly within the vicinity of the application site. As such, it is considered that the development causes harm to the character of the area.

#### Amenity issues

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

As stated above, the resultant development (already in situ) has the appearance of a balcony/terrace. This in itself, regardless of whether it is used as such gives a significant feeling of perceived overlooking to the neighbouring properties.

As such the proposal results in an unacceptable harm to their amenity.

In addition, whilst the condition restricting the use of the flat roof area as a balcony/terrace is noted, without the Juliette railing erected, this increases the possibility of the flat roof area being utilised as a terrace in the longer term.

Were the flat roof area to be used as a balcony, it would result in direct and significant overlooking to the rear gardens of both nos. 42 and 46 Crescent Drive South.

As such, there are concerns over potential overlooking also.

## **8 EQUALITIES IMPLICATIONS**

None.



# BH20011/00606 44, Crescent Drive South



**Brighton & Hove  
City Council**



**Scale: 1:1,250**

**From:** Dee Simson  
**Sent:** 20 April 2011 14:56  
**To:** Aidan Thatcher  
**Subject:** RE: BH2011/00606

Dear Aidan

My reasons for requesting this is that I believe this application should be granted on health and safety grounds. The council has given permission for a flat roof area outside an opening French window which can be used in the event of evacuation. If such a space were to be used for this purpose, especially if young children were involved, then it would be unsafe unless a barrier was constructed around it. There is a condition on the current planning permission that this area is not to be used as a roof terrace for general use so as long as this stays then permission for the barrier should be granted.

Hope this is sufficient.

Regards

*Dee*

Dee Simson

Conservative Councillor Woodingdean Ward

Cabinet Member for Community Affairs, Inclusion and Community Safety

Deputy Leader Brighton & Hove City Council

01273 291178



|                          |  |                            |                               |
|--------------------------|--|----------------------------|-------------------------------|
| <b><u>No:</u></b>        | <b>BH2011/00620</b>  | <b><u>Ward:</u></b>        | <b>BRUNSWICK AND ADELAIDE</b> |
| <b><u>App Type:</u></b>  | <b>Full Planning</b>   |                            |                               |
| <b><u>Address:</u></b>   | <b>55-57 Church Road, Hove</b>   |                            |                               |
| <b><u>Proposal:</u></b>  | <b>Enclosure of front terrace with canopy, supporting structure and glazed screening. (Retrospective).</b> |                            |                               |
| <b><u>Officer:</u></b>   | Christopher Wright, tel: 292097  | <b><u>Valid Date:</u></b>  | 03/03/2011                    |
| <b><u>Con Area:</u></b>  | The Avenues  | <b><u>Expiry Date:</u></b> | 28 April 2011                 |
| <b><u>Agent:</u></b>     | Lewis & Co Planning SE Ltd, Paxton Business Centre, Portland Road, Hove                                    |                            |                               |
| <b><u>Applicant:</u></b> | Leonardo Restaurant, Mr Cleto Capetta, 55-57 Church Road, Hove   |                            |                               |

## 1 RECOMMENDATION

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

The fixed enclosure of the front terrace is, by reason of the siting, scale, materials, design and detailing, discordant with the historic character and appearance of the building and wider terrace and intrusive and unduly dominant in the street scene, to the detriment of visual amenity. The development neither enhances nor sympathises with the traditional style and character of The Avenues Conservation Area. As such the development is contrary to the requirements of policies QD2, QD5, QD14 and HE6 of the Brighton & Hove Local Plan.

### Informatives:

1. This decision is based on the design and access statement, site waste minimisation statement and biodiversity first impressions checklist received on 3 March 2011; and the location plan, site plan and drawing nos. 03 Revision X, 04 Revision X, 06 Revision X and 07 Revision X received on 3 March 2011.

## 2 THE SITE

The application relates to a restaurant occupying 55-57 Church Road which benefits from a double frontage with a main entrance between. There is a raised terrace bounded by a wall in front of the premises which provides additional seating. The terrace is presently fully enclosed with canopies and glass walled enclosure.

## 3 RELEVANT HISTORY

**BH2010/03698:** On 31 January 2011 permission was granted for the replacement of the existing enclosure with the installation of two retractable awnings over each side of the front terrace.

**BH2007/00942:** Approval was granted on 15 July 2008 for part change of use

of no. 57 from retail (A1) to restaurant (A3) in conjunction with no. 55 single storey rear extension, alterations to basement and ground floor and installation of extract ducting to rear elevation and formation of front boundary wall and replacement shopfronts to nos. 55 and 57.

**BH2006/03657:** Planning permission for change of use of no. 57 from A1 retail to A3 restaurant to be used in association with no. 55, rear extension and alterations to basement and ground floor, was refused on 21 December 2006.

**BH2000/00611/AD:** An application for the retention of a high level banner was refused on 5 June 2000.

**BH1998/02401/FP:** An application for the retention of air conditioning units to roof of rear extension was refused on 12 January 1999.

**BH1998/01863/FP:** An application for the erection of single storey rear extension was authorised on 30 October 1998.

**BH1998/00205/FP:** The erection of a single storey rear extension and installation of a glazed roof over the existing light well was approved on 23 March 1998.

#### 4 THE APPLICATION

The application seeks retrospective planning permission for the enclosure of the front terrace by means of a framed glass wall structure connected to a canopy over and enclosing the whole terrace with a single structure. The structure is left in situ on a permanent basis.

#### 5 CONSULTATIONS

##### External:

**Neighbours: Two** letters of representation have been received from **3<sup>rd</sup> Floor Flat 51 Church Road and 51 Church Road (freeholder of 51 and 53 Church Road)**, objecting to the application for the reasons summarised below:-

- One rule for Leonardo's, another for the rest of us.
- Work should not have continued without planning permission.
- Extension and canopy is unsuitable for a building in a Conservation Area.
- Proximity of the terrace to the bus stop narrows pavement making pedestrian passage difficult and dangerous.
- Pedestrians have to walk in the road sometimes to pass.
- Front boundary is further forward than expected.

**Eight** individual letters of representation have been received from **45 (Hothedz) Church Road; no address given; 12 Newtown Road; 2 Orchard Lane (Ditchling); The Stables Wilbury Grove; 7 Coleman Avenue; 284 (Graffiti Design International Ltd.) and 418 (Aesthetica) Portland Road**, in support of the application for the reasons summarised below:-

- The structure provides a Mediterranean ambience which fits in well with the surrounding area;
- The structure is attractive and well designed;
- The structure attracts tourism and enhances the vitality of the area;
- Other perceived benefits of the facilities offered by the establishment are

not material planning considerations.

A **circular** letter in support of the application has been submitted with 480 signatories. Details of the origins of the representations are in Appendix A. The circular letter reads as follows:-

*I support the application to retain the existing awning at Leonardo Restaurant – which provides an excellent facility for both local residents and business users alike.*

A **variation on this circular** letter has been submitted 132 times (see Appendix B) and reads as follows:-

*We strongly support the above application to retain the existing awning/structure at Leonardo Restaurant, 55-57 Church Road, Hove. The structure/awning provides an excellent facility for both residents and businesses alike. The structure/awning fits in with its surroundings and adds to the vitality of the area.*

A **third variant of the circular** letter has been signed by 18 signatories (Appendix C) and reads as follows:-

*We strongly support the above application to retain the existing awning/structure at Leonardo Restaurant, 55-57 Church Road, Hove. The structure/awning provides an excellent facility for both residents and businesses alike. The structure/awning fits in with its surroundings and adds to the vitality of the area. We feel it is important for the area as a whole especially in this difficult economic time.*

**Crime Prevention Design Adviser (Sussex Police):** No objection.

**Internal:**

**Design and Conservation Team:** Objection.

This property is in The Avenues Conservation Area. It is within an attractive Victorian Terrace which is part of the main commercial street running through Hove, with a mix of shopfronts at ground floor level. Strong shopfront design guidance has been in place in this area for many years with the aim of protecting traditional shopfronts which are so important to the quality of this conservation area.

This retrospective proposal is to enclose the frontage of two ground floor properties with a structure which although claimed to be largely demountable is effectively permanent and dramatically changes the appearance of the building, detrimentally affecting the character of the Conservation Area.

The specific concerns are:

- The building line is pushed forward at ground level in contrast to the established frontage of the rest of the terrace, building out bulk at ground floor level that dominates the street frontage.
- The appearance of the shopfronts is affected by splitting the elevations allowing only the top of the windows to be visible.
- A dominant horizontal feature is created, spanning the two properties and disrupting the verticality of the terrace and rhythm of the architecture in the wider street scene.
- Inappropriate materials have been used: aluminium framed glass panels and powder-coated metal canopy framework are unsuitable for use generally in the conservation area.

This structure has a far more substantial appearance and a permanence not so apparent in canvas awnings elsewhere in the locality (albeit that they can also be considered visually harmful in similar ways to the structures under consideration).

The development has no regard to the longstanding Local Plan policies or SPD aimed at protecting the special character of the conservation area.

**Sustainable Transport:** No objection.

This retrospective application for an enclosure does not make the situation that has arisen for pedestrians as a result of previous approvals any worse, and therefore the highways authority cannot raise any objection.

If the Local Planning Authority is minded to grant planning permission it is recommended in the strongest possible terms that the decision includes a negatively worded condition along the lines of:

*Prior to the hereby approved coming into use the area of land affected by this proposal should be stopped up as publicly maintainable highway in the interests of public safety to protect the rights of the public and to comply with Local Plan policies TR7, TR8 and TR13.*

## 6 PLANNING POLICIES

Brighton & Hove Local Plan:

|      |   |
|------|---|
| SU2  | Efficiency of development in the use of energy, water and materials |
| QD1  | Design – quality of development and design statements               |
| QD2  | Design – key principles for neighbourhoods                          |
| QD5  | Design – street frontages   |
| QD10 | Shopfronts  |
| QD27 | Protection of Amenity   |
| HE6  | Development within or affecting the setting of a conservation area  |
| TR8  | Pedestrian routes   |
| TR13 | Pedestrian network  |

Supplementary Planning Documents:

SPD02 Shopfronts

SPD08 Sustainable Building Design

**7 CONSIDERATIONS**

The main considerations in the determination of this application relate firstly to the design and appearance of the enclosure and its effect on the historic character of The Avenues Conservation Area; and secondly whether the enclosure has a detrimental impact on neighbouring amenity.

Application BH2007/00942 granted permission for the front seating area and boundary wall. The application is to consider the enclosure of the terrace alone.

Planning Policy:

Policy HE6 of the Local Plan relates specifically to development within Conservation Areas or affecting their setting. Design should be of a high standard and seek to reflect the scale and character or appearance of the area, including building lines. Materials and finishes should be sympathetic to the area and development which would have a harmful impact on the townscape or incorporate inappropriate features or details should be resisted.

Policies QD2 and QD14 of the Local Plan relate more generally to emphasising and enhancing the positive qualities of the local neighbourhood and ensuring design is well related to the property being extended. Policy QD5 states all new development should present an interesting and attractive frontage, particularly at street level for pedestrians.

Design:

The main building comprises part of a terrace on three floors with accommodation in the roof, and some with basements. Key design features include a continuous building line punctuated occasionally by low boundary walls and piers in front; bay windows with moulded cornices; and sash windows. Materials are predominantly buff brick with timber sash windows and painted or decorated architraves. These buildings contribute greatly to the character and ambience of The Avenues Conservation Area, and this style of building represents the origins of this part of Church Road, having evolved over time with shopfronts at ground level. Some of these shopfronts have awnings hanging over their frontages.

The awning enclosure to which this application relates is a structure positioned in front of the established building line. The glazed supporting walls of the enclosure are of a design which does not integrate well with the traditional façade in visual terms. This is due to the scale, materials and detailing. The awning has a solid appearance and is attached to the framework of the supporting enclosure. The Design and Conservation Team points out that the enclosure spans the width of two frontages which detracts from the verticality and rhythm of the terrace façade. The awning together

with the supporting enclosure takes on a different character to the more traditional fabric awnings with open sides which are more appropriate to the site context. This incongruity with the traditional façade of the terrace combined with the position of the enclosure in front of the building line and spanning two frontages gives the development an intrusive and discordant presence which detracts from the character of The Avenues Conservation Area and which is detrimental to visual amenity.

At 65-67 Church Road (Topolino Duo) there is a canvas tent-like enclosure in front of the building, together with heavy planters situated on the pavement. There is no history of planning permission for this and there is Planning Investigation in progress. However, this particular enclosure has a less permanent appearance than the enclosure subject of this application.

Permission has previously been granted for two retractable awnings over each side of the front terrace (BH2010/03698) which would provide shelter over the seated terrace and would have open sides. This is a more traditional approach and has worked successfully to other premises in the vicinity of the site.

The applicant has made reference to other awnings near to the application site.

The first is Topolino Duo (65-67 Church Road). On 18 May 1999 permission was granted for the installation of new shop front to no. 65 Church Road, in association with linking the premises to the restaurant at no. 67 Church Road (BH1999/00701/FP). There is no planning history for the canvas enclosure and heavy planters set out on the pavement and as such this enclosure does not have planning approval.

The second example referred to is Pascal's (6 Queen's Place). There is no planning approval for the retractable awning. The terrace is open at the front and the awning sides are of a loose material that can be rolled up. The awning itself can be readily retracted. This arrangement is less permanent than the enclosure at the application site and the terrace does not have fixed glazed sides.

The third example given is Tin Drum (10 Victoria Grove). Planning permission and listed building consent were granted retrospectively for the decked front seating area (BH2008/03764 and BH2008/03703), but these decisions did not include a retractable awning over. The front seating area is covered only by a retractable awning. There are no fixed sides to fully enclose the front terrace as has been done at the application site. The style of awning is more traditional and in keeping with the historic character of the conservation area.

Finally the applicant has referred to Café 3000 (69 Church Road). There is no planning approval for the orange colour awning although the awning may



benefit from deemed consent. However, the front seating area is not permanent and the awning does not have fixed sides or walls to provide a full enclosure. Again this is a more traditional style of sheltering an outdoor seating area and is materially different to the development carried out in front of the application site.

The applicant also cites a recent refusal of permission and subsequent dismissal of an appeal for proposed timber and glass fixed enclosures in front of 75-77 Church Road (Blind Busker). The applicant considers the application site to be materially different owing to there being other enclosures nearby, whether authorised or otherwise. However, the appeal Inspector took this into consideration and still arrived at the opinion the fixed screens would be out of character with other boundary treatments in the vicinity in terms of height, design and materials used. Typical features of similar premises in the Conservation Area are described as bays, balconies and canopies with boundaries marked by low walls, many with railings above. The Inspector concluded the proposal would be detrimental to the character and appearance of The Avenues Conservation Area. The Inspector also considered the fallback position whereby permission had been granted for two retractable canopies and that these are a feature of the commercial area along the road.

As such there is a direct parallel with the application site because permission has already been granted for two retractable awnings, which would serve the same purpose sheltering the front terrace and having an appearance more in keeping with the character of the Conservation Area. The Inspector's decision is relevant to the application and supports the position on incongruous and discordant means of enclosure in front of buildings within the conservation area along this length of Church Road.

These supporting comments are not considered to outweigh the conflict with both national and local planning policy which is to preserve or enhance the character and appearance of conservation areas. This is an historic part of Hove with a unique character and inappropriate development that does not reinforce this local identity should be resisted.

In view of the above the development is considered to be contrary to policies QD2, QD5, QD14 and HE6 of the Local Plan.

#### Impact on amenity

Policy QD27 seeks to protect neighbouring amenity. Given the commercial status of the neighbouring properties, the enclosure at ground floor level is unlikely to have an adverse impact in respect of loss of light or overshadowing.

#### Additional considerations

Many of the representations received in support of the development refer to the enclosure providing a facility for residents and businesses and suggest

that if the enclosure was removed it would have a negative effect on the local economy. In this respect the refusal of this application would not result in any reduced trading area.

Conclusion

The fixed enclosure of the front terrace is, by reason of the siting, scale, materials, design and detailing, discordant with the historic character and appearance of the building and wider terrace and intrusive and unduly dominant in the street scene, to the detriment of visual amenity. The development neither enhances nor sympathises with the traditional style and character of The Avenues Conservation Area. Accordingly it is recommended that retrospective planning permission is refused. The matter will then continue to be pursued by the Planning Investigations Team.

**8 EQUALITIES IMPLICATIONS**

There are no equalities implications arising from the permanent enclosure of the front terrace.



**Appendix A**

*I support the application to retain the existing awning at Leonardo Restaurant - which provides an excellent facility for both local residents and business users alike.*

| <b>Count (480)</b> | <b>Local Address</b>      |                     |           |
|--------------------|---------------------------|---------------------|-----------|
| 1                  | 3, 26                     | Adelaide Crescent   | Hove      |
| 2                  | 3, 26                     | Adelaide Crescent   | Hove      |
| 3                  | 6a, 28                    | Adelaide Crescent   | Hove      |
| 4                  | 13, 4                     | Adelaide Mansions   | Hove      |
| 5                  | 13, 4                     | Adelaide Mansions   | Hove      |
| 6                  | 3, 33                     | Albany Villas       | Hove      |
| 7                  | 3, 33                     | Albany Villas       | Hove      |
| 8                  | 5, 6                      | Alfred Road         | Brighton  |
| 9                  | 22                        | Anvil Close         | Portslade |
| 10                 | 1                         | Applesham Avenue    | Hove      |
| 11                 | 26                        | Barn Rise           | Brighton  |
| 12                 | 1                         | Barrowfield Drive   | Hove      |
| 13                 | 50                        | Bates Road          | Brighton  |
| 14                 | 50                        | Bates Road          | Brighton  |
| 15                 | 33                        | Bellingham Crescent | Hove      |
| 16                 | 9                         | Benfield Way        | Portslade |
| 17                 | 18                        | Blatchington Road   | Hove      |
| 18                 | 71                        | Blatchington Road   | Hove      |
| 19                 | 81A                       | Blatchington Road   | Hove      |
| 20                 | 91A                       | Blatchington Road   | Hove      |
| 21                 | 36                        | Bramber Avenue      | Hove      |
| 22                 | 30                        | Brangwyn Crescent   | Brighton  |
| 23                 | 10 Rugby Court            | Bristol Gardens     | Brighton  |
| 24                 | Basement 48               | Brunswick Road      | Hove      |
| 25                 | 14                        | Brunswick Square    | Hove      |
| 26                 | 4, 44                     | Brunswick Square    | Hove      |
| 27                 | 6, 20                     | Brunswick Square    | Hove      |
| 28                 | 1, 28                     | Brunswick Terrace   | Hove      |
| 29                 | 3 Harenah House,<br>12/13 | Brunswick Terrace   | Hove      |
| 30                 | 16                        | Buller Road         | Brighton  |
| 31                 | 3                         | Burlington Gardens  | Portslade |
| 32                 | 24                        | Byron Street        | Hove      |
| 33                 | 3 Tennyson Court          | Byron Street        | Hove      |
| 34                 | 8                         | Caister's Close     | Hove      |
| 35                 | 63                        | Carlisle Road       | Hove      |
| 36                 | 63                        | Carlisle Road       | Hove      |

PLANS LIST – 18 MAY 2011

|    |                |                   |           |
|----|----------------|-------------------|-----------|
| 37 | 9 Parham House | Chatsworth Square | Hove      |
| 38 | 9 Parham House | Chatsworth Square | Hove      |
| 39 | 1              | Cheltenham Place  | Brighton  |
| 40 | 4              | Chichester Close  | Not Given |
| 41 | 2              | Church Road       | Hove      |
| 42 | 2              | Church Road       | Hove      |
| 43 | 2              | Church Road       | Hove      |
| 44 | 10             | Church Road       | Hove      |
| 45 | 12             | Church Road       | Hove      |
| 46 | 14             | Church Road       | Hove      |
| 47 | 18             | Church Road       | Hove      |
| 48 | 18             | Church Road       | Hove      |
| 49 | 18             | Church Road       | Hove      |
| 50 | 20             | Church Road       | Hove      |
| 51 | 20             | Church Road       | Hove      |
| 52 | 20             | Church Road       | Hove      |
| 53 | 26             | Church Road       | Hove      |
| 54 | 32             | Church Road       | Hove      |
| 55 | 38             | Church Road       | Hove      |
| 56 | 38             | Church Road       | Hove      |
| 57 | 40             | Church Road       | Hove      |
| 58 | 43             | Church Road       | Hove      |
| 59 | 43             | Church Road       | Hove      |
| 60 | 43             | Church Road       | Hove      |
| 61 | 43             | Church Road       | Hove      |
| 62 | 43             | Church Road       | Hove      |
| 63 | 43             | Church Road       | Hove      |
| 64 | 44             | Church Road       | Hove      |
| 65 | 45             | Church Road       | Hove      |
| 66 | 45             | Church Road       | Hove      |
| 67 | 50             | Church Road       | Hove      |
| 68 | 52             | Church Road       | Hove      |
| 69 | 54             | Church Road       | Brighton  |
| 70 | 57             | Church Road       | Hove      |
| 71 | 59             | Church Road       | Hove      |
| 72 | 61             | Church Road       | Hove      |
| 73 | 62             | Church Road       | Hove      |
| 74 | 62             | Church Road       | Hove      |
| 75 | 62             | Church Road       | Hove      |
| 76 | 64             | Church Road       | Hove      |
| 77 | 75             | Church Road       | Hove      |
| 78 | 79             | Church Road       | Hove      |
| 79 | 83             | Church Road       | Hove      |
| 80 | 89             | Church Road       | Hove      |
| 81 | 89             | Church Road       | Hove      |
| 82 | 104            | Church Road       | Hove      |

