



**Brighton & Hove
City Council**

Plans List

PLANNING COMMITTEE

2.00PM, WEDNESDAY, 28 APRIL 2010

COUNCIL CHAMBER, HOVE TOWN HALL

**BRIGHTON & HOVE CITY COUNCIL
ENVIRONMENT**

**PLANS LIST
PLANNING COMMITTEE
Date: 28th April 2010**

TREES - Recommendations -

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

SUBSTANTIAL OR CONTROVERSIAL DEVELOPMENT OR DEPARTURES FROM POLICY

	Application Number	Area	Ward	Address	Proposal	Recommendation	Page
A	BH2009/03156	East	East Brighton	Wellsbourne Centre, Whitehawk Road	Erection of part single storey part two storey building to accommodate library, café, offices and ancillary accommodation. Change of use of part of school from D1 to office B1. Creation of new disabled car park and diversion of existing public footpath and creation of new cycle/footway connecting to Whitehawk Way	Grant	3

MINOR APPLICATIONS

	Application Number	Area	Ward	Address	Proposal	Recommendation	Page
B	BH2010/00097	East	Patcham	Mill House, Overhill Drive	Erection of 3 detached 2 storey dwellings and a single detached bungalow	Minded to Grant	16
C	BH2010/00394	West	Brunswick & Adelaide	7 Brunswick Street West	Change of Use of ground floor store into 1no self contained studio flat.	Grant	32

Determined Applications:

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.

**SUBSTANTIAL OR CONTROVERSIAL DEVELOPMENT OR DEPARTURES
FROM POLICY**

<u>No:</u>	BH2009/03156	<u>Ward:</u>	EAST BRIGHTON
<u>App Type</u>	Council Development (Full Planning)		
<u>Address:</u>	Wellsbourne Centre, Whitehawk Road, Brighton		
<u>Proposal:</u>	Erection of part single part 2 storey building to accommodate library, café, offices and ancillary accommodation. Change of use of part of school from D1 to office B1. Creation of new disabled car park and diversion of existing public footpath and creation of new cycle/footway connecting to Whitehawk Way.		
<u>Officer:</u>	Ray Hill , tel: 293990	<u>Valid Date:</u>	29/01/2010
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	30 April 2010
<u>Agent:</u>	Brighton & Hove City Council, Kings House, Grand Avenue, Hove		
<u>Applicant:</u>	Brighton & Hove City Council, Ms Gillian Churchill, Kings House, Grand Avenue, Hove		

1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 9 of this report and resolves to **Grant** planning permission subject to the following Conditions and Informatives:

Conditions

1. BH01.01 Full Planning Permission.
2. BH02.07 Refuse and recycling storage (facilities).
3. BH03.01 Sample materials Non-Cons Area (new buildings).
4. BH05.05 BREEAM- Pre-commencement (new build non-residential).
5. BH05.05 BREEAM – Pre-commencement (new build non-residential).
6. BH05.07 Site Waste Management Plan.
7. BH06.01 Retention of parking area.
8. BH06.02 Cycle parking details to be submitted.
9. The development shall not be occupied until a scheme of pedestrian, cyclist and vehicle signage has been submitted to and approved in writing by the Local Planning Authority. The signage shall be implemented in accordance with the approved details prior to the occupation of the development.
Reason: In order that the development provides for the demand for travel that it creates and meets the objectives of accessible and sustainable development and quality of design in accordance with policies TR1, TR7, TR8, TR11, TR12, TR13, TR14, TR15 and QD28 of the Brighton & Hove Local Plan.
10. No development shall take place until a scheme detailing improvement works to the south and north bound St David's Hall bus stops to include visual and audio information, has been submitted to and approved in

writing by the Local Planning Authority. The improvements shall be carried out prior to the occupation of the development in accordance with the approved details.

Reason: In order that the development provides for the travel demands that it creates and meets the objectives of accessible and sustainable development and quality of design in accordance with Policies TR1 and QD28 of the Brighton & Hove Local Plan.

11. Prior to the occupation of the development hereby approved, a Travel Plan must be submitted to and agreed in writing by the Local Planning Authority. The use of the facilities shall be carried out in accordance with the agreed Travel Plan. The Travel Plan must be reviewed on an annual basis by undertaking a travel survey and updating the travel plan where appropriate.

Reason: To seek to reduce traffic generation by encouraging alternative means of transport to private motor vehicles in accordance with policies TR1 and TR4 of the Brighton & Hove Local Plan.

12. BH07.11 External lighting
13. BH11.01 Landscaping/planting scheme * Add after planting of the development, “ replacement tree planting”
14. BH11.02 Landscaping/ planting (implementation/ maintenance)
15. BH11.03 Protection of trees

Informatives:

1. This decision is based on drawing nos.GEN210/001, 003, 006, 010, 017 and Outline Site Waste Management Plan, Design & Access Statement, Ecological & Aboricultural Report (the Ash Partnership) and Bio-diversity Checklist submitted on 24 December 2009, drawing no’s DR03 Rev A, GEN210/002, 005, 014, 020, 021, 022, 023, 024, 025 and Supporting Planning Statement submitted on 14 January 2010, drawing no. GEN210/012A submitted on 15 January 2010, drawing no’s GEN210/018 & 019 submitted on 18 January 2010 and Transport Assessment submitted on 29 January 2010.

2. 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 Policies

TR1	Development and the demand for travel
TR2	Public transport accessibility and parking
TR7	Safe development
TR8	Pedestrian routes
TR14	Cycle access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU10	Noise nuisance

SU13	Minimisation and re-use of construction industry waste
SU15	Infrastructure
QD1	Design-quality of development and design statements
QD2	Design-key principles for neighbourhoods
QD7	Crime prevention through environmental design
QD15	Landscape design
QD16	Trees and hedgerows
QD25	External lighting
QD27	Protection of amenity
HO19	New community facilities
<u>Supplementary Planning Guidance</u>	
SPGBH4	Parking Standards
<u>Supplementary Planning Documents</u>	
SPD03	Construction and Demolition Waste
SPD08	Sustainable Building Design; and

ii) for the following reasons:

The proposed development would significantly enhance community facilities provision in the locality. The proposed building would have a satisfactory appearance and would be in keeping with the character of the area. There would be no detrimental affects on the amenities of neighbouring occupiers or highways conditions in the locality. Pedestrian safety and accessibility would be improved. The sustainability measures are acceptable subject to condition.

3. IN05.06 BREEAM.

4. IN05.08 Site Waste Management Plans.

5. The Council's Aboricultural Officer has advised that approximately nine trees, three of which benefit from Tree Preservation Orders, are likely to be lost or compromised. The Applicant is advised that the Local Planning Authority will require any landscaping scheme submitted in connection with Condition 10 to include an appropriate level of compensatory tree planting.

3 THE SITE

Whitehawk Primary School is located on the eastern side of Whitehawk Road. It comprises a substantial circa 1930's two storey building of brick and tile construction and to the south, separated from the main school site by a public footpath which links Whitehawk Road and Crossbush Road, a single storey part flat, part pitched roofed school canteen. The application site itself straddles the public footpath and comprises a large rectangular parcel of land located on the south-eastern corner of the main school site fronting Whitehawk Road together with a 165m long tapering limb extending on a north-east to south-west axis terminating in a 20m wide frontage to Whitehawk Way. The site currently contains the school canteen, a two storey school extension and a car park and soft landscaped area.

The surrounding area is mixed in character comprising residential, health and educational uses. To the east of the site is a circa 1980's residential estate largely comprising two storey terraced and semi-detached houses. Opposite the site, the eastern side of Whitehawk Road comprises two storey semi-detached houses and to the south/ east, is a substantial parcel of Council owned land which contains a nursery school/ family centre, the Roundabout Children's Centre and the recently completed Wellesbourne Health Centre and GP surgery.

4 RELEVANT HISTORY

BH2009/03158: In April 2010 planning permission was granted for the demolition of existing dining hall, kitchen and site managers house. Construction of new dining hall and kitchen with site managers flat at first floor level. Construction of three reception classrooms with activity space, ancillary accommodation and new entrance foyer to existing school. Provision of new external play area with associated fencing and access ramps. Provision of two new pedestrian access points and one new vehicular access point. Provision of 2m high fence to provide recreation space for the school on land adjacent to Whitehawk Road.

BH2008/01569: In September 2008 planning permission was granted for the demolition of the derelict wing of the existing Wellsbourne Centre and the construction of a primary health care centre to accommodate two doctors surgeries (existing Whitehawk and Broadway) and ancillary pharmacy. Extension of existing car parking facilities (community car park), together with new pedestrian access.

BH2007/3210: In November 2007 planning permission was refused for the demolition of existing single storey building. Construction of primary medical centre to accommodate two doctors' surgeries and pharmacy. Extension to Wellesbourne Community Car Park to provide additional car parking spaces together with new pedestrian access ramps and pathways.

BH2006/03442: In December 2006 planning permission was granted for the construction of a primary medical centre to accommodate two doctor's surgeries and pharmacy and extensions to existing Wellsbourne community car park to provide additional spaces together with new pedestrian access ramps and pathways.

BH2005/05442: In October 2005 planning permission was granted for the part demolition of the existing Wellesbourne Centre building and the erection of a new two storey Children's Centre.

BH2001/02532/FP: In November 2001 planning permission was granted for the extension of the existing community centre to provide additional office space, reception, healthy living centre and construction of new workshop.

5 THE APPLICATION

The proposal seeks full planning permission for the erection of a part single storey, part two storey building to accommodate a library, café, offices and ancillary accommodation together with the change of use of part of the existing school from Use Class D1 to offices within Use Class B1 and the formation of a new disabled car park, diversion of the existing public footpath

and the creation of a new cycle/footway connecting to Whitehawk Way.

The proposed building would abut the southern elevation of the main school building on the site of the existing canteen. It would be roughly rectangular in plan with a maximum width of 42m, a maximum depth of 26m and a gross floor area of 935 sqm. The building would be of a contemporary design comprising two flat roofed single storey sections (the larger of which would have a sedum roof) interspersed by a narrow two storey element surmounted by steep mono-pitched standing seam terracotta coloured roofs. It would be finished in a mixture of Multi-stock face brick, through coloured render and expansive areas of full height glazing set within grey powder coated aluminium frames.

The accommodation would comprise a new public library, community meeting rooms, community café, IT learning suite, youth information office, housing information office two conference and interview rooms, Children's Services offices, reception area and WC's on the ground floor with staff facilities, adult learning services office, library work room and youth office on the first floor. The proposal also involves the change of use of part of the ground floor of the existing school building to the north, from three classrooms to additional offices for the Children's Services Team.

Fifty-two parking spaces including one disabled space would be provided on the northern part of the site accessed from Whitehawk Road and small car park providing four disabled bays and delivery vehicle bay would be provided to the south of the proposed building accessed from Crossbush Road.

The proposal also involves the diversion of the existing public footpath which runs directly east to west through the site, around the new building and upgrading the footpath which links the site with Whitehawk Way to the south to provide a combined cycle/footway.

The Design and Access Statement states that the proposal forms a key element of a project jointly funded by the Council and central government to co-locate key public services onto one site adjacent to Whitehawk Primary School. The Roundabout Children's Centre, Wellesbourne Health Centre and Nursery School and Family Centre are currently in situ and operational and the project will fund the relocation of the existing library and youth services in Findon Road to the new library and offices on the application site.

Prior to the submission of the application a public consultation exercise was carried out by the Council involving a leaflet drop, two public exhibitions and three public meetings.

6 CONSULTATIONS

External:

Neighbours: Two letters have been received from the occupiers of **14 Crossbush Road** and **139 Whitehawk Road** objecting to the proposal on the following grounds:-

- inadequate parking provision will exacerbate existing on-street parking problems;
- noise/disturbance/vandalism from increased use of footpath; and
- noise/disturbance/dust during construction.

Internal:

Sustainable Transport: No objections in principle subject to conditions to secure cycle parking, further details of service vehicle parking, a Travel Plan and measures to improve signage, lighting and bus stop information in the locality.

Connections with other community uses

The concentration of community facilities on the application site and the adjoining site should in overall terms, result in a reduction in movements in the local Whitehawk area. It is acknowledged that this proposal may also result in an increased level of movement in the immediate vicinity using all forms of transport and therefore a number of improvements form part of the proposal and these are welcomed. However, in addition to these, it is considered appropriate to seek to secure some further improvements in the local area.

Access to sustainable transport

The site is near to the frequent No.1 Metro bus route serving Whitehawk, which operates along Whitehawk Way, and access to public transport is considered to be good at this point and is being improved by further contributions from other developments on Whitehawk Road. However, further improvements are needed between the development site and Whitehawk Way, including street lighting and signage for all modes of transport including the St David's and St Cuthman's bus stops.

As a local facility, it is also expected that a number of journeys will also be made to the site by walking and cycling and additional measures are proposed such a new combined cycle/footway connection to Whitehawk Way. It will be particularly necessary to ensure the design, layout and lighting of this new route is appropriate.

It will be necessary to ensure that all the statutory processes and requirements have been fulfilled to enable the diversion of the existing footway linking Whitehawk Road with Crossbush Road.

In addition, it will be necessary to ensure that lighting provision on all routes serving the site is adequate given the increased number of people that are expected to be in the area.

Vehicle access and car parking

An improved access from Whitehawk Road into the enlarged, existing car park, is proposed. It is proposed that this will be shared during the day by the different users of the site. It will be necessary that the design and layout is in

accordance with the appropriate standards.

The proposed levels of car parking on the site have been considered against the Council's current standards and the proposed number of spaces and estimates of its expected use are acceptable and in accordance with the parking standards.

Estimates of traffic generation

The applicant has used acceptable data and assumptions to estimate the peak levels of increased trips to and from the proposed development. It is not expected that the anticipated peak times of use of the separate elements of the development will create unacceptable problems or congestion although the applicant has not been able to fully assess this against current conditions as the most recently completed development has only just opened.

Other issues

Parking controls: The applicant has suggested that parking restrictions be introduced in Whitehawk Road. However, the Highway Authority considers that this matter should only be considered if there are any problems that cannot be resolved through the travel plan.

Service vehicle parking- Most libraries are served/ visited by mobile libraries and the proposed service vehicle parking bay design should be improved to reflect this.

Environmental Health: No objections. The development will be passively vented and the café will be for the sale of beverages and light snacks without cooking facilities and as such, there will be no need for any fixed plant and machinery.

Planning Policy: There are no objections in principle to the replacement of the Class D1 floorspace within Whitehawk Primary School with Class B1 offices. There are no objections to the new library/ community facility subject to its accessibility to users.

Arboricultural Officer: No objections in principle subject to appropriate tree protection measures and compensatory tree planting.

Sussex Fire Safety Officer: No comments at the planning application stage. Detailed comments will be provided on the Building Regulations application.

7 PLANNING POLICIES

Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR2	Public transport accessibility and parking
TR7	Safe development
TR8	Pedestrian routes
TR14	Cycle access and parking
TR19	Parking standards

SU2	Efficiency of development in the use of energy, water and materials
SU10	Noise nuisance
SU13	Minimisation and re-use of construction industry waste
SU15	Infrastructure
QD1	Design-quality of development and design statements
QD2	Design-key principles for neighbourhoods
QD7	Crime prevention through environmental design
QD15	Landscape design
QD16	Trees and hedgerows
QD25	External lighting
QD27	Protection of amenity
HO19	New community facilities

Supplementary Planning Guidance

SPGBH4 Parking Standards

Supplementary Planning Documents

SPD03 Construction and Demolition Waste

SPD08 Sustainable Building Design

8 CONSIDERATIONS

The main considerations in the determination of this application are:-

- the principle of the proposed development;
- design and visual impact on the locality;
- the impact on the amenities of neighbouring occupiers;
- highways and parking;
- security and access;
- sustainability; and
- trees.

The principle of the proposed development

Policy HO19 of the Brighton & Hove Local Plan recognizes the vital contribution that social and community facilities make to the well-being and the quality of life of neighbourhoods. Accordingly, there are no objections in principle to the redevelopment of the site to provide a new library, community café and ancillary facilities as part of the Council's overall programme, as landowner and service provider, to improve the range and standard of community facilities in the area.

The proposal does, however, involve the annexation and conversion of a small part of the ground floor of Whitehawk Primary School to offices within Use Class B1. In this respect, Policy HO20 of the Local Plan is pertinent as it seeks to retain existing community facilities such as schools except in instances where the community use is replaced within a new development. Although Class B1 offices would not normally be regarded as a community use, given that planning permission has recently been granted for the extension and enhancement of facilities at the school (i.e. new classrooms,

reception area, dining hall and secure external play areas) and that the offices would support other community uses on the site (i.e. the Council's Children's Services Team) and would help to provide a comprehensive service to visiting members of the public, there is no policy objection in principle.

Design and impact on the character and visual amenity of the area

Policies QD1 and QD2 of the Local Plan require new development to be of a high standard of design that would make a positive contribution to the surrounding area.

The existing school dining hall building whose demolition has been recently approved (BH2009/03158) is of no visual merit to the character and appearance of the area.

In townscape terms the eastern side of Whitehawk Road, in the vicinity of the application site, is formed by the expansive front elevation of the two storey traditionally designed brick and tile primary school building to the north and the recently completed Wellesbourne Centre and Children's Centre to the south-west, a building of contemporary design comprising two brick and timber clad mono-pitched roofed wings radiating off a central core. In the submitted Design & Access Statement, the Applicant's have indicated that their design rationale has been to create a building with three distinct masses which echo the existing school whilst still retaining its own visual identity and does not dominate the adjoining health centre. It is considered that a part single storey part two storey building with the footprint, form, scale and height shown would satisfactorily achieve this aim, relate well to the neighbouring buildings and would be in keeping with the character of the area.

The external appearance of the proposed building would be satisfactory. It is considered that the contemporary design proposed incorporating flat and mono-pitched roofs, a mixture of facing materials (i.e. matching brickwork and render) and an expansive curved fully glazed façade to the main library element, would be of high quality; have a satisfactory external appearance and make a positive contribution to the visual amenity of the surrounding area in accordance with policies QD1 and QD2 of the Local Plan. The use of a green sedum roof on a substantial part of the building would also serve to integrate it into the landscape particularly when viewed from the residential area to the north on Crossbush Road. Notwithstanding this, in the event of planning permission being granted, it is recommended that a condition be imposed requiring the submission and approval of the external facing materials.

Although the proposal would involve the expansion of what is an existing car park on the frontage of Whitehawk Primary School, its visual impact would be satisfactorily ameliorated by boundary tree planting and areas of soft landscaping. The addition of tree planting and associated soft landscaping on the eastern boundary would enhance the appearance of the site and provide a satisfactory setting for the proposed building. However, it is recommended

that further information regarding the planting details should be sought and a condition imposed to ensure that the landscaping is implemented and retained.

The impact on the amenity of neighbouring occupiers

Policy QD27 of the Local Plan seeks to ensure that development proposals do not prejudice the amenities of adjoining and nearby occupiers.

The proposed library would be located a minimum of 6m and a maximum of 16m away from the rear garden boundaries of the nearest residential properties in Crossbush Road to the east. Given that the existing school dining hall directly abuts the boundary with these properties; the two storey element of the proposed building would be 16m away; the ground level of Crossbush Road properties would be in excess of 2m above that of the proposed building; and there would be an intervening 2m high boundary wall and screen planting, the proposed development would not appear unduly prominent or adversely affect the sunlight/daylight or outlook of the occupiers.

The proposed development would include one office window at first floor level in the eastern elevation of the building. However, this would be some 16m away from the nearest residential property in Crossbush Road and as such there would be no adverse amenity implications for the occupiers in terms of overlooking/ loss of privacy.

It is considered that the level of potential noise and activity associated with the intensification of the use of the site would be unlikely to prejudice the amenities of neighbouring occupiers in Crossbush Road. The proposed new parking area accessed from Crossbush Road would be well screened and would have only a limited capacity (i.e. 4 disabled bays and a service bay) and as such would not generate a significant level of vehicle movements.

Highways and parking

Policy TR1 of the Local Plan requires applicants to provide for the travel demands that their development proposals create and to maximise the use of public transport, walking and cycling.

As part of this application, a total of 56 car parking spaces (including 5 disabled spaces) will be provided to serve the proposed library and Children's Services offices and the existing school. The Traffic Manager has indicated that the proposed number of spaces and estimates of its expected levels of use are acceptable and in accordance with policy TR19 and SPGBH4-Parking Standards. In addition to the existing ten cycle spaces serving Whitehawk Primary School, a further twenty spaces would be provided to serve both sites in accordance with the policy TR14 of the Local Plan. Notwithstanding this, it is recommended that further details be secured by condition.

In terms of trip generation, it is anticipated that the proposed development

and the overall strategy of concentrating community facilities on this and the adjoining sites will result in a reduction in movements in the local Whitehawk area. It is acknowledged, however, that this proposal may result in an increased level of movement in the immediate vicinity of the site. Notwithstanding this, it is anticipated that the majority of visitors will arrive by foot and the additional measures proposed such as the re-routed public footpath and the new combined foot/ cycle path link to Whitehawk Way would be of significant benefit. Although the site is well served by existing bus routes, the Traffic Manager has indicated that in the context of this application it would be appropriate to secure by condition, improvements to the St David's Hall north and south bound bus stops in the form of new real-time bus information signs and REACT audio boxes. It is considered that the proposal would meet the demand for travel that it would create in accordance with policy TR1.

It is recognised that the immediate locality is quite busy, containing Whitehawk Primary School, nursery school and other community facilities. It is not considered, however, that the proposed use would lead to excessive traffic congestion or adversely impact on highway safety.

Security and Accessibility

Due to the excessive site slope from west to east of approximately 5m, it is impossible to make accessibility to the building fully DDA compliant from these directions. However, the building does allow level disabled access from the dedicated car park off Crossbush Road and the internal layout, with all public spaces on one level, is acceptable. These arrangements have been prepared in consultation with the Council's Access Officer and considered to be the optimum approach given the site constraints.

Policy QD7 of the Local Plan states that planning permission will only be granted for proposals where the applicant can demonstrate clearly how crime prevention measures have been incorporated into the layout and design and with regard to pedestrian routes, policy TR8 states that they should be short, safe, attractive and direct.

The Applicant has indicated that the proposal has been prepared in consultation with the Sussex Crime Prevention Officer and that Secure by Design principles have been incorporated into the scheme. The existing east/west footpath linking Whitehawk Road with Crossbush Road is not widely used because of its length, isolated nature and the sense of enclosure that is created by the 2m high fences that border it. The diversion of this footpath around the proposed building would open up public access and facilitate informal surveillance. The use of adopted highway lighting to the principal footpaths together with security lighting to the external walkways around the building and to the new footpath network linking the library to the new Health Centre and Children's Centre would significantly improve pedestrian safety. In addition, access to the new car park from Crossbush Road would be controlled by a barrier and CCTV intercom system and vandal

resistance materials have been selected for the development (e.g. standing seam roof for the building rather than concrete tiles). Therefore, the proposal accords with policies TR8 and QD7.

Sustainability

Policy SU2 of the Local Plan requires all developments to be efficient in the use of energy, water and materials and with regard to major non-residential developments such as this, SPD08 Sustainable Building Design requires applicants to achieve a BREEAM rating of 'Excellent'.

The Applicant's Design & Access Statement indicates that the development would achieve the required BREEAM rating of 'Excellent'. In terms of energy consumption, the scheme would deliver a highly efficient development which comfortably meets the relevant BREEAM requirements through the use of roof mounted solar thermal panels, a ground source heat pump to heat the entire building, high insulation levels, natural/ passive ventilation and energy efficient lighting. The required standard for the reduction of water consumption would be met through low water use fittings and a rainwater harvesting system (to flush WC's). A new refuse/recycling compound together with a sedum roof to the library would also be provided. Therefore, the proposal accords with policy SU2 and SPD08, although it is recommended that a condition be imposed to secure compliance.

In accordance with policy SU13 an Outline Site Waste Management Plan has been provided. However, it would be appropriate to secure full details by condition.

Trees

The Council's Arboricultural Officer has indicated that up to nine trees, three of which are subject to Tree Preservation Orders will be likely to be lost as a result of the development. Although their loss is regrettable, the Arboricultural Officer does not object to the application subject to a condition to secure appropriate compensatory tree planting.

9 REASONS FOR RECOMMENDATION TO GRANT PERMISSION

The proposed development would significantly enhance community facilities in the locality. The proposed building would have a satisfactory appearance and would be in keeping with the character of the area. There would be no detrimental affects on the amenities of neighbouring occupiers or highways conditions in the locality. The sustainability measures are acceptable subject to condition.

10 EQUALITIES IMPLICATIONS

The proposed development would be required to comply with Part M of the Building Regulations. Five parking spaces suitable for use by disabled persons have been provided.

BH2009/03156 Wellesbourne Centre, Whitehawk Road



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LIST OF MINOR APPLICATIONS

<u>No:</u>	BH2010/00097	<u>Ward:</u>	PATCHAM
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Mill House, Overhill Drive, Brighton		
<u>Proposal:</u>	Erection of 3 detached two storey dwellings and a single detached bungalow.		
<u>Officer:</u>	Anthony Foster, tel: 294495	<u>Valid Date:</u>	28/01/2010
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	25 March 2010
<u>Agent:</u>	Town & Country Planning Solutions, Sandhills Farmhouse, Bodle Street Green, Hailsham		
<u>Applicant:</u>	Mr A Maysey, Mill House, Overhill Drive, Patcham, Brighton		

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 that it is **MINDED TO GRANT** planning permission subject to the applicant entering into a Section 106 Agreement and to the following Conditions and Informatives:

S106

- Highways contribution to the value of £8,000 to fund improved sustainable transport infrastructure in the vicinity.

Conditions

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
2. 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. No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling

storage facilities shall thereafter be retained for use at all times.

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

4. 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. The new dwellings 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. 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 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 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.

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

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

8. No development shall take place until a written Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

9. 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. The development shall not be occupied until details of cycle parking 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 cycles

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development to comply with policies TR1 and TR14 of the Brighton & Hove Local Plan.

11. 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.

12. 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 to comply with policies TR7 and TR19 of the Brighton & Hove Local Plan.

13. 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.

14. 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.

15. 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.

16. No development shall commence until an Arboricultural Method Statement is submitted to and approved by the Local Planning Authority. The Statement shall include details relating to the levels of the site within the Root Protection Areas and details regarding service runs.

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.

17. The proposed first floor bathroom window of Unit 1 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.

Informatives:

1. This decision is based on Planning Statement, Transport Statement, Sustainability Statement, Arboricultural, Landscape and Ecology Report, Site waste Management Plan, and drawing nos 0726/1.01, /2.03 Rev B, /2.12, submitted on 14 January 2010 and drawing nos. 0726/2.17, /2.19 submitted on 28 January 2010 and Design and Access Statement, drawing nos. 0726/2.01 Rev F, /2.02 Rev C, /2.04 Rev D, /2.05 Rev D, /2.06 Rev C, /2.14 Rev C, /2.15 Rev C, /2.18 Rev A submitted on 3 March 2010.
2. 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 parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU4	Surface water run-off and flood risk
SU9	Pollution and nuisance control
SU10	Noise pollution
SU13	Minimisation and re-use of construction industry waste
SU15	Infrastructure
QD1	Design – Quality of development and design statements
QD2	Design – Key principles for neighbourhoods
QD3	Design – Efficient and effective use of sites
QD4	Design – Strategic impact
QD15	Landscape design
QD16	Trees and hedgerows
QD17	Protection and integration of nature conservation features
QD18	Species protection
QD27	Protection of amenity
QD28	Planning obligations
HO3	Dwelling type and size
HO4	Dwelling Densities
HO5	Provision of private amenity space in residential development
HO13	Accessible housing and lifetime homes
HE6	Development within or affecting the setting of conservation areas

Supplementary Planning Guidance Documents: (SPG's)

SPGBH 4	Parking Standards
SPGBH 9	A Guide for Residential Developers on the Provision of Outdoor Recreation Space (Draft)

Supplementary Planning Document

SPD03	Construction & Demolition Waste
SPD06	Trees and Development Sites
SPD08	Sustainable Building Design; and

- ii) for the following reasons:
 The proposal is an effective and efficient re- use of residential land which will result in an additional 4 family dwellings, whilst maintaining the character and appearance of the area. Furthermore the development would not adversely affect the amenities of neighbouring properties, or the surrounding highways network. The loss of protected trees on the site would be mitigated by additional planting.
3. The applicant is advised that details of Lifetime Homes standards can be found in Planning Advice Note PAN 03 Accessible Housing & Lifetime Homes, which can be accessed on the Brighton & Hove City Council

website (www.brighton-hove.gov.uk).

4. The applicant is advised that details of the Code for Sustainable Homes can be found on the Planning Portal (www.planningportal.gov.uk), on the Department for Communities and Local Government website (www.communities.gov.uk) and in Supplementary Planning Document SPD08 Sustainable Building Design, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk).
5. The applicant is advised that details of the Council's requirements for Site Waste Management Plans and Waste Minimisation Statements can be found in Supplementary Planning Document SPD03 Construction and Demolition Waste, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk).
6. The applicant is advised that advice regarding permeable and porous hardsurfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website (www.communities.gov.uk).
7. The applicant is advised that the driveways and access road should be built in accordance with BS 5837 (2005).
8. The applicant is advised of their obligation to protect bats during construction work, if any bats are found during demolition/conversion, then works should be stopped immediately and advice sought from Natural England.

2 THE SITE

The site is an enclosed plot of land measuring 0.3 ha in total, which is accessed via a narrow driveway between nos. 61 and 61a Overhill Drive to the south of the junction with Overhill Way and Highview Avenue South.

The site currently comprises a main two storey dwelling, ancillary outbuildings and a single storey studio that are sited along the southern site boundary, and a swimming pool located in the north eastern corner of the site. A public footpath runs alongside the driveway to the east of the site and continues along the south of the site giving access through to Grangeways.

The site is bounded by the rear of residential properties in Overhill Drive to the east, woodland and the rear of Audrey Close properties to the west, 61a Overhill Drive to the north, and the residential development of Grange Walk, Grangeways to the south.

The site has a number of trees which are protected by a number of Tree Preservation Orders covering the site.

3 RELEVANT HISTORY

BH2008/02490: Erection of 3 detached two-storey dwellings and a single detached bungalow – Appealed for non-determination with a committee recommendation for refusal - Dismissed at Appeal. The committee resolved that it would have been minded to refuse planning permission had an appeal against non-determination not been lodged on the following grounds:

1. The proposed development would result in overlooking of 17 Audrey Close and 61A Overhill Drive to the detriment of the amenity of the occupiers of those properties contrary to Policy QD27 of the Brighton & Hove Local Plan.
2. The proposed development, by virtue of the width of the access and it being a shared pedestrian and vehicular access, together with the arrangement of the junction of the access with Overhill Drive and the proximity to a school, would be detrimental to highway safety, contrary to Policy TR7 of the Brighton & Hove Local Plan.
3. The proposed development would result in the loss of green space and existing trees on the site covered by Tree Preservation Order (No2) 2004, contrary to Policies QD2 and QD 16 of the Brighton & Hove Local Plan.
4. The applicant has failed to demonstrate that the proposed development would not increase the risk of flooding, contrary to Policy SU4 of the Brighton & Hove Local Plan.

The Inspector dismissed the appeal for the sole reason of detrimental impact to the amenities of adjoining occupiers.

BH2005/05112: Outline application for 4 detached dwellings. Means of access to be determined for the development site. (Revised description). Refused 28/11/2006

BH2004/00366/OA: Outline application for six detached dwellings. Withdrawn.

BH2004/02778/OA: Outline application for the erection of 4 detached houses. Refused 04/02/2004.

4 THE APPLICATION

Planning permission is sought for the erection of three detached 2 storey houses and a single bungalow. The existing Mill House dwelling is to be retained. As originally submitted, the application sought permission for 4 no. 2 storey detached dwellings, however this was revised to the current proposal after concerns were raised by Council Officers.

The proposed layout splits the north half of the site into two to provide two plots and the southern half of the site into three plots, one for the existing Mill House and two additional housing plots. The proposed access road would run between the existing two halves of the site.

5 CONSULTATIONS

External:

Neighbours: A total of 12 letters of objection have been received from **2 (x2)**,

3 Grange Walk, 20 Old London Road, 15, 17 (x2), Audrey Close, 55, 59, 61, 61A (x2) Overhill Drive

A planning statement has been submitted on behalf of the occupiers of **55, 61a Overhill Drive** and **17 Audrey Close** in support of their objections.

The objections relate to the following aspects of the scheme:

- The issues raised by the planning inspector have not been sufficiently addressed.
- Loss of the dedicated existing public right of way, which is used by local people and particularly school children, and concern that the proposed shared surface (site access and public right of way) would be unsafe for pedestrians.
- Overbearing impact and overlooking of neighbouring properties, particularly those in Audrey Close, which are set lower than the application site level.
- Overdevelopment of the site with a poor layout.
- Noise and disturbance during construction work.
- Increased pressure on services such as drainage and sewer.

Internal:

Arboricultural Team: Comments received on previous application BH2008/02490.

The Arboricultural Section have visited this site on several occasions, and having reviewed the current application, would like to make the following comments.

Canopy's Arboricultural, Landscape and Ecology Report of June 2008 is comprehensive and the Arboricultural Section are mostly in agreement with it.

17 trees on this site are currently covered by Tree Preservation Order (No. 7) 2008. Canopy objected to the placement of most trees on the Preservation Order for various reasons, all of which the Arboricultural Section disagreed with, and therefore the current TPO stands.

Canopy's Arb report states that 6 trees covered by the TPO will be lost. As most of the trees on the site covered by the TPO are to be retained, the Arboricultural Section will not object to the loss of these trees and are pleased to note that 23 replacement trees are mentioned on the landscaping plan attached. This should be made a condition of any planning consent granted.

The trees to be retained on site should be protected to BS 5837 (2005) as per the Arb report submitted. This too should be made a condition of any planning consent granted.

Finally, as also submitted in the Arb report, it should be made a condition of any planning consent granted that the driveways and access road are built in

accordance with BS 5837 (2005), ie, no mechanical digging, porous top surface etc.

As requested in previous correspondence regarding applications on this site, the arboricultural section would like assurances that soil levels around the trees within the Root Protection Areas are not altered in any way, and also we need to see service runs to ensure that, if they are in the vicinity of any trees' roots, they are built in accordance with the current guidelines to ensure the trees are retained post-development. An Arboricultural Method Statement would need to be provided regarding service runs as recommended in Brighton & Hove's Supplementary Planning Document (Appendix 4) and BS 5837 (2005).