PLANS LIST – 18 MAY 2011

|     |                   |                   |           |
|-----|-------------------|-------------------|-----------|
| 83  | 66-68             | Church Road       | Hove      |
| 84  | 66-68             | Church Road       | Hove      |
| 85  | Glaisyer and Kemp | Church Road       | Hove      |
| 86  | 8                 | Clarendon Road    | Hove      |
| 87  | 4, 22             | Clarendon Villas  | Hove      |
| 88  | 5                 | Coleman Avenue    | Hove      |
| 89  | 13                | Coniston Court    | Hove      |
| 90  | 4                 | Connaught Road    | Hove      |
| 91  | 19                | Coombe Rise       | Saltdean  |
| 92  | 19                | Court Close       | Brighton  |
| 93  | 19                | Court Close       | Brighton  |
| 94  | 105               | Cowper Street     | Hove      |
| 95  | 17                | Crescent Road     | Brighton  |
| 96  | 7                 | Crestway Parade   | Brighton  |
| 97  | 2, 2              | Cromwell Road     | Hove      |
| 98  | 99-100            | Cromwell Road     | Hove      |
| 99  | 99-100            | Cromwell Road     | Hove      |
| 100 | Basement 32       | Cromwell Road     | Hove      |
| 101 | Basement 32       | Cromwell Road     | Hove      |
| 102 | 74                | Davigdor Road     | Hove      |
| 103 | 4                 | Delfryn           | Portslade |
| 104 | 4, 72             | Denmark Villas    | Hove      |
| 105 | 360               | Ditchling Road    | Brighton  |
| 106 | 20                | Downsway          | Brighton  |
| 107 | 31                | Drive Lodge       | Hove      |
| 108 | 47                | Dyke Road         | Brighton  |
| 109 | 7                 | Dyke Road Avenue  | Hove      |
| 110 | 7                 | Dyke Road Avenue  | Hove      |
| 111 | 248               | Eastern Road      | Brighton  |
| 112 | 4                 | Eastern Terrace   | Brighton  |
| 113 | 49 Chaldonan      | Eaton Road        | Hove      |
| 114 | 5 Ashdown         | Eaton Road        | Hove      |
| 115 | 20                | Fairfield Gardens | Portslade |
| 116 | 53                | Fairfield Gardens | Portslade |
| 117 | 48                | First Avenue      | Hove      |
| 118 | 48                | First Avenue      | Hove      |
| 119 | 4, 22             | First Avenue      | Hove      |
| 120 | 50A               | First Avenue      | Hove      |
| 121 | 50A               | First Avenue      | Hove      |
| 122 | 20                | Foredown Road     | Brighton  |
| 123 | 12                | Fourth Avenue     | Hove      |
| 124 | 12                | Fourth Avenue     | Hove      |
| 125 | 4, 29             | Fourth Avenue     | Hove      |
| 126 | 4, 29             | Fourth Avenue     | Hove      |
| 127 | 53 Furze Croft    | Furze Hill        | Hove      |
| 128 | 88 Furze Croft    | Furze Hill        | Hove      |

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|     |                      |                        |           |
|-----|----------------------|------------------------|-----------|
| 129 | 13                   | Gardner Street         | Portslade |
| 130 | 64                   | George Street          | Hove      |
| 131 | Dorothy Perkins      | George Street          | Hove      |
| 132 | 126                  | Goldstone Crescent     | Hove      |
| 133 | 2, 31                | Goldstone Road         | Hove      |
| 134 | 90A                  | Goldstone Road         | Hove      |
| 135 | 19                   | Gordon Road            | Portslade |
| 136 | 7                    | Grand Avenue           | Hove      |
| 137 | 7                    | Grand Avenue           | Hove      |
| 138 | 10 Ashley Court      | Grand Avenue           | Hove      |
| 139 | 15 Warnham Court     | Grand Avenue           | Hove      |
| 140 | 7 Victoria Court, 16 | Grand Avenue           | Hove      |
| 141 | 71 Coombe Lea        | Grand Avenue           | Hove      |
| 142 | 44                   | Hamilton Close         | Portslade |
| 143 | Miller Place         | Hamilton Close         | Portslade |
| 144 | 145                  | Hangleton Road         | Hove      |
| 145 | 145                  | Hangleton Road         | Hove      |
| 146 | 322A                 | Hangleton Road         | Hove      |
| 147 | 169                  | Hangleton Valley Drive | Hove      |
| 148 | 88                   | Harewood Court         | Hove      |
| 149 | 37                   | High Street            | Portslade |
| 150 | 24                   | Holland Road           | Hove      |
| 151 | 24                   | Holland Road           | Hove      |
| 152 | 24                   | Holland Road           | Hove      |
| 153 | 24                   | Holland Road           | Hove      |
| 154 | 113                  | Holland Road           | Hove      |
| 155 | 17/53                | Holland Road           | Hove      |
| 156 | 17/53                | Holland Road           | Hove      |
| 157 | 17/53                | Holland Road           | Hove      |
| 158 | 17/53                | Holland Road           | Hove      |
| 159 | 4 Alveston Court     | Holland Road           | Hove      |
| 160 | 4 Alveston Court     | Holland Road           | Hove      |
| 161 | 4 Alveston Court     | Holland Road           | Hove      |
| 162 | 22                   | Hova Villas            | Hove      |
| 163 | 45                   | Hova Villas            | Hove      |
| 164 | 5B                   | Hova Villas            | Hove      |
| 165 | 5B                   | Hova Villas            | Hove      |
| 166 | 72a                  | Hova Villas            | Hove      |
| 167 | 31                   | Hove Park Villas       | Hove      |
| 168 | 48                   | Hove Park Villas       | Hove      |
| 169 | 15                   | Hove Street            | Hove      |
| 170 | 47                   | Jevington Drive        | Brighton  |
| 171 | 22                   | Kendal Road            | Hove      |
| 172 | Brackley             | Keymer Road            | Not Given |
| 173 | 3 Kings Court        | King Street            | Brighton  |
| 174 | 14 Bath Court        | King's Esplanade       | Hove      |

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|     |                            |                    |           |
|-----|----------------------------|--------------------|-----------|
| 175 | 4                          | King's Gardens     | Hove      |
| 176 | 4                          | King's Gardens     | Hove      |
| 177 | 1C, 1                      | King's Gardens     | Hove      |
| 178 | 43 Cavendish House         | King's Road        | Brighton  |
| 179 | 3 Blackmore Court, 2       | Kingscote Way      | Brighton  |
| 180 | 3 Blackmore Court, 2       | Kingscote Way      | Brighton  |
| 181 | 3, 181                     | Kingsway           | Hove      |
| 182 | 42 Lancaster Court         | Kingsway           | Hove      |
| 183 | 168                        | Ladies Mile Road   | Brighton  |
| 184 | 38                         | Langdale Gardens   | Hove      |
| 185 | 15A                        | Langdale Road      | Hove      |
| 186 | 108                        | Langley Crescent   | Brighton  |
| 187 | 4                          | Lansdowne Place    | Hove      |
| 188 | 58A                        | Lansdowne Place    | Hove      |
| 189 | Arscott's 54               | Lansdowne Place    | Hove      |
| 190 | 3                          | Lansdowne Street   | Hove      |
| 191 | 51                         | Larkfield Way      | Brighton  |
| 192 | 5                          | Leopold Road       | Brighton  |
| 193 | 29 Mandalay Court          | London Road        | Brighton  |
| 194 | 6, 93                      | Lorna Road         | Hove      |
| 195 | 17                         | Medina Villas      | Hove      |
| 196 | 22                         | Mile Oak Road      | Portslade |
| 197 | 2, 85                      | Montpelier Road    | Brighton  |
| 198 | 81                         | Moyne Close        | Hove      |
| 199 | King Alfred Leisure Centre | Not Given          | Hove      |
| 200 | King Alfred Leisure Centre | Not Given          | Hove      |
| 201 | 85                         | New Church Road    | Hove      |
| 202 | 85                         | New Church Road    | Hove      |
| 203 | 85                         | New Church Road    | Hove      |
| 204 | 42                         | Newton Road        | Hove      |
| 205 | 16                         | Newtown Road       | Hove      |
| 206 | 16                         | Newtown Road       | Hove      |
| 207 | Not Given                  | Norfolk Terrace    | Hove      |
| 208 | 84                         | North Lane         | Portslade |
| 209 | 3                          | North Road         | Brighton  |
| 210 | 1                          | Onslow Road        | Hove      |
| 211 | 1                          | Onslow Road        | Hove      |
| 212 | 43                         | Otley Drive        | Not Given |
| 213 | 7                          | Overdown Rise      | Mile Oak  |
| 214 | 3                          | Palmeira Avenue    | Hove      |
| 215 | 2, 56                      | Palmeira Avenue    | Hove      |
| 216 | 4, 28                      | Palmeira Avenue    | Hove      |
| 217 | 5 Visage, 54               | Palmeira Avenue    | Hove      |
| 218 | 5, 54                      | Palmeira Avenue    | Hove      |
| 219 | 85D Lewes Court            | Park Village Road, | Brighton  |

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|     |                                      | University of Sussex  |           |
|-----|--------------------------------------|-----------------------|-----------|
| 220 | 16, 6                                | Paston Place          | Brighton  |
| 221 | 16C                                  | Paston Place          | Brighton  |
| 222 | 83                                   | Payne Avenue          | Hove      |
| 223 | 85                                   | Payne Avenue          | Hove      |
| 224 | 5C                                   | Pembroke Crescent     | Hove      |
| 225 | 56                                   | Porker Court          | Not Given |
| 226 | 163                                  | Portland Road         | Hove      |
| 227 | 17A                                  | Portland Road         | Hove      |
| 228 | 6 Noble Court, 290                   | Portland Road         | Hove      |
| 229 | Unit A1 Portland<br>Business Park    | Portland Road         | Hove      |
| 230 | 55                                   | Portland Villas       | Hove      |
| 231 | 55                                   | Portland Villas       | Hove      |
| 232 | 81A                                  | Poynings Drive        | Hove      |
| 233 | 1, 86                                | Preston Road          | Brighton  |
| 234 | 8                                    | Princes Terrace       | Brighton  |
| 235 | 101                                  | Queen Victoria Avenue | Hove      |
| 236 | 101                                  | Queen Victoria Avenue | Hove      |
| 237 | 215                                  | Queen's Park Road     | Brighton  |
| 238 | 215                                  | Queen's Park Road     | Brighton  |
| 239 | 5                                    | Rotherfield Crescent  | Brighton  |
| 240 | 5                                    | Rotherfield Crescent  | Brighton  |
| 241 | 5                                    | Rotherfield Crescent  | Brighton  |
| 242 | 2 Lions Gate, 95                     | Rowan Avenue          | Hove      |
| 243 | 24                                   | Rugby Road            | Brighton  |
| 244 | 24                                   | Rugby Road            | Brighon   |
| 245 | 16                                   | Rutland Road          | Hove      |
| 246 | Capital HaB<br>Sackville Trading Est | Sackville Road        | Hove      |
| 247 | Unit 9 Sackville Ind<br>Est          | Sackville Road        | Hove      |
| 248 | 3                                    | Salisbury Road        | Hove      |
| 249 | AS Hatfield Court, 35                | Salisbury Road        | Hove      |
| 250 | 11                                   | Sandown Road          | Brighton  |
| 251 | 21A                                  | Seaview Road          | Brighton  |
| 252 | 5                                    | Second Avenue         | Hove      |
| 253 | 19                                   | Second Avenue         | Hove      |
| 254 | 1 Victoria Grove                     | Second Avenue         | Hove      |
| 255 | 2, 15                                | Second Avenue         | Hove      |
| 256 | 4 Malvern House, 8                   | Second Avenue         | Hove      |
| 257 | 6, 24                                | Second Avenue         | Hove      |
| 258 | 6, 24                                | Second Avenue         | Hove      |
| 259 | 7, 5                                 | Second Avenue         | Hove      |
| 260 | Basement 19                          | Second Avenue         | Hove      |
| 261 | 2                                    | Selborne Road         | Hove      |
| 262 | 2                                    | Selborne Road         | Hove      |

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|     |                              |                      |           |
|-----|------------------------------|----------------------|-----------|
| 263 | 2                            | Selborne Road        | Hove      |
| 264 | 2                            | Selborne Road        | Hove      |
| 265 | 3                            | Selborne Road        | Hove      |
| 266 | 3                            | Selborne Road        | Hove      |
| 267 | 4                            | Selborne Road        | Hove      |
| 268 | 5                            | Selborne Road        | Hove      |
| 269 | 14                           | Selborne Road        | Hove      |
| 270 | 28                           | Selborne Road        | Hove      |
| 271 | 33                           | Selborne Road        | Hove      |
| 272 | 1, 2                         | Selborne Road        | Hove      |
| 273 | 1, 4                         | Selborne Road        | Hove      |
| 274 | 3, 2                         | Selborne Road        | Hove      |
| 275 | 30A                          | Selborne Road        | Hove      |
| 276 | 5a                           | Selborne Road        | Hove      |
| 277 | 5a                           | Selborne Road        | Hove      |
| 278 | 36                           | Shelley Road         | Hove      |
| 279 | 2                            | Sherbourne Road      | Hove      |
| 280 | 60                           | Shirley Street       | Hove      |
| 281 | 21                           | Somerhill Road       | Hove      |
| 282 | 66                           | St Aubyn's           | Hove      |
| 283 | 36-38                        | St Aubyn's           | Hove      |
| 284 | 3, 75                        | St Aubyn's           | Hove      |
| 285 | 42                           | St Aubyn's Road      | Portslade |
| 286 | 70a                          | St Aubyn's Road      | Hove      |
| 287 | 10                           | St Helen's Crescent  | Hove      |
| 288 | 10                           | St Helen's Crescent  | Hove      |
| 289 | 10                           | St Helen's Crescent  | Hove      |
| 290 | 56                           | St Leonard's Gardens | Hove      |
| 291 | 103                          | St Leonard's Road    | Brighton  |
| 292 | 103                          | St Leonard's Road    | Hove      |
| 293 | 103                          | St Leonard's Road    | Hove      |
| 294 | 4, 4                         | St Michael's Place   | Brighton  |
| 295 | 82                           | St. Leonard's Road   | Hove      |
| 296 | 3C                           | Stanford Terrace     | Hove      |
| 297 | 88                           | Stanmer Villas       | Brighton  |
| 298 | 3                            | Suffolk Street       | Hove      |
| 299 | 3                            | Suffolk Street       | Hove      |
| 300 | 69 York House                | Sussex University    | Falmer    |
| 301 | 49                           | The Drive            | Hove      |
| 302 | 58                           | The Drive            | Hove      |
| 303 | 59                           | The Drive            | Hove      |
| 304 | 59                           | The Drive            | Hove      |
| 305 | 1 West View                  | The Drive            | Hove      |
| 306 | 16 Homedrive<br>House, 95-97 | The Drive            | Hove      |
| 307 | 24 Eaton Manor               | The Drive            | Hove      |



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|     |                       |                       |             |
|-----|-----------------------|-----------------------|-------------|
| 308 | 31 Normandy House, 18 | The Drive             | Hove        |
| 309 | 31 Normandy House, 18 | The Drive             | Hove        |
| 310 | 36 Philip Court       | The Drive             | Hove        |
| 311 | 5 West View           | The Drive             | Hove        |
| 312 | 64B                   | The Drive             | Hove        |
| 313 | 6                     | The Park              | Rottingdean |
| 314 | 20                    | The Priory            | Brighton    |
| 315 | 20 Wellington Court   | The Strand (Marina)   | Brighton    |
| 316 | 4, 4                  | Third Avenue          | Hove        |
| 317 | 4, 4                  | Third Avenue          | Hove        |
| 318 | The White House       | Third Avenue          | Hove        |
| 319 | 5, 40                 | Tisbury Road          | Hove        |
| 320 | 109                   | Tivoli Crescent North | Brighton    |
| 321 | 72                    | Tongdean Lane         | Brighton    |
| 322 | 4                     | Tongdean Rise         | Brighton    |
| 323 | 61                    | Trafalgar Road        | Portslade   |
| 324 | 61                    | Trafalgar Road        | Portslade   |
| 325 | 14                    | Upper Lewes Road      | Brighton    |
| 326 | TFF, 11               | Vallance Road         | Hove        |
| 327 | 243                   | Valley Road           | Portslade   |
| 328 | 23                    | Ventnor Villas        | Hove        |
| 329 | 7                     | Victoria Court        | Hove        |
| 330 | 102                   | Waldegrave Road       | Brighton    |
| 331 | 102                   | Waldegrave Road       | Brighton    |
| 332 | 63                    | Waterloo Street       | Hove        |
| 333 | 3, 63                 | Waterloo Street       | Hove        |
| 334 | 67                    | Wayland Avenue        | Brighton    |
| 335 | 5                     | Weald Avenue          | Hove        |
| 336 | 77-78                 | Western Road          | Hove        |
| 337 | 6                     | Westway Close         | Portslade   |
| 338 | 34                    | Wilbury Crescent      | Hove        |
| 339 | 35                    | Wilbury Crescent      | Hove        |
| 340 | 37                    | Wilbury Crescent      | Hove        |
| 341 | 59                    | Wilbury Crescent      | Hove        |
| 342 | 59                    | Wilbury Crescent      | Hove        |
| 343 | 44                    | Wilbury Road          | Hove        |
| 344 | 10 <i>illegible</i>   | Wilbury Road          | Hove        |
| 345 | 10 Saffron Gate       | Wilbury Road          | Hove        |
| 346 | 10 Saffron Gate       | Wilbury Road          | Hove        |
| 347 | 102 Janeston Court    | Wilbury Road          | Hove        |
| 348 | 15 Saffron Gate       | Wilbury Road          | Hove        |
| 349 | 15 Saffron Gate       | Wilbury Road          | Hove        |
| 350 | 2, 59                 | Wilbury Road          | Hove        |
| 351 | 1, 22                 | Wilbury Villas        | Hove        |
| 352 | 15                    | Wilderness Road       | Not Given   |



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|                          |                           |                     |                            |
|--------------------------|---------------------------|---------------------|----------------------------|
| 353                      | 3 Windlesham Hall,<br>7-9 | Windlesham Avenue   | Brighton                   |
| 354                      | 1                         | Windlesham Gardens  | Brighton                   |
| 355                      | 1                         | Windlesham Gardens  | Brighton                   |
| 356                      | 72A                       | Woodbourne Avenue   | Brighton                   |
| 357                      | 72a                       | Woodbourne Avenue   | Brighton                   |
| 358                      | Downlands 61              | Woodland Avenue     | Hove                       |
| 359                      | 43                        | York Road           | Hove                       |
| 360                      | Basement north, 12-<br>14 | York Road           | Hove                       |
| 361                      | Hampshire Court           |                     | Brighton                   |
| 362                      | Stag's Head               |                     | Portslade                  |
| <b>Non Local Address</b> |                           |                     |                            |
| 363                      | 43                        | Adur Drive          | Shoreham                   |
| 364                      | 10                        | Albert Road         | Southwick                  |
| 365                      | Unicorn Lea, 10           | Albert Road         | Southwick                  |
| 366                      | Melrose                   | Ashfield Road       | Midhurst                   |
| 367                      | 9                         | Ashurst Drive       | Worth                      |
| 368                      | Sutton Farm               | Beal's Lane         | Sutton on Derwent,<br>York |
| 369                      | 3, 10                     | Beaufort East       | Bath                       |
| 370                      | 25                        | Beech View          | Angmering                  |
| 371                      | 25                        | Beech View          | Angmering                  |
| 372                      | 52                        | Belmont Road        | Liverpool                  |
| 373                      | 33                        | Boscozer Road North | St Leonard's on Sea        |
| 374                      | 33                        | Boscozer Road North | St Leonard's on Sea        |
| 375                      | 1                         | Broad Reach         | Shoreham                   |
| 376                      | 26                        | Brookmead Avenue    | Bromley                    |
| 377                      | 26                        | Brookmead Avenue    | Bromley                    |
| 378                      | 26                        | Bruce Road          | Haywards Heath             |
| 379                      | 34                        | Caburn Crescent     | Lewes                      |
| 380                      | 11B                       | Cadogan Road        | Surbiton                   |
| 381                      | 11B                       | Cadogan Road        | Surbiton                   |
| 382                      | 11B                       | Cadogan Road        | Surbiton                   |
| 383                      | 130                       | Chanctonbury Road   | Burgess Hill               |
| 384                      | 80                        | Chandirt Way        | Chippenham                 |
| 385                      | The Forge                 | Church Hill         | Pyecombe                   |
| 386                      | The Forge                 | Church Hill         | Pyecombe                   |
| 387                      | 6, 22                     | Colinette Road      | Putney                     |
| 388                      | 18                        | Colverhay           | Ashtead                    |
| 389                      | 54                        | Cranleigh Road      | Worthing                   |
| 390                      | 54                        | Cranleigh Road      | Worthing                   |
| 391                      | 54                        | Cranleigh Road      | Worthing                   |
| 392                      | 6 Plume House             | Creek Road          | London                     |
| 393                      | 20                        | Deneside            | East Dean                  |
| 394                      | 20                        | Deneside            | East Dean                  |

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|     |                 |                     |                              |
|-----|-----------------|---------------------|------------------------------|
| 395 | 50              | Dinsmore Road       | London                       |
| 396 | 9               | Durham Close        | Bristol                      |
| 397 | 15              | Ethelred Road       | Worthing                     |
| 398 | Not Given       | Foxhills Road       | Ottershaw                    |
| 399 | 30              | Goldsmith Road      | Worthing                     |
| 400 | 3               | Gorringe Close      | Shoreham                     |
| 401 | 25              | Grange Road         | Eastbourne                   |
| 402 | 25              | Grange Road         | Eastbourne                   |
| 403 | Hollybank Court | Green Lane          | Crowborough                  |
| 404 | 3               | Guernsey Close      | Crawley                      |
| 405 | 36              | Hammy Close         | Shoreham                     |
| 406 | 36              | Hammy Close         | Shoreham                     |
| 407 | 9               | Hanthorn Road       | Godalming                    |
| 408 | 66              | Harbour Way         | Shoreham                     |
| 409 | 26              | Harbour Way         | Shoreham                     |
| 410 | 3               | Harcourt Close      | Henley-on-Thames             |
| 411 | 64              | Harestone Hill      | Caterham                     |
| 412 | 64              | Harestone Hill      | Caterham                     |
| 413 | 58              | Hartland Way        | Croydon                      |
| 414 | Not Given       | Hawkin's Crescent   | Shoreham                     |
| 415 | 82              | Heath Drive         | Chelmsford                   |
| 416 | The Warren      | High Street         | Angmering                    |
| 417 | 5               | Highdown Close      | Angmering                    |
| 418 | 5               | Hoewood             | Small Dole                   |
| 419 | 37              | Holsterhauser Str.  | Essen, Germany               |
| 420 | 2-3             | Horsebridge Cottage | Ashurst                      |
| 421 | 2-3             | Horsebridge Cottage | Steyning                     |
| 422 | 53              | Hueblistrasse       | Oberweningen,<br>Switzerland |
| 423 | 4               | Ilys y Banty        | Llangollen, Wales            |
| 424 | 40              | Keymer Avenue       | Peacehaven                   |
| 425 | 10, 38          | Keymer Road         | Hassocks                     |
| 426 | 14              | Kingsford Street    | London                       |
| 427 | 11              | Kirdgasse           | Wettswil,<br>Switzerland     |
| 428 | 25              | Leargreen Lane      | East Dean                    |
| 429 | 20              | Lloyd Road          | Birmingham                   |
| 430 | 20              | Lloyd Road          | Birmingham                   |
| 431 | Wayfields       | London Road         | Pyecombe                     |
| 432 | 45              | Lynchmere Avenue    | Lancing                      |
| 433 | 5               | Magnus Drive        | Colchester                   |
| 434 | 5               | Magnus Drive        | Colchester                   |
| 435 | 9               | Manor Crescent      | Haslemere                    |
| 436 | 20              | Mansfield Hill      | Chingford                    |
| 437 | 7               | Mayhouse Road       | Burgess Hill                 |
| 438 | 7               | Mayhouse Road       | Burgess Hill                 |
| 439 | Great Cauldham  | Not Given           | Capel-le-Ferne,              |

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|     | Farm             |                       | Kent                         |
|-----|------------------|-----------------------|------------------------------|
| 440 | Ashley House     | Not Given             | Kingsbridge, Devon           |
| 441 | Ashley House     | Not Given             | Kingsbridge, Devon           |
| 442 | Timbers Cottage  | Not Given             | Tanworth in Arden            |
| 443 | Timbers Court    | Not Given             | Tanworth in Arden            |
| 444 | 10               | New Road              | Shoreham                     |
| 445 | 205,119          | Newington Causeway    | London                       |
| 446 | 205, 119         | Newington Causeway    | London                       |
| 447 | 39               | Nightingale Lane      | Burgess Hill                 |
| 448 | 3                | Nutfield Way          | Orpington                    |
| 449 | 3                | Nutfield Way          | Orpington                    |
| 450 | 32               | Oak Tree Drive        | Hassocks                     |
| 451 | 80               | Ottways Lane          | Ashtead                      |
| 452 | Not Given        | PO Box 4070           | Worthing                     |
| 453 | Not Given        | PO Box 4070           | Worthing                     |
| 454 | Not Given        | Pond Lane             | Upper Beeding                |
| 455 | Not Given        | Pound Lane            | Upper Beeding                |
| 456 | 27               | Prince Harry Road     | Henley-in-Arden,<br>Solihull |
| 457 | 113              | Prince of Wales Drive | London                       |
| 458 | 24               | Ring Road             | Lancing                      |
| 459 | 40               | Roman Road            | Steyning                     |
| 460 | 24               | Rugby Road            | Bristol                      |
| 461 | 24               | Rugby Road            | Bristol                      |
| 462 | 23               | Sandringham Road      | Hunstanton                   |
| 463 | 23               | Sandringham Road      | Hunstanton                   |
| 464 | 23               | Saville Street        | Camden                       |
| 465 | 47               | Sibelius Close        | Basingstoke                  |
| 466 | 7                | Skelton Avenue        | Barnet                       |
| 467 | 40               | Sonnenbergstr.        | Dubendorf,<br>Switzerland    |
| 468 | 130              | St. John Street       | London                       |
| 469 | 46               | Stafford Road         | Seaford                      |
| 470 | 30B              | Stillness Road        | London                       |
| 471 | 7                | Strahleggweg          | Winterthur,<br>Switzerland   |
| 472 | 60               | Surley Row            | Reading                      |
| 473 | 446              | Sutton Way            | Cheshire                     |
| 474 | 446              | Sutton Way            | Chester                      |
| 475 | 38               | The Sands             | Ashington                    |
| 476 | 118              | Van Eeghenstraat      | Amsterdam                    |
| 477 | 308              | Vetlibergstr.         | Zurich, Switzerland          |
| 478 | 12               | West Road             | Bourne                       |
| 479 | 12               | West Road             | Bourne                       |
| 480 | 6 Fairline Court | Not given             | Eastbourne                   |

**Appendix B**

*We strongly support the above application to retain the existing awning/structure at Leonardo Restaurant, 55-57 Church Road, Hove. The structure/awning provides an excellent facility for both residents and businesses alike. The structure/awning fits in with its surroundings and adds to the vitality of the area.*

| <b>Count</b> | <b>Local Address</b>       |                    |          |
|--------------|----------------------------|--------------------|----------|
| <b>(132)</b> |                            |                    |          |
| 1            | 11, 26                     | Adelaide Crescent  | Hove     |
| 2            | 21                         | Albany Villas      | Hove     |
| 3            | 43                         | Albany Villas      | Hove     |
| 4            | 62                         | Albany Villas      | Hove     |
| 5            | 15 Ebenezer Apartments     | Ashton Rise        | Brighton |
| 6            | 68                         | Balfour Road       | Brighton |
| 7            | 2                          | Belgrave           | Street   |
| 8            | 26, 27 And 28              | Belvedere Terrace  | Brighton |
| 9            | 10                         | Bigwood Avenue     | Hove     |
| 10           | The Cricketer's, 15        | Black Lion Street  | Brighton |
| 11           | 76-82                      | Blatchington Road  | Hove     |
| 12           | 29                         | Bolsover Road      | Hove     |
| 13           | 27                         | Brambletyne Avenue | Saltdean |
| 14           | 18b                        | Brunswick Terrace  | Hove     |
| 15           | 18b                        | Brunswick Terrace  | Hove     |
| 16           | 6                          | Carisbrook Road    | Hove     |
| 17           | 14                         | Church Road        | Hove     |
| 18           | 71                         | Church Road        | Hove     |
| 19           | 83                         | Church Road        | Hove     |
| 20           | 83                         | Church Road        | Hove     |
| 21           | 89                         | Church Road        | Hove     |
| 22           | 87 Mg                      | Church Road        | Hove     |
| 23           | 87 Sk                      | Church Road        | Hove     |
| 24           | 87 Sk                      | Church Road        | Hove     |
| 25           | Flat 8                     | Clarendon Villas   | Hove     |
| 26           | 8                          | Connaught Road     | Hove     |
| 27           | 130                        | Coombe Road        | Brighton |
| 28           | 27 King George VI Mansions | Court Farm Road    | Hove     |
| 29           | 105                        | Cowper Street      | Hove     |

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|    |                       |                                 |           |
|----|-----------------------|---------------------------------|-----------|
| 30 | Sussex House          | Crowhurst Road                  | Brighton  |
| 31 | Not Given             | Davigdor Road                   | Hove      |
| 32 | 4, 53                 | Denmark Villas                  | Hove      |
| 33 | Not Given             | Denmark Villas                  | Hove      |
| 34 | 17                    | Devonshire Place                | Brighton  |
| 35 | 14                    | Dyke Road                       | Brighton  |
| 36 | 3                     | Eaton Road                      | Hove      |
| 37 | 53 Sussex Court       | Eaton Road                      | Hove      |
| 38 | 54                    | Ellen Street                    | Hove      |
| 39 | 26                    | Embassy Court                   | Hove      |
| 40 | 9                     | First Avenue                    | Hove      |
| 41 | 16                    | Foredown Road                   | Portslade |
| 42 | 4                     | Forest Road                     | Brighton  |
| 43 | 1, 37                 | Fourth Avenue                   | Hove      |
| 44 | Furze Hill Cottage    | Furze Hill                      | Hove      |
| 45 | 48                    | George Street                   | Brighton  |
| 46 | 48                    | George Street                   | Brighton  |
| 47 | Gff, 77               | Goldstone Villas                | Hove      |
| 48 | 6 Coombe Lea          | Grand Avenue                    | Hove      |
| 49 | 9 Warnham Court       | Grand Avenue                    | Hove      |
| 50 | 44 Hereford Court,    | Hereford Street                 | Brighton  |
| 51 | 31                    | Holland Road                    | Hove      |
| 52 | 3, 36                 | Holland Road                    | Hove      |
| 53 | Not Given             | <i>Hove Town Hall?</i>          | Hove      |
| 54 | 29                    | <i>Illegible<br/>(Monmean?)</i> | Saltdean  |
| 55 | Not Given             | Kings Road                      | Brighton  |
| 56 | 3, 1a                 | Lorna Road                      | Hove      |
| 57 | 55 Sovereign Court    | Marina Village                  | Brighton  |
| 58 | 12a                   | Marlborough Place               | Brighton  |
| 59 | 11                    | Modena Road                     | Hove      |
| 60 | Not Given             | Not Given                       | Hove      |
| 61 | 30                    | New Road                        | Brighton  |
| 62 | 14-19                 | Norfolk Terrace                 | Brighton  |
| 63 | 111                   | Oaklands Avenue                 | Saltdean  |
| 64 | 14                    | Old Mill Close                  | Brighton  |
| 65 | 11 Sussex View, 51-55 | Palmeira Avenue                 | Hove      |
| 66 | 11                    | Palmeira Square                 | Hove      |
| 67 | 11                    | Palmeira Square                 | Hove      |
| 68 | 3, 120                | Pankhurst Avenue                | Brighton  |
| 69 | 124                   | Portland Road                   | Hove      |
| 70 | 18                    | Preston Street                  | Brighton  |
| 71 | 1/5b                  | Sackville Road                  | Hove      |
| 72 | 10                    | Salisbury Road                  | Hove      |

PLANS LIST – 18 MAY 2011

|                          |                            |                     |                |
|--------------------------|----------------------------|---------------------|----------------|
| 73                       | 3, 5                       | Salisbury Road      | Hove           |
| 74                       | 33                         | Seafield Road       | Hove           |
| 75                       | 19                         | Second Avenue       | Hove           |
| 76                       | 1, 17                      | Second Avenue       | Hove           |
| 77                       | 34                         | Selborne Road       | Hove           |
| 78                       | 39                         | Selborne Road       | Hove           |
| 79                       | Fgff, 33                   | Selborne Road       | Hove           |
| 80                       | 10                         | Shirley Road        | Hove           |
| 81                       | 35                         | Station Road        | Portslade      |
| 82                       | 9                          | Tamworth Road       |                |
| 83                       | 7                          | The Drive           | Hove           |
| 84                       | 7                          | The Drive           | Hove           |
| 85                       | 67                         | The Drive           | Hove           |
| 86                       | 1 Planet House             | The Drive           | Hove           |
| 87                       | 7                          | The Spinney         | Hove           |
| 88                       | Unit 8 Victoria Rd Ind Est | Victoria Road       | Portslade      |
| 89                       | 21a                        | Victoria Terrace    | Hove           |
| 90                       | 2, 11                      | Waterloo Street     | Hove           |
| 91                       | 62                         | Westbourne Gardens  | Hove           |
| 92                       | 20                         | Western Road        | Hove           |
| 93                       | 4                          | Wickhurst Road      | Portslade      |
| 94                       | 64                         | Wilbury Grange      | Hove           |
| 95                       | 32                         | Wilbury Road        | Hove           |
| 96                       | 2, 56                      | Wilbury Road        | Hove           |
| 97                       | 3, 8                       | Wilbury Road        | Hove           |
| 98                       | 50 Harewood Court          | Wilbury Road        | Hove           |
| 99                       | 11                         | Wolstonbury Road    | Hove           |
| 100                      | 7                          | York Road           | Hove           |
| <b>Non Local Address</b> |                            |                     |                |
| 101                      | 69                         | Adur Avenue         | Shoreham       |
| 102                      | 17                         | Beach Green         | Shoreham       |
| 103                      | 63                         | Brighton Road       | Shoreham       |
| 104                      | Not Given                  | Brooklands Avenue   | Sidcup         |
| 105                      | 5613                       | Brookside Drive     | Argygle, Texas |
| 106                      | Manor House                | Cakeham Manor Lane  | Portsmouth     |
| 107                      | F2                         | Chesham Mansion     | ?              |
| 108                      | Not Given                  | Furze Croft         | Not Given      |
| 109                      | 33                         | <i>Highview Way</i> | ?              |
| 110                      | 8                          | Hodder Avenue       | Peacehaven     |

PLANS LIST – 18 MAY 2011

|     |                  |                    |               |
|-----|------------------|--------------------|---------------|
| 111 | 8                | Hodder Avenue      | Peacehaven    |
| 112 | 109              | Ingleside Crescent | Lancing       |
| 113 | Castle Court, 41 | London Road        | Reigate       |
| 114 | 2                | Mary's Place       | ?             |
| 115 | 25               | Meadow Way         | Littlehampton |
| 116 | 11               | Mulberry Close     | Shoreham      |
| 117 | 11               | Mulberry Close     | Shoreham      |
| 118 | Not Given        | Not Given          | Not Given     |
| 119 | Not Given        | Not Given          | Not Given     |
| 120 | Not Given        | Not Given          | Not Given     |
| 121 | Not Given        | Not Given          | Not Given     |
| 122 | Not Given        | Not Given          | Not Given     |
| 123 | Not Given        | Not Given          | London        |
| 124 | Not Given        | Not Given          | Not Given     |
| 125 | Not Given        | Not Given          | Not Given     |
| 126 | 75               | Not Given          | Not Given     |
| 127 | 1                | New Road           | Littlehampton |
| 128 | 55a              | Old Fort Road      | Shoreham      |
| 129 | 173a             | Old Shoreham Road  | Southwick     |
| 130 | Chesterton House | South Banks        | Hassocks      |
| 131 | 128              | The Ridgeway       | ?             |
| 132 | 29               | Washington Street  | ?             |

**Appendix C**

*We strongly support the above application to retain the existing awning/structure at Leonardo Restaurant, 55-57 Church Road, Hove. The structure/awning provides an excellent facility for both residents and businesses alike. The structure/awning fits in with its surrounding and adds to the vitality of the area. We feel it is important for the area as a whole especially in this difficult economic time.*

| <b>Count</b> | <b>Local Address</b>       |                          |               |
|--------------|----------------------------|--------------------------|---------------|
| <b>(18)</b>  |                            |                          |               |
| 1            | 26                         | Church Road              | Hove          |
| 2            | 38                         | Church Road              | Hove          |
| 3            | 2                          | Church Road              | Hove          |
| 4            | 83 PR                      | Church Road              | Hove          |
| 5            | Sussex County Cricket Club | Eaton Road               | Hove          |
| 6            | 1 Alpha House              | St. John's Road          | Hove          |
| 7            | 83 PR                      | Church Road              | Hove          |
| 8            | 16                         | Vernon Terrace           | Hove          |
| 9            | 8                          | Lynchets Crescent        | Hove          |
| 10           | 34                         | Brighton Square          | Brighton      |
|              |                            | <b>Non Local Address</b> |               |
| 11           | 33                         | Connaught Avenue         | Shoreham      |
| 12           | Not given                  | Not given                | Not given     |
| 13           | Poynters                   | Church Lane              | Pyecombe      |
| 14           | Pentland                   | New Hall Lane            | Small Dole    |
| 15           | 24                         | Broad Reach              | Shoreham      |
| 16           | 84                         | Mansell Road             | Not given     |
| 17           | 27                         | The Driftway             | Upper Beeding |
| 18           | Staplefields Farm          | Not given                | Steyning      |



# BH2011/00620, 55-57, Church Road, Hove



**Brighton & Hove  
City Council**



**Scale: 1:1,250**

|                          |  |                            |                |
|--------------------------|--|----------------------------|----------------|
| <b><u>No:</u></b>        | <b>BH2011/00442</b>  | <b><u>Ward:</u></b>        | <b>REGENCY</b> |
| <b><u>App Type:</u></b>  | <b>Council Development (Full Planning)</b>   |                            |                |
| <b><u>Address:</u></b>   | <b>The Brighton Centre, Kings Road, Brighton</b>   |                            |                |
| <b><u>Proposal:</u></b>  | <b>Alterations to entrance lobby and entrance doors to ground floor front elevation including new glazing to underside of canopy and automatic doors and extension at third floor level onto existing balcony.</b> |                            |                |
| <b><u>Officer:</u></b>   | Jason Hawkes, tel: 292153  | <b><u>Valid Date:</u></b>  | 22/02/2011     |
| <b><u>Con Area:</u></b>  | Adjacent Regency Square  | <b><u>Expiry Date:</u></b> | 19 April 2011  |
| <b><u>Agent:</u></b>     | Crowther Overton-Hart, 2B Chanctonfold, Horsham Road, Steyning   |                            |                |
| <b><u>Applicant:</u></b> | Brighton & Hove City Council, Mr Ian Hardy, The Brighton Centre, Kings Road, Brighton  |                            |                |

CAG have requested this application to be determined by the Planning Committee.

## 1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 8 of this report and resolves to **GRANT** planning permission subject to the following Conditions and Informatives.

### Regulatory Conditions:

1. BH01.01 Full Planning.
2. The development hereby permitted shall be carried out in accordance with the approved drawings no.136-10.01, 02, 03D, 04E and 05 received on the 20<sup>th</sup> April 2010.  
**Reason:** For the avoidance of doubt and in the interests of proper planning.
3. The framing for the new doors and windows shall match the existing bronze coloured frames on the building as closely as possible.  
**Reason:** To ensure a satisfactory appearance to the development and to comply with policies QD1 and HE6 of the Brighton & Hove Local Plan.
4. The scheme shall be implemented in accordance with the laminated bronze Pilkington Optifloat glazing sample received on the 20<sup>th</sup> April 2010.  
**Reason:** To ensure a satisfactory appearance to the development and to comply with policies QD1 and HE6 of the Brighton & Hove Local Plan.

### Informatives:

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

#### Brighton & Hove Local Plan:

TR1 Development and the demand for travel

|      |   |
|------|---|
| TR7  | Safe development  |
| SU2  | Efficiency of development in the use of energy, water and materials |
| QD1  | Design – quality of development and design statements               |
| QD2  | Design – key principles for neighbourhoods                          |
| QD4  | Design – strategic frontages  |
| QD14 | Extensions and alterations  |
| QD27 | Protection of amenity   |
| HE3  | Development affecting the setting of a listed building              |
| HE6  | Development within or affecting the setting of conservation areas   |

Supplementary Planning Document:

SPD01 Brighton Centre: Area Planning and Urban Design Framework; and

(ii) for the following reasons:-

The proposed alterations do not significantly affect the appearance of the building and preserve the setting and appearance of the adjacent conservation area, adjacent listed building and the overall appearance of the seafront. The scheme does not result in an impact on the amenity of any adjacent properties and is appropriate in terms of highway and pedestrian safety and access. The scheme will also enhance the vitality and use of the Brighton Centre as a conference centre and entertainment venue for the city.

2. Please note that the proposed revolving doors overhang the adopted highway and should be sited in accordance with and under licence from the Highway Operations Manager prior to commencement of development.

## **2 THE SITE**

The Brighton Centre, opened in 1977, is one of the largest multi-purpose venues in the area and as well as being a major music venue, it is also used for conferences and other events. The building is located on Kings Road in a prominent location facing the seafront in between the Odean cinema and The Grand Hotel (a Grade II Listed Building).

It is a large concrete structure of modern design with an imposing first floor projecting element, with windows with a vertical emphasis, and which overhangs a columned front entrance. The second and third floors are set back to give a stepped appearance with a terraced area behind a parapet wall at second floor level. The ends of the building form side columns to the building and the south east corner includes a 'crown like' feature on top. The rear of the building is accessed via Russell Road. The building is adjacent to the Regency Conservation Area.

### 3 RELEVANT HISTORY

Recent planning permissions for the building have related to alterations to the access to the building.

**BH2010/02091:** In August 2010, permission was granted for alterations to the ground floor front elevation to install new revolving door and disabled access door replacing existing windows, and new automatic sliding door replacing existing entrance doors.

**BH1999/02086/FP:** In October 1999, permission was granted for the provision of sliding access door for disabled access through an existing glazed screen.

**73/2116/CD & 74/82CD:** Outline consent and planning permission for the erection of the conference / exhibition entertainment and multi purpose hall were granted in 1973 and 1974.

### 4 THE APPLICATION

Planning permission is sought for the alterations to the entrance lobby and entrance doors to ground floor front elevation which include infilling the underside of canopy with new glazed doors and windows. The existing main entrance foyer is considered difficult to move through with 2 sets of doors needed to access the building. The proposal would rationalise circulation to make the space more usable. The scheme also includes a glazed extension to the Skyline Restaurant at third floor level onto an existing balcony. Currently the restaurant has sea views afforded by being on a raised platform to look over the front concrete parapet. This raised area is currently not accessible for wheelchairs. The lowering of the front parapet will allow the floor level to return to its original height and thereby remove the obstacle to disabled users.

### 5 CONSULTATIONS

#### External

**Neighbours:** One email of objection has been received from **313 Kingsway** objecting on the grounds that there has been no consultation on the change in the Council's colour scheme and identity logo. The new blue and purple design is not in keeping with the rest of the cities identity. The original colour scheme should be reinstated.

**Conservation Advisory Group:** The group felt this proposal lacked design integrity and was unsympathetic to the building and seafront. The proposal did not respect horizontal design concept of the building. The group felt that the loss of outside gathering space would force people onto the road. They considered that the ground floor extension would be better set back behind the columns. The group object to this application and request it is determined by the Planning Committee.

**Sussex Police:** No objection subject to any replacement or new exterior doors to conform to Loss Prevention Standard (LPS) 117 SR 2/3 with any sidelights to be laminated and any new easily accessible glazing to be laminated.

**Internal:**

**Sustainable Transport:** No objection. The area of land covered by the new entrance is set back from the limits of the publicly adopted highway, on the ground the defining line is the line between the grey and pink paving slabs. The section of public adopted footway adjacent the site is 7.4m, this is deemed wide enough to accommodate any pedestrian footfall demand.

**Conservation and Design:** The scheme as originally submitted required amendment. The proposal had limited architectural detail and the impression is of extensions with little concession to the impact on the existing design integrity. The effect of the scheme would be flatten out the building and diminish the strong presence and focus the bay provides. The scheme, as original submitted, proposed blue glazing which would be odds with the brown tint of the existing glazing. The scheme would be better by setting back the glazed walling and reconsidering the removal of the concrete coping. The scheme would be greatly improved were the colour of the glazing toned down and new features set behind the face of the bay.