Sustainable Transport:

No objections on Traffic Grounds subject to the following conditions:

- Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed road, surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to the Planning Authority and be subject to its approval, in consultation with this Authority
- The development shall not be occupied until cycle 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 cycles
- 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
- The Applicant enters into a legal agreement with the Council to contribute towards improving accessibility to bus stops, pedestrian facilities, and cycling infrastructure in the area of the site

Sustainable Transport suggest a contribution of £8,000 would be an appropriate sum. This amount is based upon a calculation of the number of residential units created, number of anticipated trips and a reduction factor. This figure is based upon a shortfall in Local Transport funding and PPG13.

The proposed access road seeks to offer a shared space between pedestrians and vehicles with the proposed design considered to be an improvement over the existing facility. The design accords with relevant design standards and as such the above recommended condition no 1 is required to ensure that the interests of the Highway Authority and public safety are maintained, given the affects to a public right of way. It is considered that the proposed access will not increase hazards to highway users and is therefore in accordance with Policy TR7.

The Planning Inspectors response to the previous application BH2008/02490 appeal decision APP/Q1445/A/09/2102015 concluded that the proposal which is comparable to the current proposal “would not harm highway safety or conflict” with Local Plan Policy TR7 which seeks to ensure that development does not increase highway danger.

Ecologist: Comments received on previous application BH2008/02490. Having reviewed the evidence and from my own knowledge of the site I agree with the conclusions of the ecological reports submitted in support of the application, which found no evidence of protected species resident on site. However in order to ensure conformity with PPS 9 paragraph 14 and Local Plan Policy QD 17, the landscape mitigation and enhancement measures detailed on the Soft Landscaping Drawing CMHOD.1007.LP01 and the bat protection measures detailed in Section 6 of Appendix 11 to the ecology report should be secured via suitably worded conditions.

6 PLANNING POLICIES

Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR7	Safe development
TR14	Cycle parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU4	Surface water run-off and flood risk
SU9	Pollution and nuisance control
SU10	Noise pollution
SU13	Minimisation and re-use of construction industry waste
SU15	Infrastructure
QD1	Design – Quality of development and design statements
QD2	Design – Key principles for neighbourhoods
QD3	Design – Efficient and effective use of sites
QD4	Design – Strategic impact
QD15	Landscape design
QD16	Trees and hedgerows
QD17	Protection and integration of nature conservation features
QD18	Species protection
QD27	Protection of amenity
QD28	Planning obligations
HO3	Dwelling type and size
HO4	Dwelling Densities
HO5	Provision of private amenity space in residential development
HO13	Accessible housing and lifetime homes
HE6	Development within or affecting the setting of conservation areas

Supplementary Planning Guidance Documents: (SPG's)

SPGBH 4	Parking Standards
SPGBH 9	A Guide for Residential Developers on the Provision of Outdoor

Recreation Space (Draft)

Supplementary Planning Document

SPD03 Construction & Demolition Waste

SPD06 Trees and Development Sites

SPD08 Sustainable Building Design

7 CONSIDERATIONS

The main issues for consideration are the principle of the proposed intensification of residential use on the site, the impact of the development on the living amenities of neighbouring properties, the impact on the existing TPO protected trees on the site, the adequacy of the access into the site and sustainability matters. These need assessed against the appeal decision for the previously undetermined application reference BH2008/02490.

Principle of Use

PPS3 on Housing states that urban land can often be significantly underused and advocates the better use of previously-developed land for housing. PPS3 identifies residential gardens as previously developed land, however a recent letter from the Chief Planning Officer at the DCLG, states that PPS3 should now include the following caveat *“there is no presumption that previously developed land is necessarily suitable for housing, nor that all of the curtilage should be developed”*.

In this instance, given the size and location of the application site and the prevailing suburban character of the surrounding area it is considered that the proposed development, would make good use of an existing brownfield site and is considered to be an acceptable form of development, in accordance with both national planning guidance and local plan policies.

Design and Character

The design principle of the development has not change significantly in comparison to the previous application reference BH2008/02940. This section of Overhill Drive contains a variety of dwelling type/design and the proposed dwellings will be barely visible within the existing street scene. The proposed dwellings are to be brick built and tile hung at first floor level similar to the appearance of properties which are located on Old London Road, Audrey Close and Patcham Grange.

It is therefore considered that the design of the proposed properties reflects the design of properties within this immediate area of Patcham and would not appear as an incongruous addition to this part of Overhill Drive, in accordance with Policies QD1, QD2, QD3 and QD5.

Reason for refusal 3 of the previous application related to the loss of green space. In relation to this the Inspector noted that there would be the loss of some green space however this was not accessible to the public and neither is it prominent in public views. The part of the site which would be occupied by

Plots 1 and 4 is part of a used garden, and is not of high scenic value. It is therefore considered that refusal on these grounds could not be sustained.

Amenity for residential occupiers

The proposed internal layout of the new dwellings would be acceptable. Given the internal layout and window arrangement there would be no harm to future occupiers by way of overshadowing, loss of light or overlooking.

Policy HO13 requires all new dwellings to fully meet lifetime home standards. From the plans submitted it would appear that the proposed dwellings would be capable of complying with lifetime home standards.

Policy HO5 requires all new residential units to have private usable amenity space appropriate to the scale and character of the development. Whilst it is recognised that the garden would be smaller than those serving the dwellings in Overhill Drive they would be of sufficient size to serve the future occupiers. It is therefore considered that the development adheres to policy HO5.

Policy TR14 requires all new residential developments to have secure, covered cycle storage. Insufficient information has been provided regarding the full details of cycling provision, however it is considered that the properties are capable of providing a suitable level of provision and as such a condition is recommended for additional details.

Policy SU2 requires all new residential development to provide refuse and recycling storage facilities. Insufficient information has been provided regarding the full details of the provision of refuse and recycling facilities, however it is considered that the properties are capable of providing a suitable level of provision and as such a condition is recommended for additional details.

Neighbouring amenity

Reason for refusal 1 of the previous application related to the impact of the development upon the amenity of adjoining neighbours. Within the appeal decision the Inspector raised concern over the potential impact of unit 1 upon the existing residential amenity of the occupiers of 61a Overhill Drive to the north of the site, and also the impact of plots 2 and 3 upon the privacy of the occupiers of 2 and 3 Grange Walk to the south of the site.

As originally submitted, the proposed Unit 1, a two storey 5 bedroom dwelling with a hipped roof which followed the existing main rear building line of No.61a Overhill Drive was revised further to discussions. The revised drawing has been submitted resulting in a 4 bedroom 2 storey property with a catslide roof along the northern elevation of the property, a reduction in the overall roof height by 1 metre, the re positioning of the proposed garden room towards the southern end of the property, and the slight reorientation of the property to reduce the possibility of overlooking into 61a Overhill Drive.

At its closest point the property would measure a minimum of 4 metres from

the existing flank elevation of No.61a and a maximum of 6 metres from the existing flank elevation of the conservatory. The reorientation of the property results in the slight possibility of some oblique overlooking into the conservatory at 61a Overhill Drive. However two windows are proposed at first floor level. The one which is located closest to the boundary with 61a Overhill Drive serves a bathroom window and it is considered acceptable with a condition that this is obscurely glazed. It is therefore considered that in relation to 61a Overhill Drive the scheme overcomes the Inspector's concerns and that any potential impact would now not be significant and sufficient to recommend refusal.

In relation to the Inspector's comments regarding the relationship of the previously proposed units 2 and 3 and no 2 and 3 Grange Walk, the applicant has repositioned the two units and submitted a plan providing a minimum distance between the facing rear windows of 21.7 metres for no. 2 Grange Walk and 21 metres for no. 3 Grange Walk. There are a number of mature trees along the southern boundary of the site and Grange Walk. Given the increased distance of 21 metres from 18 metres between facing windows and the existing screening between the properties, it is considered that the scheme overcomes the Inspector's concerns and that any potential impact would now not be significant and sufficient to recommend refusal.

The Inspector considered the impact of the development upon no 17 Audrey Close. The Inspector concluded that plot 4 of the proposed development would not result in the outlook from no 17 Audrey Close or its garden being materially harmed because there is a difference in ground level between the two sites of approximately 2 metres. The applicants have submitted the exact same layout for unit 4 as was submitted as part of the appealed application. It is considered that a suitable boundary treatment along the western boundary of the site would not result in the demonstrable harm of the amenity of the occupiers of No.17 Audrey Close.

Traffic Matters

Reason for refusal 3 of the previous application related to the access road and the subsequent impact on highways safety within the local area. The existing access into the site serves the Mill House dwelling and attached studio on the site. An adopted walkway currently extends alongside the site access down the eastern boundary of the site.

The proposal would provide a shared access with the public footpath, demarcated by metal studs. The Inspector recognised there is some element of risk in cars and vulnerable pedestrians using the same space, but he considered that the length of the shared surface would be relatively short and that there would be sufficient room for cars and pedestrians to pass.

The Councils Sustainable Transport Officers had no concern over the previously submitted application and the Inspector has agreed with this view. The Manual for Street indicates that shared surfaces work well where they are

in short lengths, where motor traffic is below 100 vehicles per hour, where parking is controlled and subject to making adequate provision for people with disabilities. The Inspector felt that these criteria were met with the added benefits of providing a lit, well surface and defined footpath through the site outweighed any residual concerns over pedestrian safety.

The Inspector concluded that “whilst I attach a high priority to highways safety, especially where vulnerable school children are likely to be present, I see no reason to disagree with the views of the highways authority as to the acceptability of the proposal on highways safety grounds, and conclude that the proposal would not harm highways safety or conflict with Local Plan policy TR7”. It is therefore considered that refusal of the scheme on highways safety grounds could not be sustained.

Trees on Site

Reason for refusal 2 of the previous application related to the impact of the proposed development on the existing trees at the site. A total of 17 trees on the site are covered by a Tree Protection Order (TPO). Given the extent of existing tree cover of the site, it is almost inevitable that intensification of development to provide an additional four properties on the site would result in detriment to some of the trees on the site. Given the submitted arboricultural report the Council could accept the loss of some of the trees on the site on the basis that they are either poor specimens or in declining health.

The Inspector agreed with this approach stating “*that the scope for additional planting would adequately mitigate the losses. I therefore find that the proposal would not harm the character and appearance of the surrounding area or conflict with Local Plan Policies QD2 or QD12*” It is therefore considered that a reason for refusal which relates to the current scheme given its similarities with the previous scheme could not be supported at appeal.

Drainage

Reason for refusal 4 of the previous application related to the potential for increased flooding. The scheme proposes to deal with surface water drainage by way of soakaways and underground storage tanks, the access roads and driveways are to be of porous construction. There is in addition, no evidence to suggest that these measures would not provide an adequate means of dealing with drainage.

The Inspector also considered the previous appeal decisions on the site whereby flooding and drainage was not of issue and he considered that there had been no material change in circumstance since these decisions. It is therefore considered that the application adheres with policy SU4 of the Local Plan and refusal on these grounds could not be sustained.

Sustainability

Policy SU2 requires new development to be efficient in the use of energy,

water and materials. All new dwellings should meet an EcoHome/Code for Sustainable Homes rating of minimum 'very good'. The requirement for a completed Brighton & Hove Sustainability Checklist was introduced after this application was validated. However the applicant has submitted a completed pre-assessment estimator which suggests that the development would achieve a Code for Sustainable Homes rating of Code Level 3. A condition is attached to ensure that the estimated level is met.

8 REASONS FOR RECOMMENDATION TO GRANT PERMISSION

The proposal is an effective and efficient re- use of residential land which will result in an additional 4 family dwellings, whilst maintaining the character and appearance of the area. Furthermore the development would not adversely affect the amenities of neighbouring properties, or the surrounding highways network. The loss of protected trees on the site would be mitigated by additional planting.

9 EQUALITIES IMPLICATIONS

The proposed dwellings would need to comply with Lifetime Home Standards and Part M of the Building Regulations.

BH2008/02490 Mill House, Overhill Drive



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Scale 1:1250



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<u>No:</u>	BH2010/00394	<u>Ward:</u>	BRUNSWICK AND ADELAIDE
<u>App Type:</u>	Full Planning		
<u>Address:</u>	7 Brunswick Street West, Hove		
<u>Proposal:</u>	Change of Use of ground floor store into 1no self contained studio flat.		
<u>Officer:</u>	Adrian Smith, tel: 01273 290478	<u>Valid Date:</u>	04/03/2010
<u>Con Area:</u>	Brunswick Town	<u>Expiry Date:</u>	29 April 2010
<u>Agent:</u>	Tim Cording, 140 High Street, Steyning		
<u>Applicant:</u>	RSVP Properties Ltd, Mr R Rigg, 7 Brunswick Street West, Hove		

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.
2. The proposed residential unit shall be constructed to 'Lifetime Homes' standards in accordance with details that shall have first been agreed in writing by the Local Planning Authority prior to commencement of development, unless otherwise agreed in writing by 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.

3. BH02.08 Satisfactory refuse and recycling storage.
4. 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.

Informatives:

1. This decision is based on the design and access statement, waste minimisation statement, biodiversity checklist, site plan and 2 no. existing and proposed plan drawings submitted on the 15th February 2010; and the sustainability checklist and heritage statement submitted on the 4th March 2010.
2. 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:
Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR2	Public transport accessibility and parking
TR7	Safe development
TR14	Cycle access and parking
SU2	Efficiency of development in the use of energy, water and materials
SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD14	Extensions and alterations
QD27	Protection of amenity
HO3	Dwelling type and size
HO4	Dwelling densities
HO5	Provision of private amenity space in residential development
HO9	Residential conversions and the retention of smaller dwellings
HO13	Accessible housing and lifetimes homes
HE1	Listed buildings
HE3	Development affecting the setting of a listed building
HE6	Development within or affecting the setting of conservation areas

Supplementary Planning Document:

SPD03 Construction and demolition waste

SPD08 Sustainable building design

Planning Advice Notes:

PAN03 Accessible housing and Lifetimes Homes; and

- (ii) for the following reasons:-
- The proposed development would involve internal alterations only, would cause no loss of amenity to adjacent occupiers and would not detrimentally impact on the character or setting of the listed building or Brunswick Town conservation area. The proposal is considered to be in accordance with development plan policies.
3. The applicant is advised that details of Lifetime Homes standards can be found in Planning Advice Note PAN 03 Accessible Housing & Lifetime Homes, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk).
 4. The applicant is advised that Council records indicate that the application site has a former use as a motor car garage which has potentially caused localised contamination. The applicant is responsible for the safe development of the site.
 5. The applicant is advised that any external alterations to the building will require the submission of applications for both planning permission and listed building consent.

2 THE SITE

The application relates to a two storey mid-terrace house located on the south side of Brunswick Street West, within the Brunswick Town conservation area. The site is located within the curtilage of the Grade I listed Brunswick Terrace to the south and is itself listed by association. The house appears to have operated for a number of years as a first floor flat with two associated garage/storage units at ground floor level below. The western garage/store has been converted into a playroom to the house with the doors altered to windows (BH2007/04452). The eastern garage is under separate ownership. The surrounding buildings within the street all have similar alterations and currently operate as single residential units.

3 RELEVANT HISTORY

BH2009/02388: Change of use of ground floor store to 1 No. One bedroom self-contained flat. Refused 21/12/2009 for the following reason:

Policy QD27 of the Brighton & Hove Local Plan states that planning permission will not be granted for development that would cause material nuisance and loss of amenity to proposed, existing or adjacent users or where it is liable to be detrimental to human health. The proposed residential unit, by reason of its limited floor area, restrictive layout, and poor quality outlook with minimal access to natural light and ventilation, falls below the standards reasonably expected by the local planning authority. It will result in a cramped and substandard form of accommodation for future residents which would be of detriment to their living conditions and therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2007/04452: insertion of new windows to front and rear ground floor (part retrospective). Amended scheme. Approved 18/02/2009.

BH2007/04446: Listed Building Consent for the insertion of new windows to front and rear ground floor (part retrospective). Amended scheme. Approved 26/02/2009.

4 THE APPLICATION

The application is a re-submission of refused application BH2009/02388. The revised proposal now incorporates a studio flat instead of a one-bedroom flat within the ground floor store, with the main open-plan studio room to the front. The bathroom would be located to the rear and would be served by the window granted planning consent and installed under BH2007/04452. No external alterations are proposed to the building.

5 CONSULTATIONS

External:

Neighbours: Five letters of representation have been received from the residents of **No. 6 Brunswick Street West, Flat 2 15 Brunswick Street West, Flat 8 29 Brunswick Terrace, Flat 2 29 Brunswick Terrace, and an additional neighbour, objecting** to the proposed development on the following grounds:

- The mews already has enough residents, more will make parking a worse problem than is currently.

- The application contravenes the grade II listing criteria for this conservation area and the original construction did not/does not meet the planners stipulations.
- The bathroom at the rear of the property would result in further unsightly flues and venting. No such additions to the rear party wall would be acceptable.
- The bathroom window needs to be fixed shut and made of obscured glass.
- Existing illegal flues have not been removed and the window in the rear elevation has not been completed. No application should be approved until the developer has remedied these incomplete works and unauthorised flues.
- The site forms part of the Grade I listed 28 Brunswick Terrace, contrary to reports in the earlier refusal of planning permission.
- There is insufficient space for a whole ground floor flat within the space
- A full check of the dimensions of the proposal needs to be made as they appear marginally above the permitted threshold for such a change of use.

Internal:

Design and Conservation: The Design and Conservation team consider that the above property does fall within the curtilage of 28 Brunswick Terrace, a grade I listed building, by virtue of its physical layout, past ownership, and past use and function. It should be treated as an ancillary part of the listed building.

Conditional listed building consent was given for new windows front and back at ground level in Feb 2009 (ref BH2007/04446/LBC).

It is noted that no further works are proposed to the exterior of the above building and that the internal works are restricted to a partition and the installation of bathroom and kitchen. In as much as the previously consented windows give the building a domestic feel, and that the interior has no features of architectural or historic interest, the internal works do not affect the listed building's character as a building of special architectural or historic interest. Listed building consent is not required for the internal works proposed.

Comments received under BH2009/02388

No objection to the internal work, as this is not considered to affect the conservation area or surrounding listed buildings, however details of artificial ventilation and waste pipes are not included in the application, and it is important that they do not emerge on the front of the building, therefore please seek clarification on this point.

Conservation Advisory Group: Awaiting comments.

Sustainable Transport: We would not wish to restrict grant of consent of this Planning Application, subject to the applicant contributing towards improving accessibility to bus stops, pedestrian facilities, and cycling infrastructure in the

area of the site.

For this proposal the contribution should be £500. TR14 has been included in the above narrative supporting the contribution justification because the proposed design of the facilities does not accord with best practice.

This site is within the city's controlled car parking zone M. This zone currently has a waiting list for residents parking permits of 9-12 months minimum. Planning Policy Guidance 13 (Transport) notes that when implementing policies on parking local authorities should not require developers to provide more [car parking] spaces than they themselves with, unless in exceptional circumstances, which might include significant implications for highway safety. There are no significant circumstances in the surrounding area that would be exacerbated by this proposal.

Environmental Health: Concerns are raised relating to potentially contaminated land and the possibility of submerged fuel tanks at the site, however the agent for this application has confirmed that there will be no breaking of ground or intrusive works. The following informative is therefore recommended:

Council records indicate that the application site has a former use as a motor car garages, this former use has the potential to cause localised contamination. Please make the applicant aware that they are responsible for the safe development of the site.

Private Sector Housing: No objections.

6 PLANNING POLICIES

Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR2	Public transport accessibility and parking
TR7	Safe development
TR14	Cycle access and parking
SU2	Efficiency of development in the use of energy, water and materials
SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD14	Extensions and alterations
QD27	Protection of amenity
HO3	Dwelling type and size
HO4	Dwelling densities
HO5	Provision of private amenity space in residential development
HO9	Residential conversions and the retention of smaller dwellings
HO13	Accessible housing and lifetimes homes
HE1	Listed buildings
HE3	Development affecting the setting of a listed building

HE6 Development within or affecting the setting of conservation areas

Supplementary Planning Document:

SPD03 Construction and demolition waste

SPD08 Sustainable building design

Planning Advice Notes:

PAN03 Accessible housing and Lifetimes Homes

7 CONSIDERATIONS

The main considerations material to this application are the principle of conversion, the impact of the conversion on the Grade I listed building, the standard of accommodation to be provided, the impact on neighbouring residential amenity, traffic issues and sustainability issues.

Principle of Development

The application seeks the sub-division of a unit of residential accommodation therefore policy HO9 applies. This policy states that planning permission for the conversion of dwellings into smaller units of self-contained accommodation will be permitted in instances where (amongst others) the original floor area is greater than 115sqm or the dwelling has more than 3 bedrooms. Such conversions must retain at least one unit of accommodation suitable for family occupation and with a minimum of two bedrooms.

Planning records indicate that the building as originally built consisted of two ground floor garages/stores beneath associated first floor residential accommodation, all acting as a single planning unit with a gross internal floor area of 151sqm. In the intervening years one of the ground floor garages/stores has been sold on and is now considered a separate planning unit. The remaining part of the building accommodates a two bedroom flat at first floor level that provides for a small unit of accommodation. It has an internal floor area of 78.8sqm (including the ground floor access stair and entranceway) and provides the main area of accommodation. The remaining garage/store at ground floor level forms disused secondary accommodation to the unit and covers an area of 37.1sqm, a total of 115.9sqm. Although the ground floor store is not explicitly in residential use, and is currently undergoing construction works to implement BH2007/04452, it is considered to form part of the above residential unit as there is no evidence on record to demonstrate that it is a separate planning unit independent of the flat above. For this reason the existing residential unit is considered to have a floor area above the 115sqm threshold contained within policy HO9, with the proposal retaining a two bedroom flat suitable for family accommodation entirely as existing. The proposed sub-division of the dwelling thus accords with the core requirements of policy HO9 and the principle of development is consequently accepted.

Other requirements contained within policy HO9 are for conversions to be non-detrimental to neighbouring properties, provide adequate cycle and

refuse storage, and preserve or enhance the character of the conservation area. No external cycle or refuse storage facilities are detailed on the plans however owing to the constraints of the site these are not considered reasonably achievable in this instance. As the proposed works are internal only there will be no detriment to the character of the Brunswick Town conservation area.

Impact on Listed Buildings

The site sits within the curtilage of the Grade I Brunswick Terrace, a grouping of buildings which were listed in 1950. Representations have been received that argue that the application site is also Grade I listed by virtue of having been originally constructed as part of No.28 Brunswick Terrace and also being attached to rear annexes to the other properties in the Terrace (NB: No.28 Brunswick Terrace is separated from the site by a basement courtyard). Although there has been a certain degree of recent uncertainty as to whether this building is indeed listed, the Council's Design and Conservation Officers have now agreed that it should fall under the listing of Brunswick Terrace by virtue of its physical layout, past ownership, and past use and function. It should be treated as an ancillary part of the listed building.

Notwithstanding this judgement, the proposed works are internal only to a building that contains no internal architectural elements of interest. The proposed development would therefore not impact on the character or setting of the adjacent listed buildings and is considered acceptable in this context as a result. The Design and Conservation officers are of the opinion that the internal works do not affect the listed building's character as a building of special architectural or historic interest, and therefore do not require a listed building consent application to be submitted.

Design and Appearance

No external works are proposed. Although the existing plans indicate that a different window is in place, it is clear from the site visit that this is not the case and that the window shown on the proposed plans is correct. Objectors are concerned that external pipework/flues etc may be required to service the unit. It is likely that such additions to the exterior of the building would be harmful therefore an informative is attached to advise the applicants that any external works will require the submission of a fresh planning application and separate listed building consent.

Standard of Accommodation

In terms of living accommodation, the proposal seeks permission for a 37.1sqm studio flat within the ground floor store. Following the previous refusal of planning permission, the layout of the proposed flat has been altered in order to overcome concerns over the appropriateness of the floor area relative to the unit of accommodation being proposed. The proposal is now for a studio room instead of a one-bedroom flat with the main room to the front and a separate bathroom to the rear serviced by the new window

installed under BH2007/04452.

Although the local plan does not contain specific guidance on internal floor spaces, the appropriateness of proposed floor space and resultant standard of accommodation/amenity for future occupiers is a material consideration having regard to policy QD27. In this instance it is considered that the 37.1sqm usable floor area is acceptable for a studio flat. Despite being arguably below the standard the Council would reasonably expect (NB: by comparison the Council's standards for affordable housing recommends a floor area of 51sqm for one bedroom flats), the size and layout of the room is such that a satisfactory standard of accommodation can be provided in this instance, in accordance with policy QD27 of the Brighton & Hove local plan.

The objectors have noted that there are several unauthorised flues on the building whilst no provision for bathroom extracts for the proposed flat are detailed in the application. Should such flues be required then they would require a separate planning application. An informative is attached to remind the applicants of this. The Council's Planning Investigations team have investigated the unauthorised flues and the unfinished window and determined that it would not be expedient to take further action (NB: the three unauthorised flues at the rear of the applicant's property have now been removed). The issue of the incomplete window is essentially a civil matter between the residents and not a material planning consideration in this instance. It is not considered that these issues will prejudice the determination of this application however this decision is clearly made on the basis that the rear window remains in situ and as approved under BH2007/04452.

Residential Amenity

The rear bathroom window will overlook a courtyard area to the basement flat at 28 Brunswick Terrace. The existing store is not in use and consequently does not impact on the rear yard by way of overlooking. Notwithstanding this arrangement, it is not considered that the bathroom to the rear will significantly raise overlooking potential, particularly as the courtyard is already overlooked by over 15 separate windows and the window is at first floor level when viewed from the courtyard. Objectors have requested that the bathroom window be obscurely glazed however in this instance it is not considered necessary to enforce this via a planning condition as the amenity harm afforded by the bathroom within the context of the site is considered negligible. In any case it would be expected that the occupiers of the proposed flat would wish to restrict views into/out of this window for obvious modesty reasons. On balance the proposed use of this site as a residential flat will not result in a significant increase in loss of amenity for adjacent occupiers.

Lifetime Homes

Local plan policy HO13, including PAN03 'Accessible Housing and Lifetimes Homes', states that proposals for conversions and changes of use to provide residential accommodation will be expected to demonstrate that wherever it is

practicable, Lifetimes Homes criteria have been incorporated into the design. The submitted plans provide limited detail of the lifetimes homes criteria that have been considered or incorporated in the design, including an illuminated front door, 800mm wide doorways, 1550mm turning circles for wheelchairs, side transfer provision within the bathroom, and sockets etc at a serviceable height above 450mm. Although it is not reasonable to expect all lifetime homes criteria to be incorporated into a conversion within the fabric of an existing building, as many as is reasonably possible should be incorporated into the design. An analysis of the layout indicates confirms that many of the key requirements can be met. However, more details are required. This can be achieved by way of a suitably worded condition.

Transport Issues

Brighton & Hove Local Plan policy TR1 requires all new development to provide for the travel demand it creates, whilst policy TR14 requires that new development must provide covered cycle parking facilities for residents.

The site is located within a Controlled Parking Zone (zone M). No on-site parking or cycle spaces are to be provided. The Sustainable Transport Officer has raised no objection in principle. Owing to the site constraints it is not considered reasonable to require cycle parking. A contribution towards sustainable transport improvements was not considered necessary for the previous refused application. Taking this, and the scale of the amount proposed, it is not considered appropriate to seek a contribution.

Sustainability

Policy SU2 of the Brighton & Hove Local Plan requires new development to demonstrate a high level of efficiency in the use of water, energy and materials. Supplementary Planning Document 08 on Sustainable Building Design also requires applications for small scale residential conversions to demonstrate the following:

- A completed Sustainability Checklist
- An EST home energy report
- The reduction in water consumption, and
- The minimisation of surface water runoff

A completed sustainability checklist has been submitted stating that the proposed development would reach a rating of 60% (good). The checklist states that the conversion will have energy efficient heating, a high efficiency gas condensing boiler and would meet Building Regulations standards for CO2 emissions. On balance, given the limited scale of the proposal, it is considered that sufficient information has been submitted to meet the above policy in this instance.

Policy SU2 also requires proposals to provide space within each planning unit for refuse, waste recycling and composting. The plans provide no details of existing or proposed refuse and recycling storage facilities. A suitably worded condition is considered appropriate to secure further details.

Contaminated Land

The Council's Environmental Health officers have identified the site as being potentially contaminated with the possibility of submerged fuel tanks in the area. The proposal would not likely result in the breaking of the ground to install plumbing etc as this can be easily adapted into the existing services for the flat above. Notwithstanding this judgement, an informative is attached to advise the applicants of the potential contamination and their duties with regard to it.

Waste Minimisation

Policy SU13 and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme in order to reduce the amount of waste being sent to landfill. The submitted statement is brief and does not detail all the necessary specifics however given the relatively small nature of the internal works it is not considered necessary to request further information in this instance.

8 REASONS FOR RECOMMENDATION TO GRANT PERMISSION

The proposed development would involve internal alterations only, would cause no loss of amenity to adjacent occupiers and would not detrimentally impact on the character or setting of the listed building or Brunswick Town conservation area. The proposal is considered to be in accordance with development plan policies.

9 EQUALITIES IMPLICATIONS

Subject to condition, the proposed development would meet relevant lifetimes homes standards.

BH2010/00394 7 Brunswick Street West



Date: 13/04/2010 04:02:03

Scale 1:1250

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PLANS LIST 28 April 2010**BRIGHTON & HOVE CITY COUNCIL**
LIST OF APPLICATIONS DETERMINED**PATCHAM****BH2009/03092****189 Carden Avenue Brighton**

Demolition of existing vacant public house and construction of 5 no. flats and basement and ground floor A1 retail unit with associated car parking, cycle storage and amenity space.

Applicant: Mr Manoj Shah

Officer: Aidan Thatcher 292265

Approved on 18/03/10 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) BH03.01

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.

3) BH04.01A

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.

4) BH05.05A

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton &

Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

5) BH05.06A

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

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

6) 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.

7) 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.

8) BH07.07

No development shall commence until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

9) BH14.02

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

10) UNI

Other than the openings approved as part of this development, no additional window shall be provided/inserted in the north wall of unit 4 or the west wall of unit 1 as shown on drawing no. AP106/P106 Rev B without the prior written

approval of the Local Planning Authority.

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

11) UNI

The west facing window in the bedroom of residential Unit 1 shall not be glazed otherwise than with obscured glass and fixed shut 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.

12) UNI

Prior to the commencement of development, detailed drawings, including levels, sections and constructional details of the proposed road works, surface water drainage, outfall disposal and street lighting, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to the first development of the development hereby approved.

Reason: In the interests of highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.

13) UNI

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

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

14) UNI

No development shall take place until a scheme for the storage of refuse and recycling in relation to the retail unit 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 the occupation of the unit 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 recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

15) UNI

The solar panels shown on plan nos. AP160/P102 RevG and AP160/P106 RevB shall be installed and made available for use prior to the first occupation of the residential units.

Reason: In the interests of sustainability, to ensure that the development incorporates the solar panels as proposed and to comply with Policy SU2 of the Brighton & Hove Local Plan.

16) UNI

Code for Sustainable Homes - Pre-Commencement (New build residential).

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.

17) UNI

Code for Sustainable Homes - Pre-Occupation (New build residential).

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.

18) UNI

The retail unit hereby permitted shall only be used for convenience goods and ancillary storage only, with the publicly accessible floorspace being restricted to 243sqm as shown on plan no. AP160/P100 RevF.

Reason: As the retail need and impact has been justified for this level of convenience goods floorspace only and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan and PPS4: Planning for Sustainable Economic Development.

19) UNI

A scheme for grey water recycling shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details prior to the first occupation of the development hereby approved.

Reason: In the interests of the efficient use of water and in order to comply with policy SU2 of the Brighton & Hove Local Plan.

20) UNI

No development shall take place, including demolition, until a full deliveries management plan has been submitted to and approved in writing by the Local Planning Authority. The Plan must include full details of the proposed delivery times, delivery method and route (ensuring that the western path between the development and 187 Carden Avenue is not utilized) and how the conflict between the loading bay/vehicle parking bays will be managed. Deliveries shall be undertaken in full compliance with the approved document in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenities of the neighbouring residential occupiers and to ensure there is no increased risk to the users of the local highway network and to comply with policies QD27 and TR7 of the Brighton & Hove Local Plan.

21) UNI

The ground floor doors in the western elevation shall be used as a fire exit only and shall remain closed and not be opened for any purpose, other than for emergency access.

Reason: In order to protect the amenities of surrounding units and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

22) UNI

Access to the rear (north) facing flat roof over the ground floor retail element of the development 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.

23) UNI

Notwithstanding the details provided on plan nos. Ap160/P100 Rev G, P101 Rev F, P102 Rev G and P106 Rev B showing the external rear (north) facing condenser/plant machinery, full details of a method of visual and acoustic enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The scheme shall be implemented in strict accordance with the approved details and thereafter retained as such.

Reason: In order to protect the amenities of the users of the amenity area and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2010/00072

32 Warmdene Road Brighton

Erection of conservatory to rear.

Applicant: Mr Patrick Dale

Officer: Sonia Kanwar 292359

Approved on 26/03/10 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.

BH2010/00133

Carden Park Play Area Carden Hill Brighton

Installation of play equipment exceeding 4 metres in height.

Applicant: Brighton & Hove City Council

Officer: Chris Swain 292178

Approved on 25/03/10 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.

BH2010/00172

Highmead Braypool Lane Brighton

Erection of a detached garage.

Applicant: Mr & Mrs Clay

Officer: Sonia Kanwar 292359

Approved on 19/03/10 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

Any hard surface area created in respect of the development hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

3) UNI

The windows to the southern and western elevations of the garage hereby approved 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.

4) UNI

The garage hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of Highmead, Braypool Lane as a single dwelling house. It shall not be used as a separate planning unit, for commercial purposes or as residential accommodation without planning permission obtained from the Local Planning Authority.

Reason: The establishment of an additional independent planning unit in this form could give rise to an over-intensive use of the site and could lead to harm to the amenity of neighbouring occupiers contrary to policies QD3 and QD27 of the Brighton & Hove Local Plan.

5) UNI

No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed ridge height and finished floor levels of all buildings and structures, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

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 window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed within any elevation of the garage 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.

BH2010/00181

8 & 9 Church Hill Brighton

Application to extend time limit for implementation of approved permission BH2006/03913 for a two storey rear extension and internal alterations including new bathroom and en suite and single storey extension.