Amended plans were subsequently submitted which indicate the colour scheme of the glazing was amended to a bronze see through glazing with bronze frames. The Conservation commented that the glass and frame samples are as we previously recommended and are consistent with the character of the Centre. The minor amendments to the scheme are also as discussed and the further detail provided is well considered and appropriate.

**Environmental Health:** No comment.

**6 PLANNING POLICIES**

Brighton & Hove Local Plan:

|      |   |
|------|---|
| TR1  | Development and the demand for travel                               |
| TR7  | Safe development  |
| SU2  | Efficiency of development in the use of energy, water and materials |
| QD1  | Design – quality of development and design statements               |
| QD2  | Design – key principles for neighbourhoods                          |
| QD4  | Design – strategic frontages  |
| QD14 | Extensions and alterations  |
| QD27 | Protection of amenity   |
| HE3  | Development affecting the setting of a listed building              |
| HE6  | Development within or affecting the setting of conservation areas   |

Supplementary Planning Document:

SPD01 Brighton Centre: Area Planning and Urban Design Framework

**7 CONSIDERATIONS**

The main considerations in the determination of this application relate to whether the scheme is appropriate in terms of its impact on the appearance of the building and the setting of the conservation area, adjacent listed building and wider seafront views, impact on residential amenity, highway and

pedestrian safety and access.

Design:

The conference centre was designed in the early 1970s by Russell Diplock Architects and opened in 1977. It is not considered a heritage asset; but it is now part of the established sea front scene, although not greatly admired and at best considered a disappointing architectural response to the site and its context. It makes few concessions to its wider Victorian context but nevertheless retains a strong and coherent built form and design, despite its sober appearance.

Permission is sought for extensions and alterations to the Brighton Centre which the applicants believe will enhance the use of the centre and make it a better conference centre and events facility. The alterations can be divided into two separate areas of works to the ground floor and third floor.

At ground floor, the works comprise infilling the undercroft area projecting 7m beyond the existing entrance doors and rationalising the entrances and exits. There are currently no automatic accessible doors to the centre and the scheme would allow better access. The existing main access and exit doors to and from the building are in a central position under the overhang adjacent to the box office and an ancillary coffee shop. The scheme is to install glazing and new doors to the underside which will create additional space and alter the access and exits. The glazing includes static curtain glazing in a central position which will be 23.6m long and include the Brighton Centre logo. This glazing is in front of an existing fascia which is currently used to advertise events. Adjacent the glazing on the west side glazed folding doors are proposed which will allow access to the new internal entrance doors. Adjacent to the folding doors is a large revolving door. The main exit and fire exit doors are proposed to the east side of the undercroft.

At third floor level, it is proposed to extend out 1.7m over an existing balcony to allow an enlarged and more accessible restaurant. The existing parapet wall would be lowered. The top coping section will be replaced to the lowered parapet and the glazed extension is to be constructed behind the wall and attached to the main building with a lean-to roof. A small outside terrace is retained to the west elevation with a glazed screen on top of the parapet wall to allow better views from the new terrace area.

The Conservation Officer originally commented the large projecting first floor bay over sailing the street is a strong horizontal architectural feature, with distinctive vertical ribs, and the forward most element of a number of layers that make up the building. Its character is that of a building with pronounced modelling and set backs. Its appearance is of rough textured natural concrete and red brick and brown tinted glazing. Signing is very low key. The effect of the glazed infilling will be to flatten out the building, to diminish the strong presence and focus that the bay provides, and to increase the apparent bulk of the building.



The scheme originally proposed the use of blue glazing which was felt to be at odds with the brown tint of the existing glazing, and be an assertive feature especially at 2nd floor level. The Conservation Officer also felt that the scheme should be amended so that the undercroft glazing was set back to reduce its visual impact.

With the Conservation's Officers comments in mind, the applicant has submitted a sample of bronze glazing to replace the proposed blue glazing. This would be installed with bronze frames which would match the existing frames on the building. Unfortunately, the applicant has not been able to set back the undercroft extension. The setback is limited by the existing fascia which hangs below the undercroft. The fascia housing conceals services for the building and cannot be removed. It is set near the front of the building and the glazed extension is directly over the fascia. The amended scheme also includes siting the folding doors when folded adjacent to a pillar. This leads to the doors looking better positioned and less cluttered when fully folded.

The Conservation Officer has commented that the glass and frame samples submitted are as recommended and are consistent with the character of the Centre. The omission of blue glazing from the scheme is considered a definite improvement and bronze glazing and framing will match the existing glazing and framing. The idea of the glazing is allow greater transparency into the building.

Whilst it is unfortunate that the undercroft glazing cannot be set back any further, it is considered that the scheme is visually appropriate and the extensions are appropriate in terms of their design and appearance. The building does have some architectural integrity and it is considered that the proposed extensions do not significantly detract from its character and appearance. It is also felt that the scheme would not significantly affect the setting of the adjacent listed building or conservation area.

Impact on Amenity:

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

The centre is not sited near to any residential properties which would be affected by the extensions or alterations. The Grand Hotel is directly to the west of the centre but due to its positioning in relation to the proposed extensions, the amenity of the guests of the hotel would not be significantly affected by the proposed scheme.

Sustainable Transport:

Policy TR7 states that planning permission would be granted for development

proposals that do not increase the danger to users of pavements, cycle routes and roads. The Transport Manager has commented that there are no objections to the scheme from the perspective of highway capacity and public safety. The section of public highway in front of the building is 7.4m wide and this is deemed wide enough to accommodate pedestrian footfall demand. It should be noted that when large events are on, the folding doors would be opened to allow access to the building and the main exit doors would allow access straight out to the eastern side of the building avoiding the front area.

The proposed revolving doors would overhang the public highway and the applicant is advised that the doors should be sited in accordance with and under licence from the Highway Operations Manager prior to commencement of development.

Additional considerations:

The applicants have stated that currently the undercroft area attracts unwanted activities at night. Infilling this area would also alleviate these problems.

The Sussex Police Crime Prevention Officer has commented that no objection is raised to the scheme subject to the glazing being laminated. The applicants have confirmed that this is the case. The applicant has also confirmed that the Fire Service have been consulted regarding the works.

The scheme involves the removal of the larger 'Brighton Centre' sign at roof level. The applicants have stated that replacement advertisements for the building are to be considered in a separate application to be submitted.

Supplementary Planning Document 1: Brighton Centre: Area Planning and Urban Design Framework outlines the development of the centre. This includes a replacement facility for the existing Brighton Centre with a new state of the art convention facility. Currently, there are no immediate schemes for a replacement centre. The current proposal would improve the use of the existing centre and is not considered to compromise the long term plans for its replacement as outlined in the SPD.

Conclusion

The scheme, as amended, would not significantly detract from the appearance or character of the building or adjacent area. Additionally, the scheme does not result in an impact on the amenity of adjacent properties or impact on highway or pedestrian safety. The scheme would also enhance the use of the centre as a conference facility and entertainment venue for the city.

**8 REASONS FOR RECOMMENDATION TO GRANT PERMISSION**

The proposed alterations do not significantly affect the appearance of the building and preserve the setting and appearance of the adjacent conservation area, adjacent listed building and the overall appearance of the seafront. The scheme does not result in an impact on the amenity of any

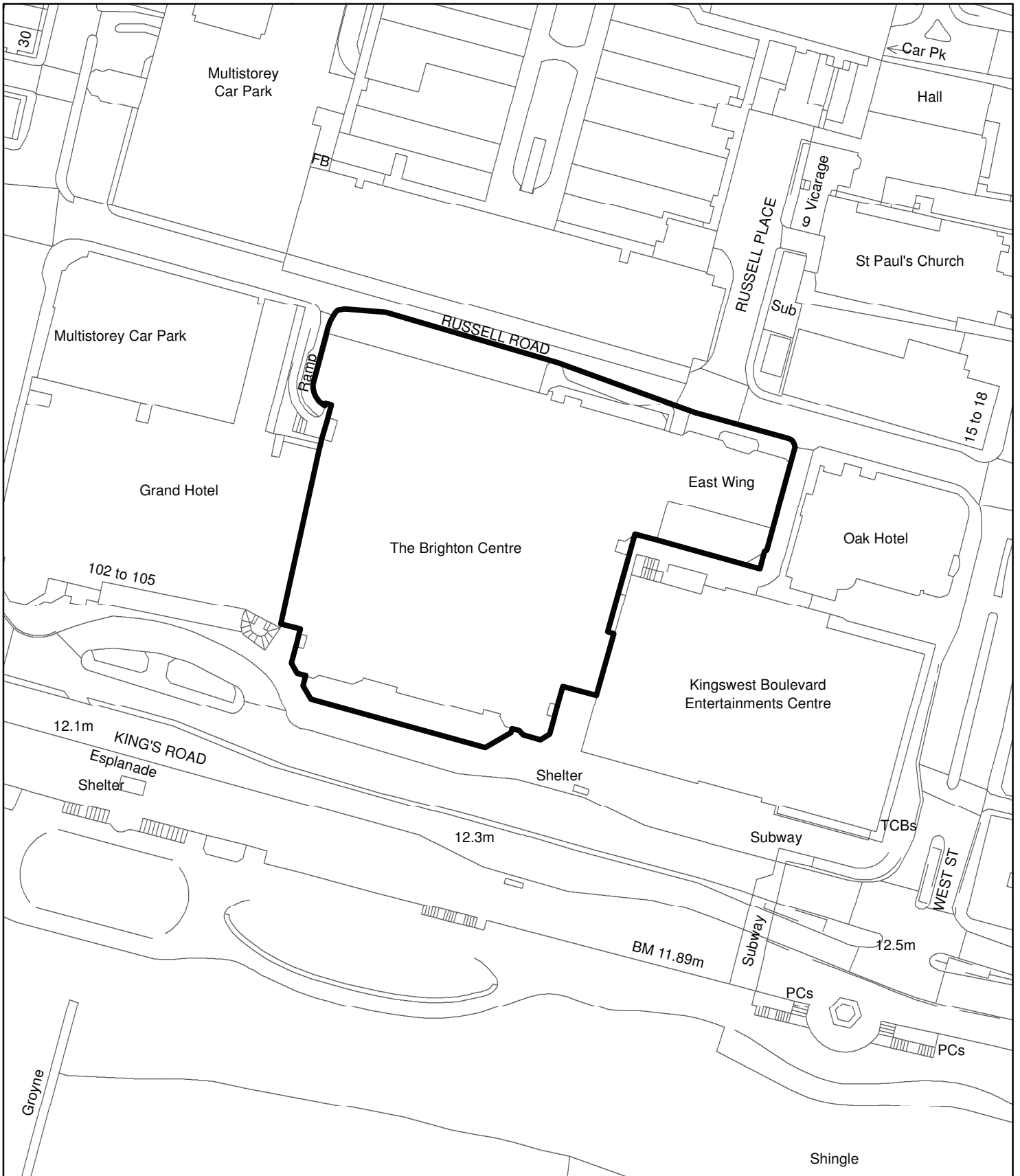


adjacent properties and is appropriate in terms of highway and pedestrian safety and access. The scheme will also enhance the vitality and use of the Brighton Centre as a conference centre and entertainment venue for the city.

**9 EQUALITIES IMPLICATIONS**

The proposed alterations incorporate specific measures to improve access for people with disabilities.

# BH20011/00442 The Brighton Centre, King's Road



**Brighton & Hove  
City Council**



**Scale: 1:1,250**

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

**PATCHAM**

**BH2010/02607**

**All Saints Church Hall 12 Church Hill Patcham Brighton**

Application for Approval of Details Reserved by Conditions 2, 3, 6 and 9 of application BH2009/01193.

**Applicant:** All Saints Patcham PCC

**Officer:** Liz Arnold 291709

**Approved on 26/04/11 DELEGATED**

**BH2011/00167**

**100 Rotherfield Crescent Brighton**

Erection of two storey side extension and single storey rear extension to form interconnected annexe.

**Applicant:** Miss Susan Hawkins

**Officer:** Liz Arnold 291709

**Approved on 07/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The extensions hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single dwelling house and shall at no time be converted to or sold as self-contained unit.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. RC1001201/1 received on the 31st March 2011.

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

**BH2011/00321**

**17 Brangwyn Avenue Brighton**

Demolition of existing garage to facilitate the erection of a two storey side and rear extension. Demolition of existing utility room to facilitate the erection of a single storey side extension.

**Applicant:** Mr & Mrs Gareth Nicholls

**Officer:** Helen Hobbs 293335

**Approved on 07/04/11 DELEGATED**

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

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

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

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

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

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

### **3) UNI**

The two storey side and rear extension hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single private dwelling house and shall at no time be converted to or sold as a self-contained unit.

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

### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 2545/6B received on 6/4/11, drawing no. 2545/5A received on 10/2/11 and drawing no. 2545/7 received on 3/2/11.

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

## **BH2011/00429**

### **95 Carden Avenue Brighton**

First floor extension and remodelling of existing house to form a two storey house with a flat roof.

**Applicant:** Ms Roz Lord

**Officer:** Jonathan Puplett 292525

**Refused on 14/04/11 DELEGATED**

### **1) UNI**

The proposed extended dwelling by reason of its massing, form and design would appear as an overly prominent and incongruous structure in what is effectively a backland location. The proposed building would be out of keeping with the character of the surrounding area to the detriment of the Carden Avenue and Patchdean Street scenes. The proposal is therefore contrary to policies QD1, QD2, QD3, QD14, and HO4 of the Brighton & Hove Local Plan.

## **PRESTON PARK**

### **BH2011/00023**

#### **247-249 Ditchling Road Brighton and land adjoining to North**

Erection of two 4no bedroom residential dwellings to replace 247-249 Ditchling Road, Brighton. Erection of two storey office building (B1) and single storey office/retail building (A1/A2) over existing basement to North.

**Applicant:** Mr D J Cook

**Officer:** Aidan Thatcher 292265

**Refused on 20/04/11 DELEGATED**

### **1) UNI**

There is insufficient evidence to demonstrate that the loss of Class B1 floorspace is acceptable and that the existing premises is genuinely redundant. As such the proposal would be contrary to policies EM5 and EM6 of the Brighton & Hove Local Plan.

## **2) UNI2**

The proposed development would be of unacceptable design by virtue of the proposed side extension to no. 249 and the rear dormers to both residential units and would cause an unacceptable impact to the proposed dwellings, the street scene and the wider Preston Park Conservation Area. As such the proposal would be contrary to policies QD1, QD2, QD5 and HE6 of the Brighton & Hove Local Plan.

## **3) UNI3**

The proposed development would have an unacceptable impact on the residential amenity of the surrounding residents, particularly no. 118 Stanford Avenue by virtue of overbearing impact, loss of outlook and loss of light. As such the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

## **4) UNI4**

The proposed development would result in inadequate amenity space by virtue of limited size and being of an awkward and contrived shape. The size is out of character with the surrounding properties and the character of the area and lacks the usability required for 4 bedroom family properties. As such the proposal would be contrary to policy HO5 of the Brighton & Hove Local Plan.

### **BH2011/00024**

#### **247-249 Ditchling Road Brighton and land adjoining to North**

Demolition of 247-249 Ditchling Road, Brighton.

**Applicant:** Mr D J Cook

**Officer:** Aidan Thatcher 292265

**Refused on 20/04/11 DELEGATED**

#### **1) UNI**

In the absence of an acceptable scheme for redevelopment, the demolition of these properties would leave an unattractive gap site within the Preston Park Conservation Area and as such the proposal is contrary to advice given within PPG15 - Planning and the Historic Environment and policy HE8 of the Brighton & Hove Local Plan.

### **BH2011/00375**

#### **131 Chester Terrace Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Mark Bush

**Officer:** Sonia Kanwar 292359

**Approved on 07/04/11 DELEGATED**

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

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

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

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

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

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

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

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

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

#### **4) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be constructed to the side elevations of the extensions hereby approved without planning permission obtained from the Local Planning Authority.

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

#### **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings MM02/1, 2A, 3 and 4 received on the 9th February 2011.

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

### **BH2011/00428**

#### **88 Havelock Road Brighton**

Conversion of existing residential accommodation at first and second floors to form 1no two bed flat, 1no one bed flat and 3 no. bedsits. Associated external alterations including rooflights and access stairs.

**Applicant:** Stanford Inns Limited

**Officer:** Liz Arnold 291709

**Approved on 15/04/11 DELEGATED**

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

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

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

#### **2) BH05.03B**

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

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

A completed pre-assessment estimator will not be acceptable.

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

#### **3) BH05.04B**

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

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

#### **4) UNI**

The external staircase and related landings hereby approved shall be used for access to and egress from the new residential units only and shall not be used at any time as a raised amenity area.

*Reason: In order to protect adjoining properties from overlooking, loss of privacy and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

#### **5) UNI**

No works shall commence until details of the new gate within the west boundary wall at 1:20 scale have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

#### **6) UNI**

The new gate to the west boundary wall hereby approved shall be painted black within one month of installation and maintained as such thereafter.

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

#### **7) UNI**

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

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

#### **8) UNI**

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

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

#### **9) UNI**

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

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

#### **10) UNI**

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

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

#### **11) UNI**

No pipes, flues or vents shall be installed on the east west or north elevations of the property.

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

#### **12) UNI**

The new window shall be a painted softwood, double hung vertical sliding sash with concealed trickle vents and shall be retained as such.

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

**13) UNI**

The new staircase hereby approved shall be painted to match the colour of the east elevation within one month of installation and maintained as such thereafter.

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

**14) UNI**

No works shall take place until details of the new staircase at 1:20 scale have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**15) UNI**

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Basic Site Waste Management Plan, received on the 11th February 2011, shall be implemented in strict accordance with the approved details.

*Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**16) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 2258/01, 2258/02, 2258/03 and 2258/04 received on 11th February 2011.

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

**BH2011/00486**

**Preston Lawn Tennis Club Preston Drove Brighton**

Replacement of two grass tennis courts with artificial clay surface.

**Applicant:** Preston Lawn Tennis Club

**Officer:** Kate Brocklebank 292175

**Approved on 21/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH11.01**

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

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

**3) BH11.02**

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the



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

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

#### **4) BH11.03**

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

#### **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered block plan scale 1/500, drawing number 09/01A showing tree locations, 09/01A showing location of courts, 09/01A location plan scale 1/1250 received on 17<sup>th</sup> February 2011.

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

#### **6) UNI**

No development shall commence until a Method Statement for the resurfacing over the roots of the trees adjacent to the site to accord with BS 5837 (2005) Trees in Relation to Construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details.

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

### **BH2011/00510**

#### **26 Florence Road Brighton**

Replacement of existing uPVC casement windows with new timber sliding sash units to front of property.

**Applicant:** Miss C Olson

**Officer:** Louise Kent 292198

**Approved on 26/04/11 DELEGATED**

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

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

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

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 4551/01, 03-06 received on 1 March 2011.

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

## **BH2011/00604**

### **1 Lovers Walk Brighton**

Erection of single storey rear extension and reconstruction of existing single storey rear extension.

**Applicant:** Guy & Janie Longmore

**Officer:** Helen Hobbs 293335

**Approved on 27/04/11 DELEGATED**

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

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

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

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

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

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

#### **3) UNI**

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

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 180-31 and 180-03/2 received on 1st March 2011.

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

## **BH2011/00624**

### **8 Southdown Place Brighton**

Erection of single storey rear extension to replace existing conservatory and alterations.

**Applicant:** Mr & Mrs Clarke

**Officer:** Helen Hobbs 293335

**Approved on 26/04/11 DELEGATED**

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

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

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

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

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

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

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.0740/1402 & 0740/1403B received on 2nd March 2011.

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

**BH2011/00627**

**157-159 Preston Road Brighton**

Application for Approval of Details Reserved by conditions 2, 3, and 5 of application BH2009/02727.

**Applicant:** Altyre Securities Ltd

**Officer:** Anthony Foster 294495

**Approved on 27/04/11 DELEGATED**

**REGENCY**

**BH2011/00013**

**100A Western Road Brighton**

Change of Use of ground floor and basement from Sandwich Bar (A1) to Restaurant (A3). External extraction duct.

**Applicant:** Mr Noma Bakhtiar

**Officer:** Wayne Nee 292132

**Refused on 18/04/11 DELEGATED**

**1) UNI**

Policies QD14 & HE6 of the Brighton & Hove Local Plan require new extensions and alterations to buildings to be sympathetically designed so as to not harm the appearance of the building, or the character or setting of historic buildings and conservation areas. The proposed extraction duct as installed, by virtue of its size and siting, would represent a highly visible addition that would be harmful to the appearance of the building and the surrounding Regency Square Conservation Area, contrary to the above policies.

**2) UNI2**

Policy SU10 of the Brighton & Hove Local Plan seeks to ensure new development minimise the impact of noise for occupiers of adjoining buildings. Policy QD27 seeks to protect the amenity of an area, its users, residents and occupiers, from disturbance such as smells and other pollution. There is potential for significant disturbance for occupants of the surrounding residential units from the proposed extraction duct. Insufficient information has been submitted with the application to properly assess the potential effect upon neighbouring residences. The proposal is therefore contrary to the aims of policies SU10 and QD27.

**BH2011/00356**

**5 Clifton Mews Clifton Hill Brighton**

Replace existing front window with door and top light and installation of 7no additional side windows on ground floor.

**Applicant:** Meadowbridge Properties Ltd

**Officer:** Wayne Nee 292132

**Approved on 08/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. DG/CLM/01A and the unnumbered drawings received on 08 February 2011.

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

**BH2011/00367**

**16 Victoria Street Brighton**

Application for Approval of Details Reserved by Condition 4 of application BH2010/02085.

**Applicant:** C Spencer

**Officer:** Charlotte Hughes 292321

**Approved on 11/04/11 DELEGATED**

**BH2011/00371**

**Flat 3 4 Bedford Square Brighton**

External alterations to front elevation including replacement of existing bay window with new timber sash window, alterations to existing parapet and reinstatement of cornice details.

**Applicant:** Miss Jacqui Church

**Officer:** Wayne Nee 292132

**Approved on 12/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The existing metal guard rail shall be removed and shall not be refixed.

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

**3) UNI**

Within three months of commencement of works, unless otherwise agreed in writing, the reconstructed bay hereby approved shall be smooth rendered externally in a hydraulic lime and sand mortar and lined out with ashlar blocking lines. The cornice above the bay shall be reinstated to match exactly the existing original cornices to the sides, and the render and the lead capping to the parapet painted with a smooth masonry paint to match exactly the existing paint colour (British Standard Colour Code BS 06 C 3). The new windows and lead flashings over them and the canopy valance shall be painted in gloss white paint.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

**4) UNI**

The bay hereby approved shall not have visible vents and weep holes. Furthermore, the new sash windows hereby approved shall not have visible trickle vents and shall have traditional pulleys, cords and weights

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

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 13405/01/01, 13405/01/02, and 1101/AL/(0-)02 received on 09 February 2011, and drawing no. 1101/AL/(0-)03A received on 06 April 2011.

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

**6) UNI**

Notwithstanding the joinery details indicated on drawing no. 1101/AL/(0-)04A, no development shall take place until full details of the proposals have been submitted to and approved by the local planning authority in writing, comprising of:

- i) 1:1 joinery sectional profiles of the new windows,
- ii) 1:1 scale details of the concealed vents and weep holes to the rendered bay,

and the works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: As insufficient information has been submitted; to ensure the preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

### **BH2011/00372**

#### **Flat 3 4 Bedford Square Brighton**

External alterations to front elevation including replacement of existing bay window with new timber sash window, alterations to existing parapet and reinstatement of cornice details.

**Applicant:** Miss Jacqui Church

**Officer:** Wayne Nee 292132

**Approved on 12/04/11 DELEGATED**

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

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

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

#### **2) UNI**

Notwithstanding the joinery details indicated on drawing no. 1101/AL/(0-)04A, no development shall take place until full details of the proposals have been submitted to and approved by the local planning authority in writing, comprising of:

- i) 1:1 joinery sectional profiles of the new windows,
- ii) 1:1 scale details of the concealed vents and weep holes to the rendered bay, and the works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: As insufficient information has been submitted; to ensure the preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

#### **3) UNI**

The existing metal guard rail shall be removed and shall not be refixed.

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

#### **4) UNI**

All works of repair and making good to the masonry and internal plasterwork shall be carried out using lime mortars and plasters to match.

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

#### **5) UNI**

Within three months of commencement of works, unless otherwise agreed in writing, the reconstructed bay hereby approved shall be smooth rendered externally in a hydraulic lime and sand mortar and lined out with ashlar blocking lines. The cornice above the bay shall be reinstated to match exactly the existing original cornices to the sides, and the render and the lead capping to the parapet painted with a smooth masonry paint to match exactly the existing paint colour (British Standard Colour Code BS 06 C 3). The new windows and lead flashings over them and the canopy valance shall be painted in gloss white paint.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

#### **6) UNI**

The bay hereby approved shall not have visible vents and weep holes. Furthermore, the new sash windows hereby approved shall not have visible trickle vents and shall have traditional pulleys, cords and weights.

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

**7) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 13405/01/01, 13405/01/02, and 1101/AL/(0-)02 received on 09 February 2011, and drawing no. 1101/AL/(0-)03A received on 06 April 2011.

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

**8) UNI**

The original internal timber panelling under the bay window which is currently covered over by later panelling shall be carefully salvaged and retained and re-fixed and repaired and made good within 3 months of the commencement of works, and maintained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

**BH2011/00379**

**Ramada Hotel 149 Kings Road Brighton**

Restoration of stained glass domed rooflight with associated work and recovering of surrounding flat roof.

**Applicant:** Ramada Jarvis Hotels

**Officer:** Charlotte Hughes 292321

**Approved on 20/04/11 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

Before development commences a sample and details of the new roofing material, including a plan and large scale section of the simulated lead role, shall be submitted to and approved by the Local Planning Authority in writing and the works shall be carried out and completed fully in accordance with the approved details and sample and maintained as such thereafter.

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

**3) UNI**

The original gilded glass shall be carefully salvaged and retained and shall be offered to an appropriate museum, details of which shall be submitted to and approved by the Local Planning Authority in writing within three months of commencement of works.

*Reason: The Local Planning Authority consider that it is necessary for a detailed record to be made of this feature of interest and for this record to be kept for public access in the future and to comply with policy HE2.*

**4) UNI**

Unless otherwise agreed in writing, the cast iron frame shall be retained and reinstated to match exactly the existing and the new glazing shall be curved in both directions and shall have gilded arabesque decorations to match exactly the existing original glazing.

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

**5) UNI**

A detailed photographic record of the existing dome and each of its component parts shall be taken and a copy, both in paper and electronic form, shall be deposited with the Local Planning Authority and the Brighton Museum within

three months of commencement of works.

*Reason: The Local Planning Authority consider that it is necessary for a detailed record to be made of this feature of interest and for this record to be kept for public*

**BH2011/00514**

**17 Imperial Arcade Brighton**

Installation of ATM cash machine.

**Applicant:** Eurozone

**Officer:** Mark Thomas 292336

**Approved on 26/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing by 'Sigma' received on 21<sup>st</sup> February 2011.

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

**BH2011/00523**

**1 Montpelier Street Brighton**

Internal and external alterations to dwelling including alterations to layout, installation of timber sash windows and insertion of new timber doors at ground floor level to rear elevation (Part Retrospective).

**Applicant:** Mr Matthew Drennan

**Officer:** Paul Earp 292193

**Approved on 26/04/11 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

Before works commence on the new steps and the repaving of the rear patio, a sample of the stone paving and a section through the steps at 1:5 scale shall be submitted to and approved by the Local Planning Authority in writing and the works shall be carried out fully in accordance with the approved details and maintained as such thereafter.

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

**3) UNI**

The render work to the rear shall be painted in smooth white masonry paint to match the existing. The works shall be completed within one month of the date of this consent and maintained as such thereafter.

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

**4) UNI**

The mouldings of the new French doors shall match exactly the mouldings of the original windows doors and they shall have internal ogee architraving to match exactly the ogee mouldings of the original ground floor doors and its timber cill shall not project beyond the face of the building. The works shall be completed within one month of the date of this consent and maintained as such thereafter.

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

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

#### **5) UNI**

The new sash window to the ground floor rear extension shall not have an overhanging timber cill projecting beyond the external face of the sash box. The sash box shall not be exposed and shall be concealed within the rendered reveals to match the original windows. The works shall be completed within one month of the date of this consent and maintained as such thereafter.

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

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

#### **BH2010/02570**

##### **155 North Street Brighton**

Alterations to layout of public house and associated decoration and repair works.

**Applicant:** J D Weatherspoon Plc

**Officer:** Chris Swain 292178

**Approved on 19/04/11 DELEGATED**

#### **BH2010/03242**

##### **2 St Georges Place Brighton**

Conversion of property to residential use (C3) incorporating internal and external alterations to form 5no self contained flats.

**Applicant:** Haysport Properties Ltd

**Officer:** Sue Dubberley 293817

**Approved on 08/04/11 DELEGATED**

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

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

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

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

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

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

##### **3) BH04.01A**

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

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

##### **4) BH05.03B**

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

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



been submitted to, and approved in writing by, the Local Planning Authority.  
A completed pre-assessment estimator will not be acceptable.  
*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

**5) BH05.04B**

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

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

**6) BH06.02**

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

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

**7) UNI**

The development hereby permitted shall be carried out in accordance with approved drawing no. P/10/015 received on 13 October 2010 and drawings nos.P/10/015/002B, 003B, 004B, 005B, 006B, 007B, 008C, 009B received on 3 December 2010.

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

**BH2011/00444**

**20 Tidy Street Brighton**

Replacement and reconfiguration of existing timber windows with new timber sash units to the front of the property.

**Applicant:** Joseph Gallagher

**Officer:** Helen Hobbs 293335

**Approved on 07/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The new windows shall be painted timber vertical sliding sashes with concealed trickle vents, concealed sash boxes recessed within the reveals and set back from the outer face of the building and shall have masonry cills.

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

### **3) UNI**

The new masonry work and works of making good shall be smooth rendered in a cement/lime/sand render mix and shall have render mouldings that match exactly the original render mouldings including the lining out with ashlar joint lines on the first floor and shall not have metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the rest of the building.

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

### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 2011/75/01, 2011/75/02, 2011/75/03, 2011/75/04, 2011/75/05, 2011/75/06, 2011/75/07, 2011/75/08, 2011/75/09, 2011/75/09 & 2011/75/10 received on 2<sup>nd</sup> March 2011.

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

### **5) UNI**

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

- i) 1:1 scale joinery sections of the new windows,
- ii) 1:10 scale elevational drawings of the new windows,
- iii) 1:1 scale section of the masonry cills,

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

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

## **BH2011/00496**

### **Top Floor Flat 47 Buckingham Road Brighton**

Loft Conversion incorporating rear dormer and rooflights, and alterations to layout.

**Applicant:** Ms Suzanne Roberts

**Officer:** Helen Hobbs 293335

**Approved on 14/04/11 DELEGATED**

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

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

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

#### **2) UNI**

All roof ventilation and extract outlets shall use flush, concealed slate to match the roof covering, and concealed ridge and eaves ventilators.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.*

#### **3) UNI**

The concrete tiles shall be removed from the roofs and the roofs re-clad in slate within three months of the date of commencement of works.

*Reason: To ensure that the reinstatement of the slate roof covering is carried out in mitigation of the effects of the rooflights in accordance with Policies HE12 and HE4 of the Brighton & Hove Local Plan.*

#### **4) UNI**

All new door and window architraves should match those on the second floor.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.*

### **5) UNI**

The skirting boards in the rear wing and in the attic should be plain square edged board.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.*

### **6) UNI**

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

- 1:20 sample elevations and sections
- 1:1 joinery sectional profiles of the new windows and doors
- Samples of the slates.

The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.*

### **7) UNI**

Notwithstanding the approved plans, the rooflights shall be traditional steel or cast metal, fitted flush to the roof, details of which shall be submitted to and approved in writing by the Local Planning Authority before work commences. The works shall be carried out in accordance with the approved details.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.*

### **8) UNI**

The new staircase shall match exactly the original including its balustrading, handrail, stringer, risers and treads and their mouldings.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.*

## **WITHDEAN**

### **BH2011/00445**

#### **Withdean Court London Road Preston Brighton**

Certificate of Lawfulness for a proposed use of existing ancillary tennis court as ancillary car parking.

**Applicant:** Planpeak Ltd

**Officer:** Clare Simpson 292454

**Refused on 19/04/11 DELEGATED**

#### **1) UNI**

The proposed use of the existing tennis court for ancillary residential car parking is considered to constitute a material change of use of the land. The proposed use is not lawful under Section 55(2) of the Town and Country Planning Act 1990.

### **BH2011/00457**

#### **12 Woodside Avenue Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2010/01897.

**Applicant:** Mr Matthew Seradi

**Officer:** Adrian Smith 290478

**Approved on 08/04/11 DELEGATED**

**BH2011/00469**

**118 Eldred Avenue Brighton**

Erection of rear raised deck.

**Applicant:** Mr White

**Officer:** Charlotte Hughes 292321

**Approved on 12/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no.427/01 received on 15th February 2011.

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

**BH2011/00474**

**40 Withdean Road Brighton**

Application for Approval of Details Reserved by Conditions 1 and 3 of application BH2008/03980.

**Applicant:** Mr & Mrs B W Surtees

**Officer:** Guy Everest 293334

**Approved on 08/04/11 DELEGATED**

**BH2011/00543**

**67 Maldon Road Brighton**

Erection of a single storey rear extension.

**Applicant:** Mr Jamie Whitnall

**Officer:** Adrian Smith 290478

**Refused on 19/04/11 DELEGATED**

**1) UNI**

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure that extensions and alterations to buildings do not harm the residential amenities of neighbouring properties. The proposed extension, by reason of its height and depth directly in place of the existing low boundary wall, would be an unacceptably dominant structure that would significantly reduce light and oppress the outlook to the rear facing window within the adjacent property at No.69 Maldon Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2011/00558**

**25 Tongdean Rise Brighton**

Demolition of existing conservatory, erection of additional lower ground floor garage, extension to form new first floor level over existing ground floor, rear extension with roof terrace, new conservatory and alterations to windows.

**Applicant:** Mr D Rudd

**Officer:** Jason Hawkes 292153

**Approved on 27/04/11 DELEGATED**

**1) BH01.01**

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

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

## **2) UNI**

The side first floor window on the east elevation of the dwelling hereby approved shall be obscure glazed and non-opening unless any parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and thereafter retained as such, unless otherwise agreed with the local planning authority in writing.

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

## **3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no alterations shall take place to the front facades of the approved garages other than those expressly authorised by this permission.

*Reason: To protect the visual amenity of the areas and in accordance with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

## **4) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no first floor windows other than those expressly authorised by this permission shall be constructed on the side east facing elevation.

*Reason: To protect the amenity of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

## **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.05/0211, 211a, 211c, 211d, 211e, 211g and 211h received on the 3rd March 2011.

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

## **6) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no alterations or extensions to the roof shall be carried out without planning permission obtained from the Local Planning Authority.

*Reason: To protect residential amenity and the visual amenity of the area and in accordance with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

### **BH2011/00586**

#### **7 Friar Crescent Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating dormer to rear and additional window to front and side elevations.

**Applicant:** Mr Kevin Merralls

**Officer:** Wayne Nee 292132

**Approved on 27/04/11 DELEGATED**

### **BH2011/00587**

#### **7 Friar Crescent Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Kevin Merralls

**Officer:** Wayne Nee 292132

**Approved on 27/04/11 DELEGATED**

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

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 01 and 06 received on 28 February 2011.

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

**BH2011/00650**

**51 Redhill Drive Brighton**

Erection of ground floor side extension with pitched roof and associated external alterations. Roof extension incorporating side rooflights and front and rear dormers.

**Applicant:** Mr & Mrs M Yardy

**Officer:** Steven Lewis 290480

**Approved on 15/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The rooflights in the approved development shall not protrude more than 150mm beyond the plane of the roof slope of the original roof when measured from the perpendicular with the external surface of the original roof, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 & QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 (Roof Extensions and Alterations).*

**4) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door, other than those expressly authorised by this permission, shall be constructed in the walls or roof of the extension hereby permitted without first obtaining planning permission from the local planning authority.

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

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved Trevor E. Gibson drawings no.2010.177.01, 2010/177/02 & 2010/177/03 received on 04/03/2011.

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

**BH2011/00673**

**39B Whittingehame Gardens Brighton**

Erection of a single storey rear extension.

**Applicant:** Mr & Mrs C Heath

**Officer:** Steven Lewis 290480

**Approved on 15/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

Prior to the commencement of development upon site an arboricultural method statement outlining the protection of the main bole of the protected Sycamore tree to BS 5837 (2005) (Trees in Relation to Construction) should be submitted to and approved by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved Philip Hall Associates drawings nos. JH/39bWG/01 & JH/39bWG/03 received on 11/03/2011.

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

**BH2011/01033**

**40 Withdean Road Brighton**

Application for Approval of Details Reserved by Conditions 3 and 5 of Application BH2006/02431.

**Applicant:** Mr & Mrs B W Surtees

**Officer:** Guy Everest 293334

**Approved on 15/04/11 DELEGATED**

**EAST BRIGHTON**

**BH2010/03778**

**1 Portland Mansions 134-136 Marine Parade Brighton**

Internal alterations to layout of flat and installation of extractor vent to rear elevation.

**Applicant:** Mr Boon Yeng

**Officer:** Liz Arnold 291709

**Approved on 14/04/11 DELEGATED**

**1) BH01.05**

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

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

## **2) UNI**

Notwithstanding the annotations on drawing no. 1355/02, the existing fireplace within the new kitchen area shall be retained.

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

## **3) UNI**

The reopened doorway within the relocated bedroom and relocated dining room doorway hereby approved shall contain a door and architraves that matches the existing doors and architrave detailing within the flat.

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

## **4) UNI**

Notwithstanding the details shown on drawing no. 1355/02 received on the 4th April 2011, the new partition wall within the former kitchen shall be located 250mm away from the reveal of the adjacent window.

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

## **5) UNI**

Notwithstanding details submitted as part of the application any redundant vents must be removed and the masonry made good to match the surrounding wall.

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

## **BH2010/04049**

### **St Georges Church St Georges Road Brighton**

Erection of timber storage shed on North side of site.

**Applicant:** Parochial Church Council of St Georges

**Officer:** Louise Kent 292198

**Approved on 12/04/11 DELEGATED**

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

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

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

### **2) BH12.01**

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

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

### **3) UNI**

The shed shall be painted matt black and retained as such thereafter.

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

### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. C190.11001-010 & 100 received on 30 December 2010.

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



**BH2011/00331**

**Suite 1 34-36 St Georges Road Brighton**

Change of use from offices (B1) to Physiotherapy Rehabilitation Clinic and Pilates Studio (D1).

**Applicant:** Pilates in Brighton

**Officer:** Hamish Walke 292101

**Approved on 08/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The use hereby permitted shall not be open to customers except between the hours of 07.00 and 21.00 on Mondays to Fridays and 09.00 and 14.00 on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

**3) UNI**

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

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. ROG-STG-02 received on 14 February 2011.

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

**BH2011/00423**

**Land Adjacent to 23 Alan Way Brighton**

Erection of detached two storey residential dwelling.

**Applicant:** Greenplan (Construction) Ltd

**Officer:** Sue Dubberley 293817

**Refused on 14/04/11 DELEGATED**

**1) UNI**

The proposal is considered to represent an over intensive use and an over-development of the site resulting in 'town cramming' and a density of development in excess of what might reasonably be expected to be achieved on this site and would consequently be out of character with the area. The proposed amenity space is consequently also inadequate to serve the development. The proposal is therefore contrary to Policies QD1, QD2, QD3, and HO5 of the Brighton & Hove Local Plan.

**BH2011/00556**

**Royal Sussex County Hospital Eastern Road Brighton**

Refurbishment of existing building including external alterations to the Southern façade and internal alterations to create ancillary office and storage space.

**Applicant:** Brighton & Sussex University Hospitals Trust

**Officer:** Mick Anson 292354

**Approved on 15/04/11 DELEGATED**

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

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

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

### **2) UNI**

Noise associated with plant, machinery, extraction and ventilation systems incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997.

*Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

### **3) UNI**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted to and obtained written approval from the Local Planning Authority for a method statement to identify, risk assess and address the unidentified contaminants. Any remedial works and/or measures shall be undertaken in accordance with the details set out in the approved method statement.

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

### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. TGM-AR-OTS-A00-PS-00-0500 Rev F01; TGM-AR-OTS-A00-PS-00-0501 Rev F01; TGM-AR-OTS-A00-PS-00-0502 Rev F01; TGM-AR-OTS-A00-PS-00-0506 Rev F01 TGM-AR-OTS-A00-PS-00-0507 Rev F01 received on 24.2.11.; TGM-AR-OTS-A00-PS-00-0503 Rev F01 received on 01.03.11 and TGM-AR-OTS-A00-PS-00-0504 Rev 02; TGM-AR-OTS-A00-PS-00-0505 Rev F02; received on 11.03.11

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

## **BH2011/00585**

### **17 Portland Mansions 134 - 136 Marine Parade Brighton**

Replacement of existing single glazed timber sash windows with double glazed timber sash windows.

**Applicant:** Mrs Adhya

**Officer:** Liz Arnold 291709

**Approved on 21/04/11 DELEGATED**

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

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

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

### **2) UNI**

Notwithstanding the details submitted the meeting rail depth shall be 33mm.

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

**BH2011/00597**

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

Installation of artificial grass pitch to eastern side of football ground.

**Applicant:** Whitehawk Football Club

**Officer:** Kathryn Boggiano 292138

**Approved on 27/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

No development shall take place until a scheme for the protection during the construction phase of both the area of young scrub and grassland to the north of the site and the hedgerow to the east of the site, has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details.

*Reason: In order to preserve the biodiversity value of the area in accordance with policies QD17 and QD18 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved Site Plan and supporting documentation submitted on 28 February 2011.

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

**4) UNI**

No development shall take place until a scheme for the protection and translocation of reptiles and amphibians, including reptile/amphibian exclusion fencing, and details of the access route for construction traffic have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to any works commencing on site and the approved scheme and details shall be implemented fully in accordance with the approved details.

*Reason: To ensure reptiles and amphibians are adequately protected in the interests of biodiversity, to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.*

**BH2011/00653**

**128 Marine Parade Brighton**

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2010/03870.

**Applicant:** 128 Marine Parade Brighton Ltd

**Officer:** Liz Arnold 291709

**Approved on 14/04/11 DELEGATED**

**BH2011/00678**

**30 Upper Abbey Road Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating part mansard roof extension, Juliet balcony and windows to rear.

**Applicant:** Mr M Elsworth & Mr P Beguin

**Officer:** Liz Arnold 291709

**Approved on 20/04/11 DELEGATED**

## **HANOVER & ELM GROVE**

### **BH2011/00172**

#### **Flat 1 23 - 24 Hanover Crescent Brighton**

Installation of galvanised steel handrail at front entrance.

**Applicant:** Ms Ali Gibbs

**Officer:** Liz Arnold 291709

**Approved on 12/04/11 DELEGATED**

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

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

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

#### **2) UNI**

Unless otherwise agreed in writing, the handrail to the front of the property hereby permitted shall only be implemented by or on behalf of Ms Ali Gibbs and by no other person. Within 3 months of cessation of occupation of 23-24 Hanover Crescent by Ms Ali Gibbs the handrail hereby permitted shall be removed.

*Reason: This permission is granted exceptionally and only in view of the personal circumstances of the applicant and to comply with policy HE1 of the Brighton & Hove Local Plan.*

#### **3) UNI**

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

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

### **BH2011/00427**

#### **13 Brading Road Brighton**

Replacement of existing timber windows with new double glazed uPVC sliding sashes and replacement of existing timber door with a glass reinforced polyester door.

**Applicant:** Femke Hawkesworth & Ed Dickins

**Officer:** Sonia Kanwar 292359

**Approved on 14/04/11 DELEGATED**

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

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

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

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing entitled "Replacement Windows @ 13 Brading Road" received on 29 March 2011, the door specifications received on the 11th February 2011, and the drawing entitled "Typical Details" received on the 1st April 2011.