Applicant: Mr Keith Honeywood

Officer: Anthony Foster 294495

Approved on 06/04/10 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) BH12.06

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 character of the area and for this reason would wish to control any future development proposals to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

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

- i) Samples of materials and colour washes for the render work
- ii) 1:20 sample elevations and sections and 1:1 scale sectional profiles of the new porches, screens, windows, entrance doors, their cills, reveals, thresholds and steps, and the conservatory.
- iii) 1:1 scale sectional profiles of the render mouldings to the new parapet walls
- iv) 1:1 scale external joinery details
- v) Details of the works of making good of the front and rear gardens and any proposed associated new landscaping, including hard and soft landscaping, level changes, reinstated paths and hard paving areas, fences, walls and gates.

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

Reason: To ensure a satisfactory completion to the development and to preserve the character and appearance of the conservation area. In accordance with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

4) UNI

No cables, wires, aerials, pipe work (except rainwater down pipes as shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior written consent of the Local Planning Authority.

Reason: To ensure a satisfactory completion to the development and to preserve the character and appearance of the conservation area. In accordance with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

5) UNI

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

Reason: To ensure a satisfactory completion to the development and to preserve the character and appearance of the conservation area. In accordance with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

6) UNI

All chimneys and their chimney pots shall be retained.

Reason: To ensure a satisfactory completion to the development and to preserve the character and appearance of the conservation area. In accordance with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

7) UNI

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

Reason: To ensure a satisfactory completion to the development and to preserve the character and appearance of the conservation area. In accordance with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

8) UNI

The new and replacement windows shall be painted timber vertical sashes with concealed trickle vents and concealed sash boxes recessed within the reveals and masonry cills to match exactly the original sash windows, including their frame and glazing bar dimensions, sub cill and reveal details.

Reason: To ensure a satisfactory completion to the development and to preserve the character and appearance of the conservation area. In accordance with

policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

9) UNI

The new conservatory shall be of painted timber and constructed using traditional joinery details.

Reason: To ensure a satisfactory completion to the development and to preserve the character and appearance of the conservation area. In accordance with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2010/00307

419B Ditchling Road Brighton

Loft conversion incorporating a gable window to the east elevation, rooflights, and French doors to the ground floor west elevation.

Applicant: Mr Anthony Rogers

Officer: Sonia Kanwar 292359

Approved on 31/03/10 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 roof-lights on the northern elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

No development shall commence until a scheme showing the method and degree of opening of the roof-lights on the northern elevation, has been submitted to and approved in writing by the Local Planning Authority. The method and degree of opening of these roof-lights must prevent any direct overlooking towards the neighbouring property at No. 419 Ditchling Road. The windows shall be installed in strict accordance with the approved details and thereafter be permanently retained as such.

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

PRESTON PARK

BH2009/02362

Flat 4 23 York Villas Brighton

Enlargement and partial bricking up of existing timber bathroom window, replacement of existing timber kitchen window. Proposed windows are white UPVC (part retrospective).

Applicant: Mr Bruce Whattam

Officer: Helen Hobbs 293335

Approved on 22/03/10 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.

BH2009/02828

The Booth Museum 194 Dyke Road Brighton

Internal alterations incorporating construction of new fire resistant corridor in rear office area involving construction of partitions and ceilings and associated electrical works and decoration. Fitting of 2no. fire doors and new electromagnetic locks and transom to existing double doors.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved Secretary of State on 22/03/10 GOVERNMENT OF THE SOUTH EAST

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.

BH2009/03136

Land Rear Of 177 Ditchling Road Brighton

Erection of two storey, 3 no. bedroom detached house.

Applicant: Mr Malcolm Kemp

Officer: Kate Brocklebank 292175

Refused on 01/04/10 DECISION ON APPEAL

1) UNI

The proposed development, by virtue of its scale and design, is an overdevelopment of the site, is inappropriate in form for the modest nature of the site and would not relate well to the historic buildings that surround the site. It would therefore fail to preserve the appearance and character of the conservation area contrary to policies QD1, QD2, QD3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The applicant has failed to demonstrate that adequate turning facilities for a car can be provided on site. As such the proposal would result in the reversing of vehicles onto the public highway, giving rise to concerns relating to highway safety contrary to policies TR7 of the Brighton & Hove Local Plan.

BH2010/00039

17 Preston Road Brighton

Erection of first floor rear extension.

Applicant: Mr Kamber Koluman

Officer: Helen Hobbs 293335

Approved on 23/03/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The proposed window on the south east elevation of the extension 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.

4) UNI

The staircase hereby approved shall only be used to provide access from ground level to the first floor office. Neither the staircase nor the existing flat roof shall be used as a roof garden, terrace, patio or similar amenity space.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD2 of the Brighton & Hove Local Plan.

BH2010/00053

29 Stanford Avenue Brighton

Loft conversion with insertion of 2 no. rooflights to front elevation and 3 no. rooflights to rear.

Applicant: Mr & Mrs Starkey

Officer: Sonia Kanwar 292359

Approved on 19/03/10 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.

BH2010/00064

9 Florence Road Brighton

Demolition of 3 no. single storey garages.

Applicant: Mr Shahram Moallemi

Officer: Ray Hill 293990

Approved on 22/03/10 DELEGATED

1) BH01.04

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

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

BH2010/00086

51 Exeter Street Brighton

Erection of single storey extension incorporating flat roof to flank side of original rear addition.

Applicant: Mr Timothy Howard

Officer: Sonia Kanwar 292359

Approved on 19/03/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review

unimplemented permissions.

2) BH02.04

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

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

3) BH03.03

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

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

BH2010/00099

137 Preston Drove Brighton

Certificate of Lawfulness for a proposed single storey rear extension and replacement doors.

Applicant: Mr Peter Dougill

Officer: Helen Hobbs 293335

Approved on 31/03/10 DELEGATED

BH2010/00220

10 Preston Park Avenue Brighton

Conversion and extension of existing property of 3 residential units to form 7 one and two bedroom units, comprising 2no maisonettes and 5no flats. Demolition of existing rear extensions and erection of replacement 2 storey rear extension with associated landscaping, cycle and bin storage.

Applicant: Mr Peter Franks

Officer: Aidan Thatcher 292265

Approved on 30/03/10 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) 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) BH05.03A

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 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.

5) BH05.04A

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 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) 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.

7) 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.

8) 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.

9) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local

Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

10) 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.

11) 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.

12) 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.

13) BH12.03

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

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

14) BH12.04

The railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted 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.

15) 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.

16) UNI

No works shall commence until a scheme detailing a method of screening the

southern boundary to the first floor rear terrace (to unit no. 5) of the development hereby permitted has 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: In order to protect the amenities of the neighbouring properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

17) UNI

All new doors shall be painted softwood and where including windows provided 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.

18) UNI

No works shall take place until full details of the proposed works, including 1:20 scale details, including sections, of the new windows, doors and railings and 1:5 scale details of the new gauged brick headers over the windows, 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.

19) UNI

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

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

BH2010/00221

10 Preston Park Avenue Brighton

Demolition of existing rear extension and conservatory.

Applicant: Mr Peter Franks

Officer: Aidan Thatcher 292265

Approved on 01/04/10 DELEGATED

1) BH01.04

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

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

BH2010/00238

14 Semley Road Brighton

Installation of roof-light to front roof slope.

Applicant: Mrs Morag Chambers

Officer: Chris Swain 292178

Approved on 26/03/10 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.

BH2010/00401

43 Cleveland Road Brighton

Erection of a single storey side extension incorporating rooflights.

Applicant: Mrs V Kay

Officer: Liz Arnold 291709

Approved on 07/04/10 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

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 15th February 2010 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.

REGENCY

BH2009/02266

Flat 3 7 Montpelier Terrace Brighton

Internal alterations to form additional bathroom.

Applicant: Mr Stephen Lawrence

Officer: Jason Hawkes 292153

Approved on 07/04/10 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) BH13.11

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation fronting a highway.

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

BH2009/02267

7 Montpelier Terrace Brighton

Replacement railings to South and East boundaries.

Applicant: Mr Stephen Lawrence

Officer: Jason Hawkes 292153

Approved on 06/04/10 DELEGATED

1) BH01.01

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

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

2) UNI

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

- i) 1:1 scale sections and elevations of the new railings' finials and toprail profile, the gate hinges and latch and the method of fixing of the railings into the walls.
- ii) 1:10 sample elevations of the proposed new railings, the queen posts, back stays and gates, 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, HE4 and HE6 of the Brighton & Hove Local Plan.

3) UNI

Within one month of installation, the railings hereby permitted shall be painted black and retained as such thereafter.

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

4) UNI

Notwithstanding the submitted drawings, the new railings shall have a horizontal top rail, crescent moon finials and queen posts to match those of the surviving original railings on the party wall between Nos. 6 and 7 Montpelier Terrace and the gate shall have swivel hinges, unless otherwise agreed in writing by the Local Planning Authority.

Reason: So as to ensure that the new railings will match the surviving sections of original railings and secure the preservation and enhancement of the Listed building in accordance with policies HE1, HE4 & HE6 of the Brighton & Hove Local Plan.

BH2009/03047

123-124 Western Road Brighton

Change of use from retail (A1) to retail and café/restaurant (A1/A3) at basement and ground floor levels.

Applicant: Mr David Hutchison

Officer: Jason Hawkes 292153

Approved on 22/03/10 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) BH07.03

No development shall commence until a scheme for the fitting of odour control equipment to the building has been submitted to and approved in writing by the

Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

3) BH07.04

No development shall commence until a scheme for the sound insulation of the odour control equipment referred to in the condition set out above has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

7) UNI

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

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

8) UNI

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

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

9) UNI

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

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

BH2009/03131

7 to 8 Union Street Brighton

Installation of 2 no. external gas meters to east side of front door.

Applicant: Mr Patrick Moorhead

Officer: Adrian Smith 01273 290478

Refused on 31/03/10 DELEGATED

1) UNI

The proposed gas meter boxes, by virtue of their size, projection and location on a street elevation, would be an unsightly and visually intrusive addition that would add visual clutter to the building, to the overall detriment of the character and appearance of the building, the street scene and the Old Town conservation area. The development would also harm the setting of the adjacent listed building. The proposal is therefore contrary to policies QD14, HE3, HE6 of the Brighton & Hove local plan, and guidance contained within SPD09 'Architectural Features'.

BH2009/03132

The Lanes Car Park Black Lion Street Brighton

Display of 12 no. internally illuminated fascia signs and 3 no. non-illuminated fascia signs.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 31/03/10 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.

BH2010/00020

29 Western Road Brighton

Temporary consent for the display of externally illuminated mesh banner sign.

Applicant: Mr Alex Michaels

Officer: Guy Everest 293334

Refused on 19/03/10 DELEGATED

1) UNI

The proposed advertisement by reason of its excessive size on a prominent corner building, exposed by adjoining open space to the east, would appear an overbearing and unsightly addition and be harmful to the character and appearance of the building and surrounding Regency Square Conservation Area. The advertisement would therefore result in significant harm to amenity and is also contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 (Advertisements).

BH2010/00090

5 Clifton Place Brighton

Demolition of existing dormer and erection of roof extension incorporating steel framed glazed lantern and rear roof terrace. Alterations to include a new front door and new wooden sliding sash windows to front and rear elevations and new sliding aluminium doors to kitchen at rear.

Applicant: Mr Tim Shortall

Officer: Adrian Smith 01273 290478

Refused on 26/03/10 DELEGATED

1) UNI

Policies QD14 and HE6 of the Brighton & Hove Local Plan require all extensions and alterations to be well designed, sited and detailed in relation to the property to be extended, adjoining properties and, in the case of policy HE6, the surrounding conservation area. Supplementary Planning Guidance 01 'Roof Alterations and Extensions' and Supplementary Planning Document 09 'Architectural Features' provide more detailed design guidance. The proposed development, by virtue of its poorly designed roof form, large elevated roof terrace, bulky lantern light, inappropriate railings and rear aluminium folding doors, and the loss of the blind window to the front elevation, represents a series of incongruous and inappropriate alterations to the recipient property that would be detrimental to the appearance and roofline of the terrace and the character and appearance of the Montpelier and Clifton Hill conservation area. The proposed development is therefore contrary to the abovementioned policies and to advice contained in PPS5 'Planning and the Historic Environment.'

BH2010/00096

194 Western Road Brighton

Installation of new shop front (retrospective).

Applicant: DSG International Plc

Officer: Adrian Smith 01273 290478

Approved on 31/03/10 DELEGATED

BH2010/00100

Flat 3 7 Bedford Square Brighton

Replacement of existing timber sash windows with new timber sash windows and alterations to existing parapet above.

Applicant: Miss Lizzie Steele

Officer: Christopher Wright 292097

Refused on 26/03/10 DELEGATED

1) UNI

The proposed alterations to the exterior of the building are unacceptable by reason of the materials and finishes to be employed and the architectural detailing. The works would not accurately replicate the original features of the listed building and would be harmful to its character and appearance. Inappropriate architectural features and details applied to the building would, either individually or cumulatively, make a negative contribution to the character and appearance of the Regency Square Conservation Area. For these reasons the alterations would be contrary to the aims and objectives of policy HE1 of the Brighton & Hove Local Plan, which seeks to ensure proposals would not adversely affect the architectural and historic character or appearance of the building and that alterations seek to respect the design, materials and finishes of the listed building and preserving its historic fabric; and policy HE6 of the Brighton & Hove Local Plan which seeks to preserve or enhance the historic character of the city's conservation areas.

BH2010/00101

Flat 3 7 Bedford Square Brighton

Replacement of existing timber sash windows with new timber sash windows and alterations to existing parapet above. (Part retrospective)

Applicant: Miss Lizzie Steele

Officer: Christopher Wright 292097

Refused on 26/03/10 DELEGATED

1) UNI

The proposed alterations to the listed building are unacceptable by reason of the materials and finishes to be employed, the detailing and the method of construction. The works would adversely affect the fabric of the listed building and in not accurately replicating the original features of the listed building would be harmful to its character and appearance. For these reasons the alterations would be contrary to the aims and objective of policy HE1 of the Brighton & Hove Local Plan, which seeks to ensure proposals would not adversely affect the architectural and historic character or appearance of the building and that alterations seek to respect the design, materials and finishes of the listed building and preserving its historic fabric.

2) UNI2

Insufficient information has been submitted in relation to the proposed internal works. As such a full assessment of the impact of the proposed internal works upon the fabric and original features of the listed building cannot be undertaken. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2010/00134

Flat 10 Windlesham Court Windlesham Gardens Brighton

Replacement of timber windows with UPVC windows.

Applicant: Mr Anthony Murfitt

Officer: Charlotte Hughes 292321

Approved on 07/04/10 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.

BH2010/00179

194 Western Road Brighton

Installation of roof mounted mechanical plant and access ladder.

Applicant: DSG International Plc

Officer: Adrian Smith 01273 290478

Approved on 31/03/10 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.

BH2010/00299

18 Hampton Place Brighton

Part demolition of existing rear garden room. Replacement single storey extension with pitched slate roof, French doors and cast iron guttering and rain pipes. Internal refurbishment and alterations to original extension including installation of lantern light and lead covering to roof (part retrospective).

Applicant: Ms Judy Bow

Officer: Jason Hawkes 292153

Approved on 01/04/10 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 roof of the 19th century extension shall be lead covered to the flat section with natural slate to the sloped section to the north and shall be retained as such thereafter.

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

3) UNI

The roof of the new garden room extension shall be natural slate and shall be retained as such thereafter.

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

4) UNI

All new and replacement rainwater good, soil and other waste pipes shall be cast iron and painted to match the colour of the background walls.

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

5) UNI

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

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

6) UNI

All new external windows and doors and their frames shall be painted in gloss white paint, and the walls of the rear extension hereby approved shall be rendered in smooth limesand render and painted in matt smooth white masonry paint.

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

7) UNI

The following works shall be carried out and completed and they shall be maintained as such thereafter:

- (a) Complete and make good the render work in smooth render the south and east walls of the 19th Century Extension and the south wall of the new garden room extension, using a render mix of one part hydraulic lime to 3 part fine builders sand.
- (b) Paint all unpainted render on the 19th Century extension and on the new garden room extension in smooth matt white breathable masonry paint to match the rest of the building.
- (c) Remove the existing French doors of the garden room extension and replace with new timber French doors and paint in exterior quality gloss white paint.
- (d) Remove the concrete tiles and plastic guttering from the pitched roof on the north side. Lay natural slates to the pitched roof with concealed over fascia eaves strip ventilation to under the roof.
- (e) Remove all projecting fascia boards and soffits on the south and east sides and felt roof covering from the flat roof and plastic rainwater goods and cut back projecting roof rafters of the flat roof so that they are flush with the outer face of the wall and cut back the timber board roof cladding to leave a 40mm overhang. Fix 15mm thick fascia boards directly to the cut back roof rafters of the flat roof to match the previous detail as shown in the attached photographs 1 and 2. The fascias shall not drop below the level of the bottom of the roof rafters and shall leave a 25 mm ventilation gap between their top edge and the underside of the roof cladding board. Lay lead to the flat roof. The lead shall be turned down over a timber board which shall be fixed to the edge of the roof cladding board to provide an overlap of 75mm over the fascia and a turned up lead drip edge of 5mm. A 25mm ventilation gap shall be maintained behind the downturned lead and its backboard. The exposed timber fascias on the south and east sides shall be painted in primer, undercoat and topcoat in smooth gloss exterior quality white paint to match the colour of the walls. The existing fascia board on the north side above the pitched roof shall be painted in primer, grey undercoat and topcoat in smooth gloss exterior quality grey (BS 4800 Colour Code BS 18 B 25) paint.
- (f) Remove all the existing plastic rainwater goods on the 19th Century extension and the new garden room extension and replace with new rainwater goods in cast iron with half round guttering, and paint in exterior quality primer, undercoat and gloss white topcoat paint to match the background wall's colour on the south and east elevations, and the gutter on the north elevation in grey (BS4800 Colour Code BS 18 B 25) and the downpipe in white to match the background wall's colour.
- (g) Paint all the fascias and soffits on the south and east sides of the 19th Century extension and the new garden roof extension and the new French doors to the new garden room extension in primer, undercoat and topcoat in

smooth gloss exterior quality paint in white to match the colour of the walls on the exterior and in any colour on the interior.