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

### **BH2011/00433**

#### **3 Elm Grove Brighton**

Certificate of Lawfulness for proposed conversion of maisonette and flat into a single dwelling.

**Applicant:** Mr & Mrs Ian Cunningham

**Officer:** Jonathan Puplett 292525

**Approved on 14/04/11 DELEGATED**

**BH2011/00537**

**137D Elm Grove Brighton**

Change of use from vacant office (B1) to studio flat (C3) with associated alterations.

**Applicant:** SBS Building Services Ltd

**Officer:** Jonathan Puplett 292525

**Refused on 21/04/11 DELEGATED**

**1) UNI**

The proposed residential unit would not provide an acceptable standard of accommodation due to a small cramped layout, lack of usable outdoor amenity space, and a poor standard of outlook and natural light levels. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan which seeks to protect the amenity of future occupiers.

**BH2011/00588**

**148 Hartington Road Brighton**

Application for Approval of Details Reserved by Condition 5 of application BH2010/02058.

**Applicant:** Mr Jason Thawley

**Officer:** Sonia Kanwar 292359

**Approved on 08/04/11 DELEGATED**

**HOLLINGDEAN & STANMER**

**BH2011/00282**

**145 Horton Road Brighton**

Erection of a single storey rear extension incorporating a mezzanine level and a raised terrace.

**Applicant:** Mr Charlie Kwan

**Officer:** Aidan Thatcher 292265

**Refused on 15/04/11 DELEGATED**

**1) UNI**

The proposal, by reason of its haphazard design and fenestration detailing would result in an unacceptable impact to the host property and as such would be contrary to policy QD14 of the Brighton & Hove Local Plan.

**BH2011/00286**

**Stanmer House Stanmer Park Road Brighton**

Proposed installation of fences to the garden area at the side of the building, replacement of fencing and walls to either side of gates with 1.8 metre high walls, and additional landscaping. (Part retrospective)

**Applicant:** Cherrywood Investments Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 08/04/11 PLANNING COMMITTEE**

**1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 1588/79A, 1588/54 Issue I, 1588/51 Issue D, and SHF/01/10 Rev. A received on the 1st of February 2011.

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

**2) UNI**

The construction of the walls hereby approved shall not take place until samples of the materials to be used in their construction have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

Within six months of the date of this consent, the landscaping scheme shown on drawing no. SHF/01/10 A received on the 1st of February 2011 shall be implemented in full. 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.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1, HE3, HE6, HE11, QD15 and QD16 of the Brighton & Hove Local Plan.*

**BH2011/00532**

**33 Dudley Road Brighton**

Replacement of existing wooden staircase with new raised decking area, staircase and balustrade.

**Applicant:** Mr Robert Chilvers

**Officer:** Louise Kent 292198

**Refused on 21/04/11 DELEGATED**

**1) UNI**

The length, siting and height of the decking area would adversely impact on the residential amenity of the neighbouring properties at 31 and 35 Dudley Road due to its overbearing impact, and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed decking area would result in significant overlooking and loss of privacy towards neighbouring properties, and is contrary to policy QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The design and scale of the decking area would result in an unsympathetic and incongruent addition that would be detrimental to the appearance and character of the building and the rear street scene, and is contrary to policy QD14 of the Brighton & Hove Local Plan.

**BH2011/00583**

**155 Hollingdean Terrace Brighton**

Erection of two storey rear extension to lower ground and ground floors.

**Applicant:** Mr & Mrs McLean

**Officer:** Sonia Kanwar 292359

**Approved on 08/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.09**

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

*Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

### **3) BH03.03**

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

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

### **4) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be constructed to the side elevations of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

### **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings entitled "Existing Details" and "Proposed Plans" received on the 25th February 2011.

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

## **MOULSECOOMB & BEVENDEAN**

### **BH2010/03231**

#### **Falmer High School Lucraft Road Brighton**

Non Material Amendment to BH2009/01729 to amend transoms on glazing at first floor level on North West elevation, bricks adjacent to entrance steps and energy centre charged to 100% FLB selected dark facings. Amendment to white brick specification from Heylan Blanco to Vandersanden 38 creme, both by Hoskins.

**Applicant:** Brighton & Hove City Council

**Officer:** Kate Brocklebank 292175

**Approved on 08/04/11 DELEGATED**

### **1) UNI**

The proposed revisions to introduce 4no. transoms within the first floor glazing on the north west elevation, amended brick mix to 100% FLB selected dark facings to parts of the north west and south west elevations as shown on drawing number 1483/P/200 D received 12th October 2010, additional plant and timber screening is needed on the roof of the main building and gymnasium as shown on drawing nos. 1483/A/S/X/A/226 amendment C3 and 1483/P102 E received on 17th February 2011, the brick specified for the 'white' areas of brick are to be changed from Heylan Blanco to Vandersanden 38 Crème, to the scheme approved under application BH2009/01729 are not considered so significant that they warrant the submission of a further application for planning permission.

### **BH2010/03481**

#### **Falmer High School Lucraft Road Brighton**

Application for variation of condition 6 of BH2009/01729 (Application for partial demolition of Falmer High School (including the North Block, Canteen, Kitchen and Caretaker's flat) and construction of new Academy complex (Class D1), including sports hall, dining hall, performance areas, adaptable teaching spaces, caretaker's flat and communal space, along with a floodlit Multi Use Games Area (MUGA) and full size all weather playing pitch, and associated car and cycle parking, educational wind turbine, energy centre incorporating renewable technologies, landscaping and temporary construction access.) to read: The provision of cycle parking for not less than 100 cycles shall be implemented in full prior to first occupation in strict accordance with details which have been



submitted to, and approved in writing by, the Local Planning Authority.

**Applicant:** Brighton & Hove City Council

**Officer:** Kate Brocklebank 292175

**Approved on 14/04/11 DELEGATED**

**1) BH02.07**

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

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

**2) BH11.02**

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

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

**3) UNI**

The development hereby permitted shall not be occupied until the cycle parking facilities with no less than 100 cycle parking spaces shown on the approved plan drawing number 1483/P/099 B received 14th April 2011 have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

**4) UNI**

The fences for the protection of trees/Ancient Woodland/SNCI erected in accordance with the scheme detailed in the Arboricultural Report dated July 2009 and drawing number RG-NDJ-KGFA 0022 within appendix 3 of the same report and in accordance with BS5837:2005 shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences and no personnel, machinery or storage of materials to be permitted in the Ancient Woodland/SNCI at any time during construction.

*Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1, QD16, QD18 and NC4 of the Brighton & Hove Local Plan and SPD06 Trees and Development sites.*

**5) UNI**

The development shall be carried out in accordance with the submitted 'External Lighting Design' scheme dated June 2009 and the floodlights hereby approved shall only be used between the hours of 09.00 and 22.00.

*Reason: In the interests of residential amenity and the visual amenity of the South Downs National Park and in accordance with policies SU9, QD2, QD18, QD26, QD27, NC6, NC7 and NC8 of the Brighton & Hove Local Plan.*

## **6) UNI**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. Any such amended strategy shall be carried out in strict accordance with the agreed details.

*Reason: To prevent the contamination of the underlying aquifer and to comply with policies SU3 and SU11 of the Brighton & Hove Local Plan.*

## **7) UNI**

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

*Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.*

## **8) UNI**

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

*Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.*

## **9) UNI**

The area of playing field affected by the contractor's compound and its access shall be restored in accordance with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, March 2000) within three months of the first occupation of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure the retention and quality provision of playing field land in accordance with policy HO19 of the Brighton & Hove Local Plan.*

## **10) UNI**

Emergency access shall be maintained at all times across the site from the point of entry shown on plan number 1483/P/103 dated 1<sup>st</sup> September 2009, from Brighton University and the Community Stadium.

*Reason: To ensure the maintenance of safe development in accordance with policy TR7 of the Brighton & Hove Local Plan.*

## **11) UNI**

No demolition of the north building, removal of the roof; or removal of the windows as part of a soffit strip shall take place until the small Pipistrelle roost in the North Building has been closed down. Closure of the roost shall only take place between the periods 1<sup>st</sup> November - 31<sup>st</sup> March and 1<sup>st</sup> June - 31<sup>st</sup> August.

*Reason: To safeguard these protected species from the impact of the development, and to avoid disturbance to bats during hibernation or while rearing young, in accordance with policies QD17 and QD18 of the Brighton & Hove Local Plan.*

## **12) UNI**

The 6 access panels and 6 bat tubes installed in accordance with details on drawing number 1483/A/S/01/A/160 amendment A and drawing number 1483/SK/1187/LAND submitted 24<sup>th</sup> December 2009 shall be retained as such.

*Reason: To safeguard these protected species from the impact of the development in accordance with policy QD17 and QD18 of the Brighton & Hove Local Plan.*

**13) UNI**

Within 18 months of the commencement of the development hereby approved, a bat monitoring report describing the findings of the bat monitoring exercise described in paragraphs 7.13 - 7.20 of the Ecological Assessment Report dated July 2009 shall be submitted to the Local Planning Authority.

*Reason: To monitor and safeguard these protected species from the impact of the development in accordance with policies QD17 and QD18 of the Brighton & Hove Local Plan.*

**14) UNI**

The 40 compensatory bird boxes as agreed and installed in accordance with the letter submitted by 'Ash Partnership' dated 18<sup>th</sup> November 2009 shall be retained.

*Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policy QD17 and QD18 of the Brighton & Hove Local Plan.*

**15) UNI**

The green roofing shall be carried out in accordance with the green roof specifications detailed on drawing number 1483/A/S/X/A/201 amendment B submitted on 24th December 2009 and retained as such thereafter.

*Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.*

**16) UNI**

The seed mixes proposed for use in all the 'wild areas' shall be Emorsgate Seeds mixes EM6 and EP1 or similar mixes of UK provenance containing only species appropriate to Brighton & Hove.

*Reason: To ensure that the development contributes to appropriate ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.*

**17) UNI**

The mitigation proposals detailed in section 7 and associated table 4 timetable for mitigation and enhancement scheme of the Ecology Assessment Report dated July 2009 submitted with the application shall be carried out in full.

*Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policy QD17 and QD18 of the Brighton & Hove Local Plan.*

**18) UNI**

The development shall be carried out in accordance with the details contained in the Statement of Plant and Machinery dated 9th July 2009 and completed prior to first occupation.

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

**19) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, within 3 months of the date of this permission, evidence that the development will achieve a BREEAM rating of 'Excellent' shall be submitted to and approved in writing by the Local Planning Authority.

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

## **20) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, within four months of the date of completion of the approved development a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall an 'Excellent' rating shall be submitted to, and approved in writing by, the Local Planning Authority.

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

## **21) UNI**

The development hereby approved shall be carried out in accordance with the details set out in the Flood Risk Assessment Supplementary Report dated June 2009.

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

## **22) UNI**

The development hereby approved shall be constructed using the approved materials submitted received by the Local Planning Authority on 28th August 2009 unless otherwise agreed in writing by the Local planning Authority. They are as follows: dark brick samples Anthracite from Freshfield Land Brickworks (samples 1 and 2), lighter brick sample Vandersanden 38 Crème, solaglas silicone glazing glass sample clear (sample 4), solaglas silicone glazing glass sample BA0116 black opaque (sample 6), windows to the rear elevation, 73016 VELFAC 200 (sample 7), polyester powder coated metalwork to window frames, corner panels rear elevation and rooflights RaI9017 'Teknos' (sample 8) Marshalls Tescina buff brick for the block paving to external front hard landscaping shown on drawing reference C375-L-S-00-L-201 to 203 (sample 9), Woodscape Grooved Decking Cumaru hardwood with Carborundum insert for the decking to the pond area shown on drawing reference C375-L-S-00-L-202 (sample 10).

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

## **23) UNI**

The development shall be carried out in strict accordance with the approved Site Waste Management Plan dated 3rd September 2009.

*Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

## **24) UNI**

Notwithstanding the details shown on the drawings hereby approved, the lettering reading 'Falmer Academy' to the front elevation at first floor level does not form part of this planning permission.

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

## **25) UNI**

Samples of the materials to be used in the construction of the hard landscaping of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be fully implemented in accordance with the approved details prior to occupation of the

development hereby approved.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.*

## **QUEEN'S PARK**

### **BH2011/00330**

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

Display of internally illuminated fascia sign and hanging sign.

**Applicant:** Mr Jes Camilleri

**Officer:** Anthony Foster 294495

**Refused on 11/04/11 DELEGATED**

#### **1) UNI**

The proposed high level sign by virtue of its height, type and level of illumination would appear as an unsympathetic, discordant and overly dominant feature that detracts from the appearance and character of the building and the wider surrounding area within the East Cliff Conservation Area and would be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed projecting sign by virtue of the type and level of illumination would appear as an unsympathetic and discordant feature that detracts from the appearance and character of the building and the wider surrounding area within the East Cliff Conservation Area, and would be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan.

### **BH2011/00355**

#### **42 Windmill Street Brighton**

Replacement bay window to front of property.

**Applicant:** Mr & Mrs Slyfield

**Officer:** Helen Hobbs 293335

**Approved on 08/04/11 DELEGATED**

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

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

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

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

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

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

#### **3) UNI**

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents. The window detailing including the sills, cornice, horns and brackets should closely match the adjoining property No. 41 Windmill Street and shall be retained as such.

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1457-11-01 Rev P1 received on 8th February 2011.

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

**BH2011/00373**

**Flat 12 85 Marine Parade Brighton**

Internal alterations to layout of flat.

**Applicant:** Mrs Sally Blann

**Officer:** Chris Swain 292178

**Approved on 12/04/11 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

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

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

**BH2011/00386**

**Land Adjacent 24 Tower Road Brighton**

Application for Approval of Details Reserved by Conditions 4, 7, 10 and 12 of application BH2007/04074.

**Applicant:** Mr Nick Davey

**Officer:** Aidan Thatcher 292265

**Approved on 07/04/11 DELEGATED**

**BH2011/00392**

**13B Royal Crescent Mews Brighton**

External alterations to front elevation to convert garage into habitable room.

**Applicant:** Mr Gareth Caddick

**Officer:** Chris Swain 292178

**Approved on 12/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.02**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. GC01 and GC02, a site plan and a design and access statement received on 10 February 2011.

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

**BH2011/00446**

**Brighton Pier Madeira Drive Brighton**

Replacement of former boat deck.

**Applicant:** Brighton Marine Palace and Pier Co

**Officer:** Anthony Foster 294495

**Approved on 27/04/11 DELEGATED**

**1) BH01.05**

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

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

**2) BH13.12**

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

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

**BH2011/00448**

**Flat 4 19 Old Steine Brighton**

Installation of rooflights to front and side and replacement of boarded window to front with circular window.

**Applicant:** Mr Stephen Durnford

**Officer:** Sonia Kanwar 292359

**Approved on 15/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.05A**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawing received on 3<sup>rd</sup> March 2011 and the site location plan received on the 16th February 2011.

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

**BH2011/00535**

**19 Princes Street Brighton**

Application for Approval of Details Reserved by Conditions 6 and 8 of application BH2010/01562.

**Applicant:** Harket Property LLP

**Officer:** Anthony Foster 294495

**Approved on 21/04/11 DELEGATED**

**BH2011/00536**

**19 Princes Street Brighton**

Application for Approval of Details Reserved by Conditions 4, 10 and 12 of application BH2010/01561.

**Applicant:** Harket Property LLP

**Officer:** Anthony Foster 294495

**Approved on 21/04/11 DELEGATED**

**BH2011/00560**

**42 Devonshire Place Brighton**

New fan design above front door, replacement of two external doors to rear courtyard and internal alterations to layout and features.

**Applicant:** Mr & Mrs John Lilley

**Officer:** Aidan Thatcher 292265

**Approved on 21/04/11 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

No cables, wires, aerials pipework, meter boxes or flues shall be fixed to any elevation fronting a highway.

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

**3) UNI**

During the course of the works taking place, should evidence of the original opening between the front and rear reception room be uncovered the dimensions of the opening shall be amended to be in accordance with this evidence. The details must then be recorded and submitted to the Council in writing for its records.

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

**ROTTINGDEAN COASTAL**

**BH2010/02745**

**28 Marine Drive Rottingdean Brighton**

Erection of a block of 9no flats comprising 5no two bed flats and 4no three bed flats with associated works including car parking area.

**Applicant:** Generator Group LLP

**Officer:** Anthony Foster 294495

**Approved after Section 106 signed on 21/04/11 PLANNING COMMITTEE**

**1) B15.01**

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to show that contracts have been entered into by the developer to ensure that building work is commenced within a period of 6 months following commencement of demolition.

*Reason: To prevent premature demolition in the interests of the character of the Conservation Area.*

**2) BH01.01**

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

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



### **3) BH02.07**

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

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

### **4) BH03.01**

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

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

### **5) BH04.01**

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

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

### **6) BH15.04A**

No development approved by this permission shall be commenced until the method of piling foundations for the development shall be carried out in accordance with a scheme submitted to and approved in writing by the Local Planning Authority prior to any development commencing. The development shall be carried out in strict accordance with the approved details.

*Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.*

### **7) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, a scheme detailing the measures to improve ecological biodiversity on the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the number and type of bat boxes, bird boxes and Sparrow Terraces, and details of the green wall. The development shall be carried out in strict accordance with the approved details and thereafter maintained.

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

### **8) UNI**

The existing west hedge boundary and east hedge boundary (adjoining the rear garden of no.36) treatment shall be retained. The hedges shall not be removed unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of nature conservation and to safeguard the existing outlook to the occupiers of adjoining properties and to comply with policies QD16, QD17 and QD27 of the Brighton & Hove Local Plan.*

### **9) UNI**

The development shall not be commenced until fences for the protection of the hedges to be retained have been erected to a specification and in positions to be agreed by the Local Planning Authority. These fences shall be maintained in good repair until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

*Reason: To protect the hedges which are to be retained on the site and to comply with policies QD16, QD17 and QD27 of the Brighton & Hove Local Plan.*

### **10) UNI**

Notwithstanding the submitted drawings, the development hereby approved shall not be commenced until full details of the terraces to the rear of the site (north elevation) have been submitted to and approved in writing by the Local Planning Authority, these details are to include screening, extent of usable area, and balustrade. The development shall be carried out in strict accordance with the approved details and thereafter maintained.

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

### **11) UNI**

All new hard surfaces hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.

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

### **12) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 has been submitted to, and approved in writing by, the Local Planning Authority.

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

### **13) UNI**

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

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

### **14) UNI**

Notwithstanding the submitted drawings, the development hereby approved shall not be commenced until full details of the cycle parking layout have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be implemented in full prior to first occupation in strict accordance with the approved details. A minimum of 12 cycle parking spaces shall be provided.

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

### **15) UNI**

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 5 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 5 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

#### **16) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. AL(00)001 Rev A, 002 Rev A, 100 Rev B, 201 Rev A, 202 Rev A, 203 Rev A, 204 Rev A, 205 Rev A, 206 Rev B, , 208 Rev A, AG(00)001, 002, 003 received 8 September 2010 drawing nos. AL(00)209 Rev B, 210 Rev B, 211 Rev B received 9 September 2010, and drawing nos. AL(00)206 Rev D, 207 Rev D received 21 October 2010.

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

#### **17) UNI**

The development shall not be commenced until full details of fencing for the protection of the SSSI have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and thereafter maintained. No vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences. No materials shall be stored or dumped within the SSSI boundary and there should be no access (pedestrian or vehicular) to the site from within the SSSI boundary.

*Reason: To prevent damaging impacts on the adjacent nature conservation features and their setting and to comply with policy NC2 of the Brighton & Hove Local Plan.*

### **BH2010/03462**

#### **Rear of 23 Falmer Road Rottingdean Brighton**

Erection of single storey 2no bedroom detached dwelling house with associated parking and landscaping.

**Applicant:** Mr & Mrs Stuart Macrorie

**Officer:** Jonathan Puplett 292525

**Approved on 08/04/11 PLANNING COMMITTEE**

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

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

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

#### **2) BH02.03**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

*Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

#### **3) BH02.07**

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

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

**4) BH05.10**

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

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

**5) BH06.01**

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

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

**6) BH06.02**

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

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

**7) BH11.01**

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

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

**8) BH11.02**

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

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

**9) UNI**

The rooflights to the southern roofslope hereby approved shall be glazed using the 'SmartGlass' system detailed in the specification submitted on the 12th of January 2011, shall be installed and operational prior to occupation of the dwelling and shall be retained as such thereafter.

*Reason: To reduce light pollution which could cause harm to bats, and to comply with policy QD18 of the Brighton & Hove Local Plan.*

**10) UNI**

No development shall take place until full details of the proposed bat roosts to be incorporated into the dwelling have been submitted to and approved in writing by the Local Planning Authority. The roosts shall be installed and shall be available for use prior to the occupation of the dwelling hereby approved, and shall be retained as such thereafter.

*Reason: To ensure that the proposed bat voids are suitable and are carried out, and to comply with policy QD18 of the Brighton & Hove Local Plan.*

**11) UNI**

No development shall take place until a scheme detailing measures to minimise light spillage to the access track to the south of the site during construction works and following completion of construction works, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be carried out in accordance with the approved scheme at all times.

*Reason: To reduce light pollution which could cause harm to bats, and to comply with policy QD18 of the Brighton & Hove Local Plan.*

**12) UNI**

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. No external lighting other than that which forms part of the approved scheme shall be installed, unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

*Reason: To control light pollution which could cause harm to bats, to safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD18 QD25 and QD27 of the Brighton & Hove Local Plan.*

**13) UNI**

Notwithstanding the submitted 'Saward Consultancy' Arboricultural Method Statement and Survey, no development shall take place until a revised statement and survey has been submitted to and approved in writing by the Local Planning Authority detailing measures to protect the trees to be retained on site, the roots of the Pine tree alongside the northern boundary of the site (annotated as tree T5 on drawing no. TSCFRB.0809.TD01), and stems of trees located on the access track to the south of the site, to British Standard BS 5837 (2005) Trees in Relation to Construction.

*Reason: To protect the trees which are to be retained on the site and those in the vicinity of the site and to comply with policy QD16 of the Brighton & Hove Local Plan.*

**14) UNI**

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

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

**15) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the dwelling hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority.