- (h) Paint the existing fascia board on the north side above the pitched roof shall be painted in exterior quality primer, grey undercoat and topcoat in smooth gloss exterior quality grey (BS 4800 Colour Code BS 18 B 25) paint.
- (i) Plaster the internal walls of the new garden room extension with a smooth plaster and paint with a smooth breathable emulsion paint.
- (j) Fix new timber skirting boards and door architraves to the interior of the garden room extension and paint in primer, undercoat and topcoat.
- (k) Lay the new flooring material on top of the concrete screed in the new garden room extension.

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

8) UNI

The rooflights to the 19th century extension and to the new lean-to extension shall be traditional steel or cast iron conservation rooflights and shall be retained as such thereafter.

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

9) UNI

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

- i) 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of the new internal doors, architraves and skirting boards,
- ii) details of the new fireplace including 1:10 scale drawings and if available, photographs;
- iii) details and a sample of the new internal flooring materials, samples of the roof slates, external paving materials
- iv) a 1:2 scale section of the eaves,
- vi) sectional drawings at 1:5 scale of the door cills and steps,
- vii) a 1:10 scale drawing of the bridge balustrading in the light well,
- viii) an elevational drawing at scale 1:20 of the French doors and sectional drawings at 1:1 of the internal architraves, skirting boards and flooring of the new garden room extension and French doors.

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

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

BH2010/00300

18 Hampton Place Brighton

Part demolition of existing rear garden room. Replacement single storey extension with pitched slate roof, French doors and cast iron guttering and rain pipes. Alterations to original extension including installation of lantern light and lead covering to roof. (Part retrospective)

Applicant: Ms Judy Bow

Officer: Jason Hawkes 292153

Approved on 06/04/10 DELEGATED

1) BH01.01

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

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

2) UNI

The rooflights to the 19th century extension and to the new lean-to extension

shall be traditional steel or cast iron conservation rooflights and shall be retained as such thereafter.

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

3) UNI

The roof of the 19th century extension shall be lead covered to the flat section with natural slate to the sloped section to the north and shall be retained as such thereafter.

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

4) UNI

The roof of the new garden room extension shall be natural slate and shall be retained as such thereafter.

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

5) UNI

All new and replacement rainwater good, soil and other waste pipes shall be cast iron and painted to match the colour of the background walls.

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

6) UNI

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

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

7) UNI

All new external windows and doors and their frames shall be painted in gloss white paint, and the walls of the rear extension hereby approved shall be rendered in smooth limesand render and painted in matt smooth white masonry paint.

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

8) UNI

The following works shall be carried out and completed and shall be maintained as such thereafter:

- (a) Complete and make good the render work in smooth render the south and east walls of the 19th Century Extension and the south wall of the new garden room extension, using a render mix of one part hydraulic lime to 3 part fine builders sand.
- (b) Paint all unpainted render on the 19th Century extension and on the new garden room extension in smooth matt white breathable masonry paint to match the rest of the building.
- (c) Remove the existing French doors of the garden room extension and replace with new timber French doors and paint in exterior quality gloss white paint.
- (d) Remove the concrete tiles and plastic guttering from the pitched roof on the north side. Lay natural slates to the pitched roof with concealed over fascia eaves strip ventilation to under the roof.
- (e) Remove all projecting fascia boards and soffits on the south and east sides and felt roof covering from the flat roof and plastic rainwater goods and cut back projecting roof rafters of the flat roof so that they are flush with the outer face of the wall and cut back the timber board roof cladding to leave a 40mm overhang. Fix 15mm thick fascia boards directly to the cut back roof rafters of the flat roof to match the previous detail as shown in the attached photographs 1 and 2. The fascias shall not drop below the level of the

bottom of the roof rafters and shall leave a 25 mm ventilation gap between their top edge and the underside of the roof cladding board. Lay lead to the flat roof. The lead shall be turned down over a timber board which shall be fixed to the edge of the roof cladding board to provide an overlap of 75mm over the fascia and a turned up lead drip edge of 5mm. A 25mm ventilation gap shall be maintained behind the downturned lead and its backboard. The exposed timber fascias on the south and east sides shall be painted in primer, undercoat and topcoat in smooth gloss exterior quality white paint to match the colour of the walls. The existing fascia board on the north side above the pitched roof shall be painted in primer, grey undercoat and topcoat in smooth gloss exterior quality grey (BS 4800 Colour Code BS 18 B 25) paint.

- (f) Remove all the existing plastic rainwater goods on the 19th Century extension and the new garden room extension and replace with new rainwater goods in cast iron with half round guttering, and paint in exterior quality primer, undercoat and gloss white topcoat paint to match the background wall's colour on the south and east elevations, and the gutter on the north elevation in grey (BS4800 Colour Code BS 18 B 25) and the downpipe in white to match the background wall's colour.
- (g) Paint all the fascias and soffits on the south and east sides of the 19th Century extension and the new garden roof extension and the new French doors to the new garden room extension in primer, undercoat and topcoat in smooth gloss exterior quality paint in white to match the colour of the walls on the exterior and in any colour on the interior.
- (h) Paint the existing fascia board on the north side above the pitched roof shall be painted in exterior quality primer, grey undercoat and topcoat in smooth gloss exterior quality grey (BS 4800 Colour Code BS 18 B 25) paint.

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

BH2010/00337

24 Castle Street Brighton

Partial demolition of existing building to form internal courtyard.

Applicant: Olivia Group

Officer: Jason Hawkes 292153

Approved on 07/04/10 DELEGATED

1) BH01.04

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

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

2) BH12.08

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work on the site the subject of this consent is commenced within a period of 6 months following commencement of demolition in accordance with a scheme for which planning permission has been granted.

Reason: To prevent premature demolition in the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the Brighton & Hove Local Plan.

ST. PETER'S & NORTH LAINE

BH2009/02613

11 Roundhill Street Brighton

Replacement double glazed timber sliding sash windows to front elevation.

Applicant: Mrs Rosie Dunton

Officer: Liz Arnold 291709

Approved on 01/04/10 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the information submitted as part of the application, the replacement windows hereby approved shall include horn detailing, white coloured edge seals, a middle rail no wider than 35mm and a bottom rail no wider than 100mm as stated in an e-mail from Mr Levitt received on 11 March 2010.

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

BH2009/02831

11-12 Trafalgar Street / 25 Pelham Square Brighton

Change of use of parts of the basement and ground floor of 25 Pelham Terrace from offices (B1) to retail (A1) to allow for expansion of existing shop at 11-12 Trafalgar Street.

Applicant: R T Warren Investments Ltd

Officer: Hamish Walke 292101

Approved on 18/03/10 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

BH2009/03117

9 Terminus Place Brighton

Erection of first floor rear extension.

Applicant: Mr Mark Sekula

Officer: Chris Swain 292178

Approved on 22/03/10 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) BH12.03

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

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

4) UNI

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

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

BH2009/03130

New England Street Car Park Providence Place Brighton

Display of 1 no. internally illuminated projecting sign.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 24/03/10 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

The projecting sign shall comprise laser cut folded aluminium panels which are internally illuminated.

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

BH2009/03153

147 North Street Brighton

Display of 1 no. externally illuminated fascia sign and 1 no. internally illuminated projecting sign.

Applicant: Co-operative Group

Officer: Helen Hobbs 293335

Approved on 25/03/10 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.

BH2010/00041

24 Albert Road Brighton

Erection of side extension over existing garage.

Applicant: Mr Z Solomon

Officer: Aidan Thatcher 292265

Approved on 23/03/10 DELEGATED

1) UNI

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

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

2) UNI

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

Notwithstanding the details shown on the existing and proposed elevation drawings (A476 01 and A476 21) submitted as part of this application, revised drawings shall be provided detailing the existing incised rustication banding and plinth moulding in the correct form at basement level. A revised proposed elevation drawing of the development shall also be submitted showing detailing to match the basement detailing of the existing building. No development shall commence until these drawings have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until large scale details of the proposed alterations and extensions including sample sections and elevations of the doors and windows at 1:20 scale and details of the fascia and eaves details at 1:5 scale, mullion details, cill details, stucco mouldings, roof tile detailing and 1:1 scale joinery sections of the doors and windows and 1:1 scale section of the stucco moulding details are submitted to and approved in writing by the Local Planning Authority. These details shall be in accordance with the revised drawings as required under condition 3 of this consent where appropriate. The works shall be completed in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

5) UNI

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

6) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and painted to match the existing ones. These shall be maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD4, QD14 and HE6 of the Brighton & Hove Local Plan.

7) UNI

The garage door hereby approved shall be a painted timber vertical boarded door with butt and beaded or a 'vee' and beaded joint detail and recessed within the opening.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

8) UNI

No works shall take place until samples of the materials to be used in the construction of the drive surface hereby approved have been submitted to and approved in writing by the Local Planning Authority. The materials shall be porous or provision shall be made to direct run-off water from the hard surface to a permeable or porous surface within the curtilage of the property. The works shall be carried out in strict accordance with the approved details and retained as such.

Reason: To ensure a satisfactory appearance to the development, to reduce the risk of flooding and pollution, to increase the level of sustainability of the development and to comply with policies QD1, QD2, SU4 and HE6 of the Brighton & Hove Local Plan.

9) UNI

No development shall take place until full details of the proposed crossover have been submitted to and approved in writing by the Local Planning Authority. The development must be completed in strict accordance with the approved details.

Reason: To ensure that the proposal causes no harm to other road users and to comply with policy TR7 of the Brighton & Hove Local Plan.

10) UNI

All roof ventilation and extract outlets shall use flush, concealed slate or tile vents, to match the roof covering, and concealed ridge and eaves ventilators and shall be maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD4, QD14 and HE6 of the Brighton & Hove Local Plan.

11) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan

BH2010/00070

Ground Floor 20 New Road Brighton

New shop front incorporating signage and replacement of existing aluminium glazing and entrance door with new timber double glazed doors.

Applicant: Mr Paul Sutherland

Officer: Aidan Thatcher 292265

Approved on 22/03/10 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 doors to the shopfront hereby approved shall be painted softwood and shall be retained as such.

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

BH2010/00080

51 Church Street Brighton

Erection of single storey rear extension.

Applicant: Mr Mike Lancaster

Officer: Sonia Kanwar 292359

Approved on 19/03/10 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.

BH2010/00104

30 West Hill Road Brighton

Replacement of existing first floor front elevation window with new timber sash window.

Applicant: Ms C Creeke

Officer: Chris Swain 292178

Approved on 01/04/10 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

BH2010/00135

Playground St Nicholas Park Dyke Road Brighton

Installation of play equipment exceeding 4 metres in height.

Applicant: Brighton & Hove City Council

Officer: Chris Swain 292178

Approved on 25/03/10 DELEGATED

1) BH01.01

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

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

2) UNI

All trees on site in the vicinity of the play area are to be protected during the implementation of the development to BS 5837 (2005) Trees on Development Sites. Prior to commencement of development, an Arboricultural Method Statement to this effect is to be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and maintained as approved until the development is complete.

Reason: To protect the existing trees in the vicinity of the play area in the interest of the visual amenity of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

3) UNI

The hereby approved timber play equipment shall be treated with a natural finish and retained as such thereafter.

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

BH2010/00141

29 Park Crescent Terrace Brighton

Construction of rear roof extension, alterations to existing rear outbuilding and new fence on north east boundary.

Applicant: Mr Dylan Carbonell-Ferrer

Officer: Chris Swain 292178

Refused on 31/03/10 DELEGATED

1) UNI

The proposed rear dormer, by reason of its size, proportions and design would result in a bulky and unsympathetic alteration that relates poorly to the existing building and forms an incongruous and over dominant element within the rear street scene, detrimental to the appearance and character of the building and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions.

BH2010/00171

5 West Hill Street Brighton

Erection of single storey extension to rear and railings to front elevation.

Applicant: Mr Tony Harris

Officer: Helen Hobbs 293335

Approved on 31/03/10 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

No works shall take place until further details of the proposed railings 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.

BH2010/00187

10 Zion Gardens Brighton

Change of use for the conversion of maisonette to two 1no. bedroom flats.

Applicant: Mr J Walker

Officer: Anthony Foster 294495

Refused on 22/03/10 DELEGATED

1) UNI

The proposed development would result in the loss of a small family dwelling house which has a floor area of less than 115sq.m and does not provide a unit which is suitable for family occupation, and as such the proposal is contrary to policy HO9 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development does not provide adequate storage for refuse, and as such is contrary to policies SU2 and HO9 of the Brighton & Hove Local Plan

3) UNI3

The proposed development does not provide adequate secure, covered cycle parking facilities and as such is contrary to policies TR14 and HO9 of the Brighton & Hove Local Plan, and Supplementary Planning Guidance Note 1 'Parking Standards'.

4) UNI4

The proposal fails to meet the travel demands that it creates or helps to maximise the use of sustainable transport. The Local Planning Authority would expect the application to make an appropriate contribution towards or a scheme of works to improve access to the local sustainable transport infrastructure. In the absence of an agreement or a detailed proposal in this respect, the scheme is contrary to policies TR1, TR19, SU15, QD28 and HO7 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Parking Standards (SPGBH4)

BH2010/00226

51 Church Street Brighton

Proposed rear dormer.

Applicant: Mr Mike Lancaster

Officer: Sonia Kanwar 292359

Refused on 19/03/10 DELEGATED

1) UNI

The proposed rear dormer, by virtue of its positioning, inappropriate design and impact in terms of the cumulative size of the rear roof alterations, forms an incongruous addition, detrimental to the appearance of the building and the surrounding conservation area. The development is therefore contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2010/00304

36 Church Street Brighton

Application for approval of details reserved by conditions 2, 4, 9, 10, 11 and 12 of application BH2007/04459.

Applicant: P Lincoln & N Dowsing

Officer: Liz Arnold 291709
Split Decision on 01/04/10 DELEGATED

1) UNI

The details reserved by conditions 2, 9, 10, 11 and 12 of approved application BH2007/04459 subject to full compliance with the submitted details.

1) UNI

The details reserved by condition 4 on the grounds of insufficient information.

WITHDEAN

BH2009/03082

108 Eldred Avenue Brighton

Erection of 2 storey front extension and alterations to existing conservatory.

Applicant: Mr & Mrs Watson

Officer: Adrian Smith 01273 290478

Refused on 18/03/10 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed two storey front extension represents a highly visible, incongruous and inappropriately bulky addition to the front of the recipient property that would be harmful to the appearance of both the building and the wider street scene. The proposed development is therefore contrary to the above policy.

BH2010/00196

1 Copse Hill Brighton

Erection of single storey side extension.

Applicant: Mr Scott Brady

Officer: Mark Thomas 292336

Refused on 19/03/10 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed development by virtue of its bulk, height, positioning, and proximity to the neighbouring boundary, forms an inappropriate addition to the property. The development would result in an unacceptable level of overlooking, loss of privacy, overshadowing and loss of outlook for the residents of no. 71 Eldred Avenue. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed development represents an incongruous and inappropriately bulky addition to the side elevation of the recipient property and would result in unacceptable harm to the character and appearance of the recipient building and the wider area. Further, given the existing extensions and alterations to the original building it is considered that the proposed development would result in the property having an overextended appearance. The proposal is therefore contrary to the above policy and guidance.

BH2010/00242

25 Hazeldene Meads Brighton

Hip to gable roof extension to south end including 3 No. dormers, 1 No. rooflight and pitched roof porch extension at front elevation. Installation of 9 No. Solar Panels to rear over existing dormer.

Applicant: Mr Steve McLean

Officer: Guy Everest 293334

Refused on 25/03/10 DELEGATED

1) UNI

The extended rear dormer would create an excessively sized and unduly bulky structure to the roof that would dominate the rear of the property and pay little regard to the existing scale and proportions of the building at ground floor level. In addition, the solar panels, by reason of their proliferation and level of projection above the ridge line, would appear incongruous features of the property and the wider area. The proposal would therefore detract from the character and appearance of the site and surrounding area and be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan, and to the provisions of the Council's adopted Supplementary Planning Guidance Note 1 'Roof alterations and extensions'.

2) UNI2

The extended gable to the southern end of the property would result in a harmful reduction in the existing visual gap between the application site and adjoining two-storey property (No.23). This would lead to an uncharacteristic terracing effect in this section of Hazeldene Meads and would materially detract from the spatial quality, character and appearance of the site and surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

EAST BRIGHTON

BH2009/02627

4 St Marks Street Brighton

Existing roof terrace built over the existing pitched roof to the rear and a proposed screen to the northern elevation of the terrace (Part Retrospective).

Applicant: Ms Beatrice Lelic

Officer: Chris Swain 292178

Approved on 22/03/10 DELEGATED

1) UNI

The obscure Perspex screen, hereby approved shall be implemented in full within one month of the date of the decision notice unless otherwise agreed in writing by the Local Planning Authority and shall be maintained as such thereafter.

Reason: In order to protect the adjacent properties to the north from overlooking and loss of privacy and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/03183

16 St Marys Square Brighton

Insertion of front and rear rooflights.

Applicant: Mr Robert Mellor

Officer: Chris Swain 292178

Approved on 23/03/10 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.

BH2010/00207

8 Chesham Street Brighton

Erection of single storey rear extension to ground floor.

Applicant: Ms Sharmila Nebhrajani

Officer: Helen Hobbs 293335

Approved on 06/04/10 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.

HANOVER & ELM GROVE

BH2009/03031

28 Southover Street Brighton

Installation of new extraction unit and external duct to replace existing.

Applicant: Ms Pelin Karayaka

Officer: Chris Swain 292178

Approved on 01/04/10 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 the operation of the kitchen ventilation system incorporated in the development shall be controlled such that the rating level measured or calculated 1 metre from the façade of the nearest existing noise sensitive premises shall not exceed a level 5dB(A) below the existing background (background expressed as an L90).

Reason: To safeguard the amenity of neighbouring occupiers and to comply with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

HOLLINGDEAN & STANMER

BH2009/03006

University of Sussex Lewes Road Brighton

Display of internally illuminated map signs, activated by photo cell, non-illuminated free standing building name signs, non-illuminated wall mounted signs, non-illuminated vehicular signs, internally illuminated intermittent variable signs and non-illuminated fingerposts. (Part Retrospective).

Applicant: Mr Rob French

Officer: Liz Arnold 291709

Approved on 29/03/10 DECISION ON APPEAL

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.

BH2009/03151

11 Park Road Brighton

Application for approval of details reserved by condition 1 of application BH2009/01364.

Applicant: Mr Philip Harris

Officer: Aidan Thatcher 292265

Approved on 22/03/10 DELEGATED

BH2010/00051

Hollingbury Park Golf Club Ditchling Road Brighton

Construction of a new paved ramp with handrails to main entrance of club house.

Applicant: Brighton & Hove City Council

Officer: Helen Hobbs 293335

Approved on 25/03/10 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.

BH2010/00067

Arts A University of Sussex Falmer Campus Falmer Brighton

Application for approval of details reserved by conditions 2, 3, 4 and 6 of application BH2009/01056.

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 22/03/10 DELEGATED

BH2010/00191

Saunders Park Playground Lewes Road Brighton

Installation of play equipment exceeding 4 metres in height.

Applicant: Brighton & Hove City Council

Officer: Chris Swain 292178

Approved on 25/03/10 DELEGATED

1) BH01.01

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

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

2) UNI

All trees on site in the vicinity of the development are to be protected during the implementation of the development to BS 5837 (2005) Trees on Development Sites. Prior to commencement of development, an Arboricultural Method Statement to this effect is to be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and maintained as approved until the development is complete.

Reason: To protect the existing trees in the vicinity of the play area in the interest of the visual amenity of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

3) UNI

The proposed gate, hereby permitted, located within the existing boundary fence adjacent to Lewes Road shall match in material, colour and design those of the existing boundary fence and shall be maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of

the Brighton & Hove Local Plan.

4) UNI

The hereby approved timber play equipment shall be treated with a natural finish and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

MOULSECOOMB & BEVENDEAN

BH2009/03155

Unit 1 Fairway Trading Estate Eastergate Road Brighton

Change of use of building from B2 (Industrial) to Local Authority Housing Services Repairs and Maintenance Offices and Depot (mix of B1, B2 and B8 uses). Insertion of 15 new windows and a door at ground floor level and 4 new windows at first floor level. (Date of consultation period extended).

Applicant: Brighton & Hove City Council

Officer: Kate Brocklebank 292175

Approved on 24/03/10 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) UNI

No works shall commence until details of sustainability measures shall be 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. The development shall be carried out in strict accordance with the approved details prior to first occupation.

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

3) UNI

The vehicle parking area shown on the approved plans shall not be used otherwise than for the use of motor vehicles in connection with the development hereby approved.

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

4) UNI

The vehicle parking area shown on the approved plan number 32612601-02 revision A submitted on 9th March 2010 shall be carried out in accordance with the approved details prior to first occupation and 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.

5) UNI

The development hereby approved shall not be occupied until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

6) UNI

The development hereby approved shall not be occupied unless or until the a draft travel plan has been submitted to and approved in writing by the Local Planning Authority, the draft shall include a travel pack which shall be issued to employees prior to occupation giving them information on travel options to the site. Within 6 months of occupation an updated travel plan shall submitted to and approved in writing by the Local Planning Authority indicating the measures to be applied to encourage sustainable travel for employees. The travel plan shall thereafter be adhered to for the duration of the use hereby permitted and be resubmitted for the council's written approval every 12 months thereafter.

Reason: To ensure that traffic generation is adequately managed by encouraging the use of walking, cycling and public transport, in compliance with policies TR1, TR2, TR4 TR7 and TR14 of the Brighton & Hove Local Plan.

7) UNI

The use hereby permitted shall not be open or in use except between the hours of 08:00 and 18:00 Mondays to Fridays and 09:00 and 13:00 on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

8) UNI

No vehicular movements nor any loading or unloading of vehicles shall take place on the site except between the hours of 08:00 and 18:00 on Monday to Friday and 09:00 and 13:00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

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

9) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the warehousing (use class B8) shall be restricted to the areas marked on drawing numbers 181/01 revision P1 and 181/02 revision P1 submitted on 23rd December 2009 and there shall be no provision of a trade counter at the premises.

Reason: To ensure any warehousing (use class B8) remains ancillary to the main B1 (office) use, in accordance with Local Plan policy EM1.

(i) No works to the current drainage system or works involving the breaking of the ground/floor slab within the building shall commence until there has been submitted to and approved in writing by the local planning authority: (A desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).

10) UNI

A desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and unless otherwise agreed in writing by the local planning authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the local planning authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

11) UNI

The development hereby permitted shall not be occupied or brought into use until there has been submitted to the local planning authority verification by a competent person approved under the provisions of condition 10 (i)c that any remediation scheme required and approved under the provisions of condition 10 (i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of the local planning authority in advance of implementation). Unless otherwise agreed in writing by the local planning authority such verification shall comprise:

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress;
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition (i) c.

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

12) UNI

Prior to first occupation, the windows shall be painted to match those on the existing building and retained as such thereafter.

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.

13) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plan number 32612601-01 revision A submitted on 9th March 2010 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.

BH2010/00110

139 Ladysmith Road Brighton

Change of use from office/workshop (B1) to a single dwelling with external alterations.

Applicant: Mr Zahy Deen

Officer: Anthony Foster 294495

Refused on 01/04/10 DELEGATED

1) UNI

The applicant has failed to demonstrate that the lawful B1 business use is genuinely no longer viable. In the absence of such required evidence, the proposal would involve the unacceptable loss of employment generating floorspace and as such is contrary to policies EM5 and EM6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, fails to provide adequate private external amenity space for future occupiers, contrary to Brighton & Hove Local Plan policies QD27 and HO5.

BH2010/00114

Changing Rooms Adjacent Playing Fields Village Way Brighton

Renewal of temporary permission to continue the use of existing demountable changing rooms adjacent to playing fields.

Applicant: University of Brighton

Officer: Liz Arnold 291709

Approved on 31/03/10 DELEGATED

1) UNI

The demountable changing rooms hereby permitted shall be permanently removed from the site before 3 years from the date of this permission and the land reinstated to its former condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: The structure hereby approved is not considered suitable as a permanent form of development and permission is granted for a temporary period only and to comply with policies QD1, NC6 and NC7 of the Brighton & Hove Local Plan.

BH2010/00170

78 Dewe Road Brighton

Erection of rear extension at first floor level.

Applicant: Ms E Blackburn

Officer: Sonia Kanwar 292359

Refused on 24/03/10 DELEGATED

1) UNI

The proposed extension, by virtue of its siting, design, size and massing would result in the proposal appearing overbearing, particularly when viewed from the neighbouring property No. 80 Dewe Road, and would result in loss of light and outlook to this property and heightened sense of enclosure. As such the proposal would adversely impact on the residential amenity of this property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by virtue of its siting, design, materials, size and massing would form an incongruous and unsympathetic feature resulting in an overextended appearance of the building which would be detrimental to the character and appearance of the existing building and the visual amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

QUEEN'S PARK

BH2009/02429

Brighton Magistrates Court Edward Street Brighton

Installation of an external plant room to north elevation on top of existing rear addition at first floor level and associated alterations.

Applicant: HMCS South East Region

Officer: Chris Swain 292178

Approved on 22/03/10 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

Noise from the plant room shall be controlled such that the rating level measured or calculated 1 metre from the façade of the nearest existing noise sensitive premises shall not exceed a level 5dB(A) below the existing background (background expressed as an L90).

Reason: To safeguard the amenity of both the occupiers of the building and the neighbouring occupiers and to comply with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the information provided, detailed specifications of the proposed boiler, including energy efficiency ratings shall be submitted to and approved in writing by the Local Planning Authority and the boiler should be implemented in strict accordance with the details provided and maintained as such thereafter.

Reason: To ensure the efficiency of the development in the use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan.

BH2009/03038

Saunders Glass Sussex Place Brighton

Demolition of existing former glassworks and erection of a 7 storey student halls of residence providing 182 units and ancillary cycle parking.

Applicant: Hope Homes

Officer: Anthony Foster 294495

Refused on 18/03/10 DELEGATED

1) UNI

Part of the application site is an allocated housing site as designated within the Brighton & Hove Local Plan. The proposed development would not provide any market or affordable housing and would therefore prejudice the delivery of future housing within the City, contrary to policy HO1 of the Brighton & Hove Local Plan and policy HE1 of the South East Plan.

2) UNI2

The proposal, by reason of the siting, height, design and massing of the building, and the continuous bulk and massing of the roof, would appear incongruous and harmful to the character and appearance of the Valley Gardens Conservation Area, in particular to views of the historic roofline of Grand Parade properties as viewed from Gloucester Place and St. George's Place. The development is considered to be contrary to policies QD1, QD2, QD3, QD4 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The proposal, by reason of the siting, height, design and massing of the building, and the continuous bulk and massing of the roof, would appear incongruous and harmful to the historic roofline and setting of the listed buildings adjacent to the site on Grand Parade and would appear out of scale and visually dominate the setting of the rear of these listed buildings when viewed from Sussex Place and Richmond Parade. As such the proposal is contrary to policy HE3 of the Brighton & Hove Local Plan.

4) UNI4

The proposal, by reason of the lack of any shared amenity space, would be of detriment to the living conditions of future occupiers of the development, contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

5) UNI5

The proposal fails to meet the travel demands that it creates or help to maximise the use of sustainable transport. The Local Planning Authority would expect the

scheme to make an appropriate contribution towards local sustainable transport infrastructure. In the absence of an agreement in this respect, the scheme is contrary to policies TR1, TR19, HO7 and QD28 of the Brighton & Hove Local Plan and Supplementary Planning Guidance 04 Parking Standards.

BH2009/03077

Former Thwaites Garage 33 Mighell Street Brighton

Demolition of existing garage and flint wall. Construction of a flint facing building between 4 and 7 storeys to accommodate 87 student units and reinstatement of flint wall.

Applicant: SPV Mighell Street Ltd

Officer: Mick Anson 292354

Refused on 22/03/10 PLANNING COMMITTEE

1) UNI

The site is allocated for employment led development and the applicant has failed to demonstrate that the existing use is redundant for employment uses and the provision of student housing does not meet one of the acceptable alternative uses for employment sites that are found to be genuinely redundant. The proposal is therefore contrary to policies EM2 and EM3 of the Brighton & Hove Local Plan and Supplementary Planning Document 04 Edward Street Quarter.

2) UNI

The proposal, by reason of the siting, height, design and massing of the building, would appear incongruously prominent and harmful to the character and appearance of the Carlton Hill Conservation Area, particularly in views down Carlton Hill. The development is considered to be contrary to policies QD1, QD2, QD3, QD4 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The proposal, by reason of the site coverage, height, design and massing of the building, would appear incongruous with and harmful to the setting of nearby listed buildings, namely 1 Tilbury Place and Holy Trinity Church, and would appear out of scale with and visually dominate the setting of the adjacent listed Farmhouse of 34/35 Mighell Street when viewed from Mighell Street. The proposal is contrary to policy HE3 of the Brighton & Hove Local Plan.

4) UNI

The application, by way of an inadequate and inconsistent daylight assessment, will result in a significant loss of daylight to adjacent properties at 70 Carlton Hill and Flats 1 and 2 of 34 Mighell Street and as such the scheme is considered contrary to policy QD27 of the Brighton & Hove Local Plan.

5) UNI

The proposal, by reason of its siting and design, would result in overlooking to the rear elevations and rear amenity space of 34 Mighell Street and would be detrimental to their privacy and the use and enjoyment of their private amenity space, contrary to policy QD27 of the Brighton & Hove Local Plan.

6) UNI

The proposal does not make provision either on site or by way of contribution for outdoor recreation space and does not make provision for private outdoor amenity space and is therefore contrary to policies HO5 and HO6 of the Local Plan and Draft Supplementary Planning Guidance 9 A Guide for Residential Developers on the Provision of Recreational Space.

7) UNI

The proposal fails to provide sufficient parking for people with mobility related disability and is thus contrary to policies TR18 and HO13 of the Brighton & Hove Local Plan, Supplementary Planning Guidance Note 4 Parking Standards and Planning Advisory Note 03 Accessible Housing and Lifetime Homes.

8) UNI

The proposal, by reason of the type and method of hanging cycle storage, would fail to provide a level of cycle parking that would be convenient and accessible to all users and as such is contrary to policy TR14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4 Parking Standards.

9) UNI

The applicant has failed to demonstrate that the proposal would be efficient in the use of energy, water and resources and would meet an excellent BREEAM rating, and as such the proposal is contrary to policies SU2 and SU16 of the Brighton & Hove Local Plan, Supplementary Planning Document 08 Sustainable Buildings and Supplementary Planning Document 04 Edward Street Quarter.

10) UNI

The proposal has failed to incorporate the provision of landscaping to enhance biodiversity which would contribute to the improvement of the ecological value of the site and surroundings and therefore is contrary to policy QD17 of the Brighton & Hove Local Plan and draft Supplementary Planning Document Nature Conservation and Development.

11) UNI

The application fails to demonstrate measures to adequately maximize the use of sustainable transport and address the travel demand arising from the development, either on site or by way of contribution or measures to demonstrate that the student accommodation would remain genuinely car free in the long term, contrary to Brighton & Hove Local Plan policies TR1, TR2, TR5, TR7, TR8, TR19, QD28 and HO7 and Supplementary Planning Guidance Note 4 Parking Standards.

BH2009/03078

Former Thwaites Garage 33 Mighell Street Brighton

Demolition of existing garage and flint wall.

Applicant: SPV Mighell Street Ltd

Officer: Mick Anson 292354

Refused on 01/04/10 PLANNING COMMITTEE

1) UNI

The proposal would result in the demolition of the high flint wall that makes a positive contribution to the special interest and character of the conservation area. As such the proposal would be detrimental to the character and appearance of the Carlton Hill Conservation Area, contrary to policy HE8 of the Brighton & Hove Local Plan.

2) UNI2

The applicant has failed to demonstrate that the proposed redevelopment would preserve the area's character and the absence of an acceptable replacement scheme would result in the creation of a gap which would be detrimental to the character and appearance of the Carlton Hill Conservation Area, contrary to Policy HE8 of the Brighton & Hove Local Plan.

BH2010/00117

23 Bristol Road Brighton

Certificate of Lawfulness for the existing use of the property as a single dwelling house (Use Class C3)

Applicant: Miss Sarah Rossiter

Officer: Jonathan Puplett 292525

Refused on 29/03/10 DELEGATED

BH2010/00143

Former Wholesale Fruit & Vegetable Market Circus Street Brighton

Change of Use of vacant market building for temporary (period of 2 years) Class D1 and D2 cultural and community uses and small scale ancillary Class A1, A3 and B1 uses.

Applicant: Brighton & Hove City Council

Officer: Kathryn Boggiano 292138

Approved on 18/03/10 PLANNING COMMITTEE

1) BH02.08

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

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

2) 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.

3) UNI

The premises shall not be in use except between the hours of 09.00 to 18.00, except for no more than 12 days out of any calendar month when the premises shall not be in use except between the hours of 09.00 to 23.00. An exception to these times may be permitted for no more than an additional 12 nights per calendar year, where the premises shall not be in use except between the hours of 09.00 to 01.00 the following day, and one additional weekend in October (White Night), where the premises may be open from 09.00 on Saturday to 18.00 on Sunday. Prior notification of these 13 nights per calendar year when later opening than 23.00 is proposed, must be submitted not less than 21 days in advance of any such exception, and agreed in writing by, the Local Planning Authority.

Reason: To safeguard the amenity and existing characteristics of the area for the benefit of neighbouring residents/occupiers particularly in regard to the effects of noise and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Twenty eight days prior to any part of the building first being brought into use as A1, A3 or B1 use, a plan showing those parts of the building to be utilised as A1, A3 or B1 use, along with the proposed length of time of each use, and an assessment of the likely change in traffic generation associated with each use, must be submitted to and approved in writing by the Local Planning Authority. The scheme will be fully implemented in accordance with the approved details.