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

*Building Design.*

**16) UNI**

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

**17) UNI**

The roof level windows to the east and west facing gables of the dwelling hereby approved shall be obscure glazed and fixed shut and shall be retained as such thereafter.

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

**18) UNI**

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

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

**19) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no works to clear the site shall take place during the bird nesting season (1 March-31 July inclusive).

*Reason: To ensure that nesting birds are not disturbed and to comply with policy QD18 of the Brighton & Hove Local Plan.*

**20) UNI**

The development hereby permitted shall be carried out in accordance with the approved Tree Survey Drawing TSCFRB.0809.TD01, Site Waste Minimisation Statement, 'Saward Consultancy' Ecological Arboricultural and Landscape Appraisal, 'Roger L Jones' Ecological survey to verify the presence of bats and bat roosts and annex to this report submitted on the 5th of November 2010, drawing nos. FR23PRO/07B and 08B submitted on the 6th of January 2011, the 'SmartGlass' rooflight specification submitted on the 12th of January 2011, the 'Sanyo' Photovoltaic Module specification submitted on the 13th of January 2011, drawing no. FR23PRO/02 submitted on the 19th of January 2011, drawing nos. FR23PRO/03C, FR23PRO/04C, FR23PRO/05C, FR23PRO/06C, FR23PRO/10C and FR23PRO/APPENDIX 4 submitted on the 2nd of February 2011, drawing nos. FR23PRO/09C, FR23PRO/11 and FR23PRO/12 submitted on the 3rd of February 2011, and drawing no. FR23PRO/02 submitted on the 1st of March.

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

**BH2011/00136**

**8 Romney Road Rottingdean**

Erection of hip to gable roof extension to front and rear elevations.

**Applicant:** Mr Colin Chapman

**Officer:** Liz Arnold 291709

**Approved on 08/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or alteration of the roof of the dwellinghouse other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

*Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the property and the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 10/05/01, 10/05/02, 10/05/07 and 10/05/08 received on the 28th January 2011 and drawing no. 10/05/10 received on the 10th March 2011.

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

**BH2011/00238**

**44 Arundel Drive East Brighton**

Extension to outbuilding and provision of associated decking around the outbuilding (Part Retrospective).

**Applicant:** Mrs J Campbell

**Officer:** Helen Hobbs 293335

**Approved on 08/04/11 DELEGATED**

**1) UNI**

The building hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single dwelling house and shall at no time be converted to a self-contained unit.

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

**BH2011/00275**

**Balsdean Water Supply Works Bazehill Road Rottingdean Brighton**

Erection of detached single storey ultra violet treatment and motor control centre building.

**Applicant:** Southern Water Limited

**Officer:** Anthony Foster 294495

**Approved on 18/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH11.02**

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

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

**3) UNI**

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with the proposed measures as detailed in the PJC Consultancy Arboricultural Method Statement and Arboricultural Implication Assessment, received 01/02/2011. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

**4) UNI**

During the construction of the approved development should contamination not previously identified is found to be present at the site then no further development, unless otherwise agreed in writing with the Local Planning Authority shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with. The strategy shall be approved in writing by the Local Planning Authority and the remediation strategy shall completed in accordance with the details and timetable agreed.

*Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.*

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0Z0701 Rev B, 0Z0702 Rev B, 0Z0703 Rev B, 0Z0704 Rev B, 0Z0706 Rev B, 0Z0707 Rev A, 1A0001 Rev B, 1A0002 Rev A received on 01/02/2011.

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

**6) UNI**

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



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

**BH2011/00426**

**44 Grand Crescent Rottingdean Brighton**

Certificate of Lawfulness for existing use of property as 3no self contained residential units including associated works.

**Applicant:** Mr Trevor & Mrs Lynne Stewart & Mrs Kay Notley

**Officer:** Jonathan Puplett 292525

**Refused on 21/04/11 DELEGATED**

**BH2011/00471**

**Flat 10 25 Sussex Square & Flat 7 26 Sussex Square Brighton**

Installation of rooflights to replace existing.

**Applicant:** Mrs Angie Inglethorpe

**Officer:** Helen Hobbs 293335

**Approved on 12/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.05**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 31808/1 and 31808/2 received on 15th February 2011.

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

**BH2011/00566**

**39 Stanmer Avenue Saltdean Brighton**

Erection of single storey extension to front and side and extension to existing garage.

**Applicant:** Mr A Fox

**Officer:** Sonia Kanwar 292359

**Refused on 15/04/11 DELEGATED**

**1) UNI**

The development, by virtue of the siting, design, size and massing would appear visually dominant when viewed from the street scene. It would be of detriment to the character and appearance of the existing property and the visual amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

**BH2011/00572**

**Eagles Steyning Road Rottingdean Brighton**

Application for Approval of Details Reserved by Conditions 2, 5, 7, 8, 9, 10, 11, 14, 19 and 20 of application BH2007/01912 Appeal Decision.

**Applicant:** Ms Karron Stephen-Martin

**Officer:** Liz Arnold 291709

**Approved on 08/04/11 DELEGATED**

## **BH2011/00594**

### **Black Rock Madeira Drive Brighton**

Creation of a secure temporary coach park incorporating the erection of a portacabin with toilet and rest room facilities, and the provision of 63 coach and 5 staff car spaces.

**Applicant:** Brighton & Hove City Council

**Officer:** Jonathan Puplett 292525

### **Approved on 27/04/11 DELEGATED**

#### **1) UNI**

The change of use hereby permitted is granted for a temporary time period of two years from 27 April 2011. The temporary use of the site as a coach park shall cease on or before 27 April 2013.

*Reason: To retain the long term availability of the site for a development centred around a recreation and leisure scheme and to comply with policy SR19 of the Brighton & Hove Local Plan.*

#### **2) UNI**

All buildings and items associated with the temporary coach park use shall be removed from the site within one month of the cessation of the use, in accordance with a scheme of works submitted to and approved in writing by the Local Planning Authority.

*Reason: To retain the long term availability of the site for a development centred around a recreation and leisure scheme and to comply with policy SR19 of the Brighton & Hove Local Plan.*

#### **3) UNI**

Other than the revisions required by Condition 6 below, the development hereby permitted shall be carried out in accordance with the approved drawings nos. L1012 EX-011C, EX-100, A10-013A, A10-014A, A10-015A, A10-016, A10-100D, PL-301 and Figures 1-6 received on the 25th of February 2011, Figures 7A, 8 and 9 received on the 21st of April 2011, and Transport Statement, Design and Access Statement and Transport Statement received on the 25th of February 2011.

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

#### **4) UNI**

The coach park use hereby approved and the external lighting hereby approved shall only operate between the hours of 09.00 and 18.00.

*Reason: To protect the amenity of surrounding occupiers and to comply with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.*

#### **5) UNI**

The beach area to the south of the site, which includes the Black Rock Site of Nature Conservation Importance, shall not at any time during the construction works related to the formation of the coach park, and for the duration of the coach park use hereby approved, be used for any purpose related to the use including the storage of plant, machinery and materials.

*Reason: To ensure the protection of the Black Rock Site of Nature Conservation Importance and to comply with policy NC4 of the Brighton & Hove Local Plan.*

#### **6) UNI**

Notwithstanding the details shown on the drawings hereby approved, the non-emergency use of the Marina Road (eastern) access to the site by coaches shall not commence until a traffic management scheme and revised drawings showing an improved access have been submitted to and approved in writing by the Local Planning Authority. This access shall be altered in accordance with the approved details prior to the route being used by coaches for non-emergency access / egress, and the measures in the approved traffic management scheme shall be in place at all times when such access / egress is taking place.

*Reason: To improve the manoeuvrability of this access and to comply with Policy TR7 of the Brighton & Hove Local Plan.*

**7) UNI**

No development approved by this permission shall be commenced until details of the paint and colour of finish to be applied to the existing and proposed hoardings, existing and proposed gates, and the proposed portacabin, have been submitted to and approved in writing by the Local Planning Authority. Prior to the commencement of the coach park use the painting of the hoardings, gates and portacabin shall be carried out in its entirety in accordance with the approved details, and shall be retained as such thereafter.

*Reason: To ensure an acceptable appearance to the development and to accord with policies QD14 and HE6 of the Brighton & Hove Local Plan.*

**8) UNI**

No development approved by this permission shall be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping of the grassed area of land to the north of the western entrance to the coach park (to the south of Madeira Drive).

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies HE6, QD1 and QD15 of the Brighton & Hove Local Plan.*

**9) UNI**

The use hereby approved shall not be commenced until a Management Plan detailing the proposed operating practices of the coach park, including security measures, measures to minimise noise disturbance and pollution, and the provision of spill kits, has been submitted to and approved in writing by the Local Planning Authority. The coach park shall operate in accordance with the approved management plan for the duration of the use.

*Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policies QD7, QD27, SU3, SU9 and SU10 of the Brighton & Hove Local Plan.*

**10) UNI**

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the commencement of the use hereby approved; and any trees or plants which throughout the duration of the temporary coach park use die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

**11) UNI**

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

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

**BH2011/00595**

**Black Rock Madeira Drive Brighton**

Creation of a secure temporary coach park incorporating the erection of a portacabin with toilet and rest room facilities, and the provision of 30 coach and 5 staff car spaces.

**Applicant:** Brighton & Hove City Council

**Officer:** Jonathan Puplett 292525

**Approved on 27/04/11 DELEGATED**

**1) UNI**

The use hereby approved shall not be commenced until a Management Plan detailing the proposed operating practices of the coach park, including security measures, measures to minimise noise disturbance and pollution, and the provision of spill kits, has been submitted to and approved in writing by the Local Planning Authority. The coach park shall operate in accordance with the approved management plan for the duration of the use.

*Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policies QD7, QD27, SU3, SU9 and SU10 of the Brighton & Hove Local Plan.*

**2) UNI**

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the commencement of the use hereby approved; and any trees or plants which throughout the duration of the temporary coach park use die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

**3) UNI**

Notwithstanding the details shown on the drawings hereby approved, the non-emergency use of the Marina Road (eastern) access to the site by coaches shall not commence until a traffic management scheme and revised drawings showing an improved access have been submitted to and approved in writing by the Local Planning Authority. This access shall be altered in accordance with the approved details prior to the route being used by coaches for non-emergency access / egress, and the measures in the approved traffic management scheme shall be in place at all times when such access / egress is taking place.

*Reason: To improve the manoeuvrability of this access and to comply with Policy TR7 of the Brighton & Hove Local Plan.*

**4) UNI**

The change of use hereby permitted is granted for a temporary time period of two years from 27 April 2011. The temporary use of the site as a coach park shall cease on or before 27 April 2013.

*Reason: To retain the long term availability of the site for a development centred around a recreation and leisure scheme and to comply with policy SR19 of the Brighton & Hove Local Plan.*

**5) UNI**

All buildings and items associated with the temporary coach park use shall be removed from the site within one month of the cessation of the use, in accordance with a scheme of works submitted to and approved in writing by the Local Planning Authority.

*Reason: To retain the long term availability of the site for a development centred around a recreation and leisure scheme and to comply with policy SR19 of the Brighton & Hove Local Plan.*

*Brighton & Hove Local Plan.*

**6) UNI**

No development approved by this permission shall be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping of the grassed area of land to the north of the western entrance to the coach park (to the south of Madeira Drive).

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies HE6, QD1 and QD15 of the Brighton & Hove Local Plan.*

**7) UNI**

The coach park use hereby approved and the external lighting hereby approved shall only operate between the hours of 09.00 and 18.00.

*Reason: To protect the amenity of surrounding occupiers and to comply with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.*

**8) UNI**

The beach area to the south of the site, which includes the Black Rock Site of Nature Conservation Importance, shall not at any time during the construction works related to the formation of the coach park, and for the duration of the coach park use hereby approved, be used for any purpose related to the use including the storage of plant, machinery and materials.

*Reason: To ensure the protection of the Black Rock Site of Nature Conservation Importance and to comply with policy NC4 of the Brighton & Hove Local Plan.*

**9) UNI**

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

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

**10) UNI**

No development approved by this permission shall be commenced until details of the paint and colour of finish to be applied to the existing and proposed hoardings, existing and proposed gates, and the proposed portacabin, have been submitted to and approved in writing by the Local Planning Authority. Prior to the commencement of the coach park use the painting of the hoardings, gates and portacabin shall be carried out in its entirety in accordance with the approved details, and shall be retained as such thereafter.

*Reason: To ensure an acceptable appearance to the development and to accord with policies QD14 and HE6 of the Brighton & Hove Local Plan.*

**11) UNI**

Other than the revisions required by Condition 11 below, the development hereby permitted shall be carried out in accordance with the approved drawings nos. L1012 EX-010F, EX-100, A10-010F, A10-011D, A10-012D, A10-016, A10-017, A10-100D, PL-301 and Figures 1-6 received on the 25th of February 2011, Figures 7B, 8 and 9 received on the 21st of April 2011, and Transport Statement, Design and Access Statement and Transport Statement received on the 25th of February 2011.

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

### **BH2011/00729**

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

Construction of two summer houses in rear garden with terracing and timber decking. (Retrospective)

**Applicant:** Mr L Catt

**Officer:** Sonia Kanwar 292359

**Refused on 21/04/11 DELEGATED**

#### **1) UNI**

The development, by virtue of the siting, design, size and massing appears visually dominant and overbearing when viewed from the neighbouring properties. It is of detriment to the character and appearance of the existing property and the visual amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The development, by virtue of the siting, design and size results in significant overlooking of neighbouring properties and gardens. As such the development adversely impacts on residential amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2011/00798**

#### **44 Arundel Drive East Brighton**

Non Material Amendment to BH2010/03246 of movement of approved rear dormer by 935mm.

**Applicant:** Mrs Jenny Campbell

**Officer:** Helen Hobbs 293335

**Approved on 11/04/11 DELEGATED**

#### **1) UNI**

The proposed revisions to the scheme approved under application BH2010/03246 are not considered so significant that they warrant the submission of a further application for planning permission.

## **WOODINGDEAN**

### **BH2011/00354**

#### **116 The Ridgway Brighton**

Erection of single storey rear extension and loft conversion incorporating hip to barn front and rear roof extensions with additional windows, side dormers, rooflights and associated external alterations.

**Applicant:** Mr Jobie Edwards

**Officer:** Helen Hobbs 293335

**Refused on 12/04/11 DELEGATED**

#### **1) UNI**

The proposed roof extensions and dormers would result in an overly bulky and prominent appearance, detracting from the character and appearance of the property. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and to the provisions of supplementary planning guidance note SPGBH1: roof extensions and alterations.

### **BH2011/00418**

#### **116 The Ridgway Brighton**

Certificate of Lawfulness for the proposed erection of single storey out building to rear.

**Applicant:** Mr Jobie Edwards

**Officer:** Helen Hobbs 293335

**Approved on 08/04/11 DELEGATED**

**BH2011/00891**

**14 Selhurst Road Brighton**

Certificate of Lawfulness for a proposed loft conversion incorporating hip to barn hip roof extensions, rear dormer and rooflights.

**Applicant:** Mrs A Peacock

**Officer:** Jonathan Puplett 292525

**Approved on 14/04/11 DELEGATED**

**BRUNSWICK AND ADELAIDE**

**BH2010/04002**

**Land to rear of 68-70 Brunswick Place Hove**

Conversion and extension of existing garage to residential dwelling unit including new gates to boundary wall.

**Applicant:** Baron Homes Corporation Ltd

**Officer:** Charlotte Hughes 292321

**Approved on 15/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.03**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

*Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**3) BH02.07**

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

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

**4) BH04.01A**

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

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

**5) BH05.09A**

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

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

**6) BH06.02**

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

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

**7) BH11.01**

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

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

**8) BH11.02**

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

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

**9) BH12.01**

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

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

**10) UNI**

No works shall take place until 1:20 scale sample elevations and 1:1 scale joinery profiles of the windows, doors and gates have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**11) UNI**

No works shall take place until scale sample elevations and scale profiles of the top of the wall and the parapet have been submitted to and approved in writing by



the Local Planning Authority. These works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**12) UNI**

Unless otherwise agreed in writing, no works shall take place until the kerb is reconstructed and reinstated in accordance with the Council approved Manual for Estate Roads and under licence from the Highway Operations Manager.

*Reason: In the interest of highway safety.*

**13) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. A.03 received on 23<sup>rd</sup> December 2010, D.14B, D.15B received on 18th February 2011 and D.10 received on 15th March 2010.

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

**BH2010/04003**

**Land to rear of 68-70 Brunswick Place Hove**

Conversion and extension of existing garage to residential dwelling unit including new gates to boundary wall.

**Applicant:** Baron Homes Corporation Ltd

**Officer:** Charlotte Hughes 292321

**Approved on 18/04/11 DELEGATED**

**1) BH01.05**

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

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

**2) BH13.01**

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

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

**3) UNI**

No works shall take place until 1:20 scale sample elevations and 1:1 scale joinery profiles of the windows, doors and gates have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**4) UNI**

No works shall take place until scale sample elevations and scale profiles of the top of the wall and the parapet have been submitted to and approved in writing by the Local Planning Authority. These works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

## **BH2010/04046**

### **8 Western Road Hove**

Change of use from restaurant (A3) to hot-food take-away (A5), change in opening hours to permit the premises to be in use between the hours of 11.00 and 04.00 Monday to Sunday including Bank Holidays and installation of new shopfront.

**Applicant:** Mr Yasser Tubekan

**Officer:** Adrian Smith 290478

**Refused on 14/04/11 DELEGATED**

#### **1) UNI**

The proposed shopfront, by virtue of its contemporary siding door design and use of non-traditional materials, fails to respect the historic character of the parent building and other shopfronts in the area. It would therefore be harmful to the character and appearance of the both the host building and the wider Brunswick Town conservation area, contrary to policies QD10 and HE6 of the Brighton & Hove Local Plan and SPD02 'shop front design' guidance.

#### **2) UNI2**

Notwithstanding the submitted application, the plans fail to sufficiently detail the specification of the extract system and the proposed position of the extract unit to the rear elevation. Without such information no full assessment of the impact of the new extract system on the amenities of residents adjacent to the premises can reasonably be made, contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The proposed unit, by virtue of its extended opening hours until 04.00 hours daily, would have an adverse impact on the amenities of adjacent residents in terms of increased noise, disturbance and anti-social behaviour, in an area where such harm has been already identified as being of special concern. The proposal therefore represents a significant loss of amenity contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

## **BH2011/00303**

### **Palmeira Mansions 29 Church Road Hove**

Replacement timber framed sash windows and French doors to rear elevation, new cast iron rainwater pipe work, replacement flat roof covering with lead sheet, remedial works to structural cracking and decoration to rear.

**Applicant:** Anstone Properties Ltd

**Officer:** Christopher Wright 292097

**Approved on 15/04/11 DELEGATED**

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

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

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

#### **2) BH13.03**

All new windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

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

#### **3) UNI**

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

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

**4) UNI**

The proposed remedial structural works shall be implemented using a lime based mortar for the reconstruction of masonry and a lime based render.

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

**BH2011/00413**

**22A St Johns Road Hove**

Amendment to previously approved application BH2007/00676 for the change of use of units 4 and 5 from offices (B1) to 2no residential flats (C3).

**Applicant:** City Property Developments

**Officer:** Adrian Smith 290478

**Approved on 07/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

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

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

**4) UNI**

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

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

**5) UNI**

The upper floor residential unit hereby permitted shall not be occupied until the obscurely glazed privacy screen has been installed. The screen shall be retained at all times thereafter.

*Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

## **6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. P01B, 09D, 10E, 11D, 13A & 18E received on the 11th February 2011.

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

## **7) UNI**

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

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

### **BH2011/00451**

#### **Flat 6 22 Adelaide Crescent Hove**

Extend depth of existing platform at rear by 0.3 metres.

**Applicant:** C/O Priors Chartered Surveyors

**Officer:** Clare Simpson 292454

**Approved on 12/04/11 DELEGATED**

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

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

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

#### **2) UNI**

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

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

### **BH2011/00452**

#### **Flat 6 22 Adelaide Crescent Hove**

Extend depth of existing platform at rear by 0.3 metres.

**Applicant:** C/O Priors Chartered Surveyors

**Officer:** Clare Simpson 292454

**Approved on 14/04/11 DELEGATED**

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

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

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

#### **2) UNI**

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

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

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.LP10040/110, 110, 120, 130 received on the 16th February 2011

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

**BH2011/00479**

**Flat 91 Embassy Court Kings Road Brighton**

Internal alterations to layout of flat.

**Applicant:** Mr James Lance

**Officer:** Christopher Wright 292097

**Refused on 21/04/11 DELEGATED**

**1) UNI**

The proposal would be detrimental to the special architectural character of the listed building and its original fabric, by reason of the design, materials and opening method of the sliding doors and the removal of distinctive internal features of the listed building. As such the proposal is contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan.

**BH2011/00487**

**8 Western Road Hove**

Display of externally-illuminated fascia sign. (Retrospective).

**Applicant:** Mr Yasser Tubekan

**Officer:** Adrian Smith 290478

**Refused on 12/04/11 DELEGATED**

**1) UNI**

Policies QD12 and HE9 of the Brighton & Hove Local Plan state that advertisements and signs should be sensitively designed and located, kept to a minimum, and carefully designed so that they do not have an adverse impact on the historic character or setting of the host building or a conservation area. The fascia sign, by reason of its material finish, depth, excessive bulk and method of illumination, represents a significantly harmful addition that fails to respect the historic character and appearance of the building and Brunswick Town Conservation Area, contrary to local plan policies HE9, QD12 and SPD07 'Advertisements'.

**BH2011/00489**

**49 Brunswick Road Hove**

Application for Approval of Detail Reserved by Conditions 2 and 3 of application BH2009/02897.

**Applicant:** Harwood Properties Ltd

**Officer:** Jason Hawkes 292153

**Approved on 26/04/11 DELEGATED**

**BH2011/00507**

**Land rear of 29-31 Holland Road Hove**

Application for Approval of Details Reserved by Conditions 9, 12, 14 and 17 of application BH2010/03411.

**Applicant:** Mrs A Knipe

**Officer:** Clare Simpson 292454

**Approved on 19/04/11 DELEGATED**

**BH2011/00553**

**Palmeira Mansions 29 Church Road Hove**

Amendment to previously approved application BH2008/03091 for alterations to the ceiling and floor levels to the 2nd and 3rd floor bathrooms incorporating associated internal alterations.

**Applicant:** Anston Properties

**Officer:** Christopher Wright 292097

**Approved on 18/04/11 DELEGATED**

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

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

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

## **CENTRAL HOVE**

### **BH2011/00397**

#### **74 George Street Hove**

Change of use from Retail (A1) to Financial and Professional Services (A2).

**Applicant:** Kalmax Limited

**Officer:** Wayne Nee 292132

**Approved on 14/04/11 DELEGATED**

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

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

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

### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received on 18 February 2011.

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

### **BH2011/00480**

#### **181 Church Road Hove**

Change of use from storage on lower ground floor to a two bedroom self-contained flat to include single storey extension.

**Applicant:** Mr K C & Mrs J C Patel

**Officer:** Mark Thomas 292336

**Refused on 18/04/11 DELEGATED**

### **1) UNI**

The proposed conversion of the basement level to a residential unit would, by reason of the site level and limited number and position of windows and openings in relation to the floor plan, receive inadequate natural light and provide a poor outlook for future occupiers. As such the development would not provide for a satisfactory standard of living accommodation and would be detrimental to the amenity of future occupiers and is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

### **BH2011/00519**

#### **22 Warnham Court Grand Avenue Hove**

Replacement of existing timber framed windows with white UPVC windows.

**Applicant:** Mr Robert Debaucheron

**Officer:** Mark Thomas 292336

**Approved on 18/04/11 DELEGATED**

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

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

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

### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received on 21<sup>st</sup> February 2011.

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

## **BH2011/00544**

### **43 Ventnor Villas Hove**

Change of Use from house of multiple occupancy (sui generis) on lower ground, ground and first floor to two 2no bedroom flats and one 3no bedroom flat with associated works.(C3)

**Applicant:** Brighton & Hove City Council

**Officer:** Charlotte Hughes 292321

**Approved on 26/04/11 DELEGATED**

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

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

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

#### **2) BH05.03B**

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

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

A completed pre-assessment estimator will not be acceptable.

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

#### **3) BH05.04B**

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

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

#### **4) UNI**

Details of the wrought iron security gate for the basement flat are to be submitted for approval prior to its installation. The works shall be carried implemented in strict accordance with the agreed details and maintained as such thereafter.

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

#### **5) UNI**

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

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

**6) UNI**

The flat units hereby permitted shall be retained as affordable housing and shall not be sold or rented on the open market without the prior consent of the Local Planning Authority in an application on that behalf. For clarity, affordable housing means residential accommodation that is provided with a subsidy to ensure that rents/prices remain at a level that is genuinely affordable to local people whose income means that they are unable to meet their housing needs through the open housing market.

*Reason: To ensure the development complies with policy HO14 of the Brighton & Hove Local Plan in meeting an identified housing need in the city and because release of the flats onto the open market would raise policy and environmental implications.*

**7) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.01 & 02 received on 31<sup>st</sup> March 2011.

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

**BH2011/00570**

**Panorama House 2 The Drive Hove & 89a Church Road Hove**

Change of Use of Panorama House 2 The Drive Hove and first, second and third floor of 89a Church Road Hove from offices (B1) to language school (D1). (Retrospective)

**Applicant:** Intensive School of English & Business Communications Ltd

**Officer:** Christopher Wright 292097

**Approved on 26/04/11 DELEGATED**

**1) UNI**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any subsequent similar re-enactment, the premises shall only be used as a language school (D1) and at such time they are no longer occupied by the applicant for use as a language school, the premises shall return to their former use (B1 - Office Space), unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In order to ensure the premises are retained as an employment providing use and to comply with policy EM5 of the Brighton & Hove Local Plan.*

**2) UNI**

The decision to grant planning permission retrospectively is based on drawing nos. 001 and 002 received on 25 February 2011; drawing no. 002a received on 1 March 2011; and the planning statement and marketing particulars received on 19 April 2011.

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

**3) UNI**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any subsequent similar re-enactment, this permission shall be for a language school and no other purposes including any other uses within Class D1 of the Schedule to the Order, without the prior consent of the Local Planning Authority to whom a planning application shall be made.

*Reason: To retain the employment use of the premises, having regard to the implications for employment provision, transport and residential amenity, and to comply with policies EM5, TR1 and QD27 of the Brighton & Hove Local Plan.*



**BH2011/00579**

**Flat 20 Normandy House 18 The Drive Hove**

Replacement of existing timber window and doors with UPVC window and doors (Retrospective).

**Applicant:** Mr Ben Howard

**Officer:** Mark Thomas 292336

**Approved on 18/04/11 DELEGATED**

**BH2011/00632**

**115 Church Road Hove**

Installation of ventilation flue to rear of restaurant.

**Applicant:** Miss H Armstrong

**Officer:** Adrian Smith 290478

**Approved on 15/04/11 DELEGATED**

**1) BH01.05**

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

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

**BH2011/00874**

**Land to Rear of 21 & 23 St Aubyns Hove**

Application for Approval of Details Reserved by Condition 14 of application BH2010/03512.

**Applicant:** Godfrey Investments Ltd

**Officer:** Adrian Smith 290478

**Approved on 15/04/11 DELEGATED**

**GOLDSMID**

**BH2011/00222**

**50A Davigdor Road Hove**

Removal of condition 5 of reference 3/83/0130 which states the garage shall not be used for any business purpose whatsoever but shall be used only for the storage of private motor vehicles. The proposed garages shall be retained for use as such and in particular shall not be converted into living accommodation.

**Applicant:** Mr Simon Paul

**Officer:** Adrian Smith 290478

**Approved on 15/04/11 DELEGATED**

**BH2011/00383**

**Garages at Rear of 90 Cromwell Road Hove**

Application for Approval of Details Reserved by Conditions 2, 4, 5 and 6 of application BH2008/02452.

**Applicant:** Ms Pauline Whitcomb

**Officer:** Adrian Smith 290478

**Approved on 12/04/11 DELEGATED**

**BH2011/00455**

**Tudor Grange 13 The Upper Drive Hove**

Application to extend time limit for previous approval BH2008/00278 for demolition of existing house and erection of no. 7 self contained flats.

**Applicant:** Mrs Linda Harmer-Strange

**Officer:** Paul Earp 292193

**Approved on 07/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.05**

The windows on the side, west elevation, to wet rooms and a secondary window to the living room shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**3) BH02.06**

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

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

**4) BH02.07**

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

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

**5) BH03.01**

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

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

**6) BH04.01A**

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

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

**7) BH05.01B**

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

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

A completed pre-assessment estimator will not be acceptable.

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

*Building Design.*

**8) BH05.02B**

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

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

**9) BH05.10**

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

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

**10) BH06.02**

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

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

**11) BH11.01**

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

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

**12) BH11.02**

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

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

### **13) BH11.03**

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

### **14) UNI**

Details of the solar panels and facilities to enable the reuse of grey-water shall be submitted to and approved by the Local Planning Authority before works commence. The panels shall be installed and maintained as approved thereafter.

*Reason: To ensure satisfactory provision of solar gain and to comply policy SU2 of the Brighton & Hove Local Plan.*

### **15) UNI**

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

*Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with policy TR7 of the Brighton & Hove Local Plan.*

### **16) UNI**

The flat roof at second floor level shall not be used as an amenity area at any time.

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

### **17) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. TA311/01B, 02, 03B, 04B, 05B, 07, 10B & 11 submitted on 24 January 2008 and TA311/06B, 08A & 09B received on 17 April 2008.

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

### **18) UNI**

Prior to commencement of development full details of land levels of the proposed development relative to surrounding properties shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels and the development shall be constructed in accordance with the agreed details.

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

## **BH2011/00518**

### **The Vicarage Wilbury Road Hove**

Repair works and partial rebuilding of existing boundary wall.

**Applicant:** Rev Philip Ritchie

**Officer:** Adrian Smith 290478

**Approved on 27/04/11 DELEGATED**

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

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

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

## **2) UNI**

The new bricks, lime mortar and bonding of the new brickwork shall match the original brickwork.

*Reason: To ensure the preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

## **3) UNI**

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

i) a sample of the new bricks

ii) a sample of the lime mortar

and the works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure the preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

## **4) UNI**

The works shall be carried out in accordance with the specification of works submitted with the application and received on 22<sup>nd</sup> February 2011.

*Reason: To ensure the preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

### **BH2011/00565**

#### **Flat 3 Wilbury Lodge 42 Wilbury Road Hove**

Replacement of existing timber windows with white UPVC windows.

**Applicant:** Mr Terry Clarke

**Officer:** Mark Thomas 292336

**Approved on 18/04/11 DELEGATED**

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

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

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

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings and drawing no. SAL

1000 received on 24th February 2011.

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

### **BH2011/00589**

#### **20 Cromwell Road Hove**

Application for Approval of Details Reserved by Condition 5 of application BH2010/01022.

**Applicant:** Summer Croft Properties

**Officer:** Mark Thomas 292336

**Approved on 08/04/11 DELEGATED**

### **BH2011/00688**

#### **Flat 8 Gainsborough House 4 - 6 Eaton Gardens Hove**

Replacement of existing aluminium windows with uPVC double glazed units.

**Applicant:** Mrs Evelyn O'Donovan

**Officer:** Mark Thomas 292336

**Approved on 18/04/11 DELEGATED**

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

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved survey report/ drawings by 'Anglian Home Improvements' received on 9th March 2011.

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

**HANGLETON & KNOLL**

**BH2011/00289**

**Housom United Reformed Church 200 Nevill Avenue Hove**

Replacement of existing crittall window with new uPVC double glazed unit.

**Applicant:** Housom United Reformed Church

**Officer:** Mark Thomas 292336

**Approved on 18/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawing by 'L & M' and sectional drawings received on 9th March 2011.

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

**BH2011/00384**

**52 Wilfrid Road Hove**

**BN3 7FL**

Certificate of lawfulness for proposed hip to gable roof conversion incorporating a rear dormer and rooflights to front elevation.

**Applicant:** Mr L O'Byrne & Mr A Price

**Officer:** Adrian Smith 290478

**Approved on 15/04/11 DELEGATED**

**BH2011/00530**

**2 Lark Hill Hove**

Erection of conservatory to rear elevation to replace existing lean-to conservatory.

**Applicant:** Association of Grace Baptist Churches South East

**Officer:** Wayne Nee 292132

**Approved on 19/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 10.17.A and 10.17.B received on 22 February 2011.

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

**BH2011/00758**

**9 WARENNE ROAD HOVE**

Erection of front porch and single storey rear extension.

**Applicant:** Mr & Mrs Beresford

**Officer:** Steven Lewis 290480

**Approved on 15/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

2. The development hereby permitted shall be carried out in accordance with the approved ADC Ltd Site Plan, Block Plan, ADC drawing nos. 414/01, ACD414/02, ADC414/03 & ADC414/04 received on 16/03/2011.

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

**SOUTH PORTSLADE**

**BH2011/00534**

**Mercedes Benz of Brighton Victoria Road Portslade**

Display of 1no internally illuminated static cassette style fascia sign.

**Applicant:** Mercedes Benz of Brighton

**Officer:** Paul Earp 292193

**Refused on 15/04/11 DELEGATED**

**1) UNI**

The sign would be displayed on part of the showroom situated directly opposite residential properties. It is considered that the sign, due to its illumination, would adversely affect the amenities of the occupiers living opposite, contrary to policies QD12 & QD27 of the Brighton & Hove Local plan and Supplementary Planning Document SPD07: Advertisements, which aim to protect residential amenity.

**HOVE PARK**

**BH2010/02818**

**The British Engineerium The Drove Way Hove**

Application for approval of details reserved by conditions 4, 5 and 6 of application BH2007/03105.

**Applicant:** The British Engineerium Ltd

**Officer:** Guy Everest 293334

**Approved on 08/04/11 DELEGATED**

**BH2011/00025**

**142 Woodland Drive Hove**

Erection of part single storey part 2 storey rear extension with associated external alterations. Loft conversion incorporating dormers to both sides and rear elevations. Insertion of sun tubes to roof and rooflights to side elevation and alterations to fenestration.

**Applicant:** Dr Atul Sinha

**Officer:** Jason Hawkes 292153

**Approved on 15/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.09**

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

*Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**3) BH12.02**

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

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

**4) UNI**

The proposed first floor windows and the dormer window in the side (north facing) elevation of the dwelling shall be obscure glazed and non-opening unless any parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and thereafter retained as such, unless otherwise agreed with the local planning authority in writing.

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

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.134PLSK/002A, 003A, 004A, 005B, 006A, 007A, 008B, 009A, 010A, 011A, 012A, 013B, 014B, 015, 200 and 134PLSD/001A, 002A, 003A, 005A, 006A, 007A, 008A, 009A, 010A, 013A, 014A, 201, 202 received on the 31st January and 1st April 2011.

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

**BH2011/00363**

**112 Shirley Drive Hove**

Application for Approval of Details Reserved by Condition 3 of application BH2010/01857.

**Applicant:** Mr Neil Bradstock

**Officer:** Charlotte Hughes 292321

**Approved on 12/04/11 DELEGATED**



**BH2011/00548**

**Unit 4 Goldstone Retail Park Newtown Road Hove**

Display of internally illuminated fascia signs and non illuminated poster frames.

**Applicant:** Comet Group PLC

**Officer:** Steven Lewis 290480

**Approved on 15/04/11 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**BH2011/00552**

**35 Orchard Gardens Hove**

Erection of single storey side/rear extension including demolition of existing garage and extension of rear patio.

**Applicant:** Mr & Mrs Burke

**Officer:** Wayne Nee 292132

**Approved on 20/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 275/01 and 275/02B received on 23 February 2011.

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

**BH2011/00578**

**7 Dyke Road Avenue Hove**

Alterations to first floor sloping roof above front porch to form shower room.

**Applicant:** Mr Jim Trainor

**Officer:** Mark Thomas 292336

**Approved on 18/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 004, 005 received on 28<sup>th</sup> February 2011.

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

**BH2011/00596**

**3 Elrington Road Hove**

Erection of single storey side and rear extensions.

**Applicant:** Mr G Bleasdale

**Officer:** Christopher Wright 292097

**Approved on 27/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

Access to the flat roofs over the extensions hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as roof gardens, terraces, patios or similar amenity areas.

*Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved design and access statement and drawing no. 0135.PL.001 received on 28 February 2011; and drawing no. 0135.PL.002 Revision A received on 21 April 2011.

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

**BH2011/00637**

**20 Benett Drive Hove**

Roof conversion incorporating gable end to rear with Juliet balcony, front dormer and associated works.

**Applicant:** Mr Thomas O'Connor

**Officer:** Adrian Smith 290478

**Approved on 15/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no rooflights other than those expressly authorised by this permission shall be constructed in the east or west side roof planes of the development hereby permitted without planning permission obtained from the Local Planning Authority.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no.467/04A received on the 14<sup>th</sup> March 2011.

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

**BH2011/00859**

**Unit 4 Goldstone Retail Park Newtown Road Hove**

Certificate of Lawfulness for proposed pet care and treatment facility ancillary to existing use.

**Applicant:** Companion Care (Services) Limited

**Officer:** Steven Lewis 290480

**Approved on 19/04/11 DELEGATED**

**BH2011/00893**

**89 Woodland Avenue Hove**

Non Material Amendment to raise cill level of ground floor West elevation window by 400mm.

**Applicant:** Mrs Roberta Rampazzo

**Officer:** Clare Simpson 292454

**Approved on 26/04/11 DELEGATED**

**WESTBOURNE**

**BH2011/00119**

**7 Princes Crescent Hove**

Certificate of lawfulness for confirmation that the proposed use of the premises as accommodation for six people with learning and social difficulties, with overnight accommodation provided for members of care staff, continues to fall within use class C3.

**Applicant:** Southdown Housing Association

**Officer:** Charlotte Hughes 292321

**Approved on 15/04/11 DELEGATED**

**BH2011/00396**

**11 Lawrence Road Hove**

Erection of single storey rear extension.

**Applicant:** Mrs Gill

**Officer:** Christopher Wright 292097

**Approved on 15/04/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings shall be constructed on the flank wall of the extension hereby permitted without first obtaining the express consent of the Local Planning Authority by way of a planning application.

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no JW/11/011 received on 10 February.

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

#### **BH2011/00547**

##### **65 New Church Road Hove**

Certificate of Lawfulness for the proposed demolition of existing single storey rear extension and attached outbuilding and erection of new single storey rear extension and associated works.

**Applicant:** Mr Keith Fenton

**Officer:** Jason Hawkes 292153

**Approved on 15/04/11 DELEGATED**

#### **BH2011/00871**

##### **23A and 23E Coleridge Street Hove**

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2009/00422.

**Applicant:** Richlife Ltd

**Officer:** Guy Everest 293334

**Approved on 15/04/11 DELEGATED**

#### **WISH**

#### **BH2011/00135**

##### **Portslade Railway Station Portland Road Hove**

Erection of multi modal screen on post on platform one and multi modal screen mounted on wall in booking hall.

**Applicant:** Southern

**Officer:** Charlotte Hughes 292321

**Approved on 11/04/11 DELEGATED**

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

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

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

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

The pole on Platform 1 shall be painted in the dark green livery colour of the Station, unless otherwise agreed in writing by the Local Planning Authority.

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

#### **BH2011/00271**

##### **West Hove Junior School Portland Road Hove**

Erection of sail shades in North, North East, North West and South East outside areas of the school.

**Applicant:** Brighton & Hove City Council

**Officer:** Mark Thomas 292336

**Approved on 08/04/11 DELEGATED**

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

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

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

## **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved product specification documents and drawing nos. D1, D2.1, D2, D3.1, D3, D4.1, D4, D5.1, D5, D6.1, D6.2 received on 31st January 2011 and Block Plan received on 23<sup>rd</sup> February 2011.

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

## **BH2011/00540**

### **Workshop 1A Marmion Road Hove**

Conversion of existing warehouse into 5no 2 bedroom dwellings.

**Applicant:** Albany Homes Southern Ltd

**Officer:** Charlotte Hughes 292321

**Refused on 27/04/11 DELEGATED**

### **1) UNI**

Policy EM3 of the Brighton & Hove Local Plan states that land in industrial use (Use Classes B1, B2 and B8) or allocated for industrial purposes will not be released for other uses, unless it has been demonstrated that the use is no longer viable and it is unsuitable for alternative employment generating uses. If sites are found to be genuinely redundant then preference will be given to alternative industrial or business uses, then live work or affordable units. Insufficient evidence has been submitted with the application to demonstrate that the use of the unit is no longer viable or that it would be unsuitable for alternative employment generating uses. As such the proposal is therefore considered to be contrary to policy EM3 of the Brighton & Hove Local Plan.

### **2) UNI2**

Policies QD1, QD2 and QD14 seek to ensure that developments demonstrate a high standard of design and make a positive contribution to the visual quality of the environment. The proposed alterations to the roof, which involve raising the ridge and adding dormer windows to the front and rear roof slopes, are considered to be inappropriate alterations which would cause harm to the character and appearance of the building and street scene in general. The proposal is therefore considered to be contrary to the advice outlined in Supplementary Planning Guidance Note 1: Roof Extensions and Alterations and policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

### **3) UNI3**

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure that development does not have a harmful impact upon the residential amenity of neighbouring occupiers. The proposed rear dormer windows would overlook the gardens of neighbouring residential properties and cause harm to their existing residential amenity. The proposal is therefore considered to be contrary to policies QD14 and QD27 of the Local Plan.

### **4) UNI4**

Policy HO5 of the Brighton & Hove Local Plan requires the provision of private useable amenity space in new residential development, appropriate to the scale and character of the development. The proposal would result in an unsatisfactory level of private amenity space which would be to the detriment of the living conditions of any future residents of the scheme and is contrary to policies HO5 and QD27 of the Local Plan.

### **5) UNI5**

Policies QD27 seeks to protect the residential amenity of neighbouring properties and future occupiers. The future occupiers of the proposed properties would directly back onto the shared access road to the rear, which leads to a Vehicle Repair Workshop. It is considered that this would not provide satisfactory living conditions for future occupiers who would experience limited outlook, loss of privacy and general disturbance associated with the garage use. The proposal

would therefore be contrary to policy QD27 of the Local Plan.

#### **6) UNI6**

The site contains potentially contaminated land and the application has not been accompanied by a site/building assessment containing detailed proposals for treatment, containment and/or removal of the source of contamination appropriate to the proposed future use. The proposal is therefore considered to be contrary to policy SU11 and QD27 of the Brighton & Hove Local Plan.

#### **BH2011/00551**

##### **313 Kingsway Hove**

Loft conversion incorporating hip to gable roof extensions to side, new front gable, and increase in ridge height. Alterations to existing porch roof.

**Applicant:** Mr Michael Johnson

**Officer:** Adrian Smith 290478

**Refused on 20/04/11 DELEGATED**

#### **1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended and adjoining properties. The proposed roof extensions, by virtue of their scale and bulk in relation to surrounding properties, represent an over-development of the roof that would be harmful to the appearance and continuity of the street scene, contrary to the above policies.

#### **BH2011/00574**

##### **15 Rothbury Road Hove**

Certificate of lawfulness for proposed demolition of existing conservatory and erection of single storey extension to rear.

**Applicant:** Mr John Stevenson

**Officer:** Wayne Nee 292132

**Approved on 21/04/11 DELEGATED**

#### **BH2011/00602**

##### **304 Portland Road Hove**

Conversion of roofspace to form 1 no studio flat.

**Applicant:** Kitmarr Limited

**Officer:** Christopher Wright 292097

**Approved on 26/04/11 DELEGATED**

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

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

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

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

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

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

#### **3) BH03.03**

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

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

#### **4) BH06.03**

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

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

#### **5) UNI**

No development shall take place until details of Lifetime Homes standards prior to their first occupation and shall be retained as such hereafter.

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

#### **6) UNI**

The development hereby permitted shall be carried out in accordance with the approved design and access statement; planning statement; biodiversity checklist; sustainability checklist; basic site waste minimisation plan; location plan; and drawing nos. 2237/04B and 2237/05D received on 1 March 2011.

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