Reason: To ensure that any A1, A3 or B1 use is ancillary to the main D1 and D2 uses, and in order to protect neighbouring amenity, the vitality and viability of the nearby designated retail areas, and to ensure that the scheme provides for the travel impact it generates and to comply with policies TR1, SU9, SU10, QD27 and SR2 of the Brighton & Hove Local Plan.

5) UNI

Before the development hereby approved is brought into use, details of toilet facilities within the building shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme of toilet facilities shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure adequate provision of toilet facilities for the D1 and D2 community uses hereby approved, in accordance with Brighton & Hove Local Plan policy HO19.

6) UNI

Where events include the use of amplified sound and/or plant and machinery a noise management scheme will be submitted not less than 21 days in advance of the event to, and agreed in writing by, the Local Planning Authority. Unless otherwise agreed in writing the noise management scheme shall include the following:

- a. A brief description of the event, including any details of the different types of entertainment and a timetable of the dates and times of the event programme.
- b. A layout plan showing the position of speakers, and plant/machinery (e.g. generators). Noise sensitive premises that are likely to be affected should also be identified on the plan.
- c. A comprehensive acoustic plan assessment, including predicted noise levels and independent noise monitoring proposals.
- d. A brief description of any sound systems, and details of which entertainment will be amplified. Where entertainment will only be permitted through an 'in house sound system' this should be indicated.
- e. Contact details of designated competent personnel responsible for noise control during performance.
- f. Set up and clear up procedures including times and vehicle movements.
- g. Hours of operation for entertainment and plant/machinery, including sound checks.
- h. Noise mitigation measures, e.g. screening, noise limiters and monitoring.
- i. Where appropriate an advice letter to neighbouring residents and/or commercial premises.

The uses shall be implemented fully in accordance with the approved details.

Reason: To safeguard the amenity and existing characteristics of the area for the benefit of neighbouring residents/occupiers particularly in regard to the effects of noise and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

7) UNI

The permission hereby granted shall be for a temporary period expiring on 17 March 2012 when the uses hereby approved shall be ceased in their entirety and the land reinstated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before the expiry date.

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

8) UNI

None of the food to be served in the A3 use hereby approved shall be cooked on the premises.

Reason: To safeguard the amenity of nearby residents/occupiers, particularly with regard to odours, and to accord with policy QD27 of the Brighton & Hove Local Plan.

ROTTINGDEAN COASTAL

BH2009/03070

72-74 High Street Rottingdean Brighton

Change of Use of Motor Car Showroom (SG04) to Retail Sales Area (A1) and adjoining self contained Office (B1).

Applicant: Mr P Ghazal

Officer: Hamish Walke 292101

Approved on 25/03/10 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.

BH2009/03134

Flat 5 28 Sussex Square Brighton

Refurbishment of bathroom to include repositioning of existing internal door, part raising of false ceiling and installation of a new extractor fan with external vent.

Applicant: Mr Christopher Hoare

Officer: Sonia Kanwar 292359

Approved on 29/03/10 DELEGATED

1) BH01.05

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

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

2) BH13.06

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

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

3) UNI

All internal pipework relating to the vent hereby approved shall be concealed within the ceiling void 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.

4) UNI

No works shall take place until full details of the proposed underfloor heating system (including its depth) 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.

BH2009/03150

49 Roedean Crescent Brighton

Loft conversion incorporating front and rear dormers and roof extension. Single storey front extension and first floor rear extension and external alterations.

Applicant: Mr & Mrs O'Hara

Officer: Sonia Kanwar 292359

Approved on 18/03/10 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 commence until details of screening measures to protect the privacy of the occupiers of No. 51 Roedean Crescent and to avoid overlooking from the first floor Master Bedroom hereby approved have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed measures.

Reason: To safeguard the privacy of the occupiers of No. 51 Roedean Crescent and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/03166

8 Bevendean Avenue Saltdean Brighton

Erection of a pitched roof two storey side extension.

Applicant: Mr Chris Tugwell

Officer: Helen Hobbs 293335

Approved on 19/03/10 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.

BH2010/00065

Land Rear of 50 Roedean Crescent Brighton

Construction of a two storey detached dwelling with partially sunken garage incorporating waste and cycle stores. Formation of a new entrance to Roedean Vale with associated vehicle crossover.

Applicant: M Rosenberg

Officer: Anthony Foster 294495

Approved on 22/03/10 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) 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.

4) 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.

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) BH06.03

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.

7) 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.

8) BH14.01

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

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

9) BH14.02

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

10) BH15.06

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 to the satisfaction of the Local Planning Authority.

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.

11) UNI

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

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

12) UNI

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

13) UNI

Notwithstanding the details shown on the approved plans, no development shall commence until full details of a screen on the balcony at first floor level facing south shall be submitted to and agreed in writing by the Local Planning Authority. The screen shall be 1.7m in height. The scheme shall be implemented in strict

accordance with the approved details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development, to protect residential amenity and to comply with policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

14) UNI

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

15) UNI

The development shall be implemented in strict accordance with the Waste Minimisation Statement submitted as part of this application.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of landfill is reduced and to comply with policy SU13 of the Brighton & Hove Local Plan.

16) UNI

The first floor side elevation south west facing windows shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such unless otherwise agreed in writing with the Local Planning Authority.

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.

17) 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 3 for the residential unit 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 the residential unit 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.

18) UNI

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

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

BH2010/00068

11 Westmeston Avenue Saltdean Brighton

Certificate of Lawfulness for proposed erection of single storey side extension.

Applicant: Mrs Helen Brumsen

Officer: Sonia Kanwar 292359

Approved on 31/03/10 DELEGATED

BH2010/00069

11 Westmeston Avenue Saltdean Brighton

Replacement and extension of existing rear balcony incorporating glass balustrade and removal of wall between existing door and window to create enlarged door opening.

Applicant: Mrs Helen Brumsen

Officer: Sonia Kanwar 292359

Approved on 31/03/10 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.

BH2010/00212

Grand Ocean Hotel Longridge Avenue Saltdean Brighton

Construction of three new residential units within existing listed building.

Applicant: Explore Living

Officer: Katie Rasdall 292361

Approved on 24/03/10 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) BH13.02

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

No works shall take place to the listed building (building 7) until a detailed schedule and specification for windows, glazing screens and external louvres have been submitted and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure the preservation of this listed building, and the restoration of the exterior and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

4) UNI

All new windows on the north elevation of the listed building (building 7) shall be steel 'crittall' style windows to match the opening pattern and frame section of existing windows.

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

BH2010/00302

Marina Way and Mariners Quay Brighton

Application for approval of details reserved by conditions 2, 3, 5 and 6 of application BH2009/02189.

Applicant: Southern Water Services Ltd

Officer: Aidan Thatcher 292265

Approved on 06/04/10 DELEGATED

BH2010/00320

31 Withyham Avenue Saltdean Brighton

Certificate of Lawfulness for proposed hip to gable roof extension to rear, side dormer and two rooflights.

Applicant: First Touch Properties

Officer: Helen Hobbs 293335

Approved on 01/04/10 DELEGATED

BH2010/00384

Plot 4 Royles Close Rottingdean Brighton

Non Material Amendment to BH2008/01597 to replace door of ground floor utility on north west elevation with window, add door to ground floor utility on south east elevation and add window to first floor bedroom 2 on south west elevation.

Applicant: Stephen Trafford

Officer: Kathryn Boggiano 292138

Approved on 18/03/10 DELEGATED

WOODINGDEAN

BH2009/01824

Warren Plantation Warren Road Woodingdean Brighton

Change of use from agricultural land (SG07) to woodland burial site (SG08) with alterations to existing internal road.

Applicant: Brighton & Hove City Council

Officer: Kate Brocklebank 292175

Approved on 30/03/10 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) BH14.01

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

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

3) BH14.02

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further

programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

4) UNI

No development shall take place unless and until a detailed scheme showing the access roadway and details of the construction, surfacing, levels and drainage have been submitted to and approved in writing by the Local Planning Authority the roadway shall then be carried out in strict accordance with the approved details prior to the use being brought into use.

Reason: To ensure the roadway is constructed to an acceptable standard and to comply with policy TR7 of the Brighton & Hove Local Plan.

5) UNI

The use hereby approved shall not be implemented unless or until details of the proposed benches have been submitted to and approved in writing by the Local Planning Authority. The details shall include the design, materials and proposed location and method of fixing.

Reason: To safeguard the character and appearance of the countryside and to comply with policies QD1, NC6 and NC7 of the Brighton & Hove Local Plan.

6) UNI

The use hereby approved shall not be implemented unless or until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include proposed species and details of an implementation and management scheme for the proposed planting. The planting should then be carried out in 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 QD15, NC3, NC6 and NC7 of the Brighton & Hove Local Plan.

7) UNI

All existing trees shall be protected to BS 5837 (2005) Tree on Development Sites during the construction of the roadway.

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 NC3 and QD16 of the Brighton & Hove Local Plan.

BH2009/03164

37 Stanstead Crescent Brighton

Erection of pitched roof two storey side and rear extensions.

Applicant: Mr Kevin Thorpe

Officer: Sonia Kanwar 292359

Approved on 18/03/10 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH03.03

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

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

BH2010/00165

47 Selhurst Road Brighton

Demolition of existing bungalow and detached garage. Construction of 2 No. semi-detached 3 bedroom houses.

Applicant: Douglas Graham Investments Ltd

Officer: Kate Brocklebank 292175

Approved on 19/03/10 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) BH03.01

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.

3) 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.

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) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

6) 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.

7) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, boundary treatment, 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) 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 or STROMA 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.

9) UNI

Notwithstanding the approved plans, no development shall take place until revised plans including sections and levels showing access to the front entrances and level access into the front and rear doors to each dwelling have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the agreed details and retained 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.

10) UNI

No development shall take place until elevational details of the scheme for the storage of refuse/recycling and bicycles 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/recycling and bicycle 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 bicycles and to comply with policies QD1, QD27 and TR14 of the Brighton & Hove Local Plan.

11) UNI

The windows on the north roofslope servicing the bathrooms and on the side elevations servicing the en-suite bathrooms 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.

12) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

13) UNI

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) or STROMA under the Code for Sustainable Homes and a Design Stage 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 BRE or STROMA issued 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.

BRUNSWICK AND ADELAIDE

BH2009/02105

Garages Opposite 6-10 St Johns Road Hove

Construction of two-storey B1 office following demolition of existing garages.

Applicant: Mr Howard Coulson

Officer: Clare Simpson 292454

Approved after Section 106 signed on 25/03/10 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) BH02.06

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

3) BH05.05

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'standard' BREEAM or a 'bespoke' BREEAM) and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

4) BH05.06

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

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

5) BH06.02

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.

6) 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.

7) 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.

8) BH12.08

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work on the site the subject of this consent is commenced within a period of 6 months following commencement of demolition in accordance with a scheme for which planning permission has been granted.

Reason: To prevent premature demolition in the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the Brighton & Hove Local Plan.

9) UNI

No vehicular movements for the loading or unloading of vehicles to the commercial units at ground floor level shall take place between the hours of 18.00 to 08.00 on Monday to Saturday and not at any time on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the occupiers of adjoining properties and in accordance with policies SU10 and QD27 of the Brighton & Hove Local Plan.

10) UNI

No development shall take place until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration is submitted to and agreed in writing by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out in accordance with the agreed details and thereafter be retained to the satisfaction of the Local Planning Authority.

Reason: To protect residential amenity and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

11) UNI

Notwithstanding the submitted Waste Minimisation Statement, no development shall take place until a written statement, consisting of a Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, 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.

12) UNI

The commercial units shall not be open or in use except between the hours of 08.00 and 18.00 Mondays to Saturdays and not at any time on Sundays or Bank Holidays.

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

13) UNI

No development shall take place until full details of the proposed solar panels 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.

14) UNI

No development shall take place until details of the external lighting of the site has been submitted to and approved in writing by the Local Planning Authority. The lighting installation shall comply with the recommendations of the Institution

of Lighting Engineers (ILE) "Guidance Notes for the Reduction of Light Pollution" (dated 2005) for zone E or similar guidance recognised by the council. A certificate of compliance signed by a competent person shall be submitted with the details. The approved installation shall be maintained and operated in accordance with the approved details and thereafter be retained to the satisfaction of the Local Planning Authority.

Reason: To protect residential amenity and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

15) UNI

- (i) No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: (A desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).
 - a. A desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice;
and unless otherwise agreed in writing by the Local Planning Authority
 - b. a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;
and unless otherwise agreed in writing by the Local Planning Authority
 - c. a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.
- (ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the local planning authority verification by a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i) c has been implemented fully in accordance with the approved details (unless varied with the written agreement of the local planning authority in advance of implementation). Unless otherwise agreed in writing by the local planning authority such verification shall comprise:
 - a. as built drawings of the implemented scheme;
 - b. photographs of the remediation works in progress;
 - c. certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition (i) c.

Reason: Previous historical activities associated with this site may have potentially caused, or have the potential to cause, contamination of controlled waters and to ensure that the proposed site investigations and remediation will not cause pollution of controlled waters and in accordance with policies SU3 and SU11 of the Brighton & Hove Local Plan.

BH2009/02661

19 Lansdowne Place Hove

Replacement and relocation of existing internal gas pipework. (Retrospective).

Applicant: Leaders

Officer: Wayne Nee 292132

Approved on 01/04/10 DELEGATED

1) UNI

The gas pipe hereby permitted shall be repainted within two months of the date of this permission in the required colour (BS4800 08 B 15) to prevent the copper from showing through. 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.

BH2009/03111

55 Western Road Hove

Display of 2 no. internally illuminated fascia signs & 1 no. internally illuminated projecting sign.

Applicant: Sainsbury's Supermarkets Limited

Officer: Adrian Smith 01273 290478

Refused on 22/03/10 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 proposed fascia signs would, by reason of their depth, bulky canister lettering and differing methods of illumination, be detrimental to the uniformity, character and setting of the building and the wider Brunswick Town Conservation Area, contrary to local plan policies HE9, QD12 and SPD07 'Advertisements'.

2) UNI2

Notwithstanding the submitted application, the initial and revised plans do not accurately reflect the overall dimensions of the shopfront, and fail to accurately represent the fascia details of the adjacent shopfronts. Given such inaccuracies it is not reasonably possible to make an accurate assessment of the design proposal within the context of the site and surrounds, having regard to policies QD12 & HE9 of the Brighton & Hove local plan, and SPD07 'Advertisements'.

BH2009/03162

Flat 1 48 Brunswick Square Hove

Installation of new gas service and new central heating system.

Applicant: Dr Susana Price

Officer: Wayne Nee 292132

Approved on 18/03/10 DELEGATED

1) 01.05AA

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 gas pipe shall be painted white to match the walls of the building.

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

BH2010/00144

34 Lansdowne Place Hove

Change of use of ground floor vacant retail unit (A1) to form 1 no. 2 bed flat (C305).

Applicant: Farnpoint Ltd

Officer: Paul Earp 292193

Approved on 31/03/10 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) 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.

BH2010/00145

34 Lansdowne Place Hove

Internal alterations of ground floor vacant retail unit to form 1 no. 2 bed flat.

Applicant: Farnpoint Ltd

Officer: Paul Earp 292193

Approved on 31/03/10 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 door to the bedroom, and its surround, have been submitted to the Local Planning Authority at a scale of 1:20. 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.

BH2010/00162

Store at rear of 34 Adelaide Crescent Hove

Proposed roof-lights to North & East roof slopes.

Applicant: Miss Katie McKinnon

Officer: Charlotte Hughes 292321

Approved on 01/04/10 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.

BH2010/00282

51 Holland Road Hove

Conversion of roof space to form new one bedroom flat with dormer to rear and rooflight to front. (Part retrospective).

Applicant: A J D A Partnership

Officer: Christopher Wright 292097

Approved on 31/03/10 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development does not put undue pressure on existing on-street car parking in the city and improves sustainable transport infrastructure provision in the vicinity of the site in response to the additional person trips to and from the site brought about by the development and to comply with policies TR1, TR2, QD28 and SU15 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the drawings submitted, no development shall take place until the layout of the bathroom/W.C. has been suitably amended to comply with 'Lifetime Homes' principles in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to provide improved circulation and cater for the changing mobility needs of future occupiers of the residential unit and in order to comply with policies HO13 and QD27 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until large scale details of the roof terrace and access hereby permitted, to include 1:20 scale drawings and profile details of the timber doors, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

5) UNI

No development shall take place until the precise details of the rooflight to the front roof slope and the rooflights on the rooftop, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

BH2010/00292

LGFF 93 Lansdowne Place Hove

Internal alterations.

Applicant: Ms Selina Logan

Officer: Mark Thomas 292336

Approved on 31/03/10 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 pipe work hereby approved shall be painted to match the colour of the recipient property, and retained as such unless 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.

BH2010/00305

15 Cross Street Hove

Installation of new shop front, replacement first floor window and conservation style roof-light on front roof-slope. (Part Retrospective).

Applicant: Mr Brian Oliver

Officer: Adrian Smith 01273 290478

Approved on 01/04/10 DELEGATED

1) UNI

The rooflight hereby approved shall be of a conservation style with steel or cast metal frames fitted flush with the adjoining roof surface without projecting above the plane of the roof.

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

2) UNI

Notwithstanding the details as submitted, the replacement sash window hereby permitted shall be completed in painted softwood, double-hung, with slim glazing bars having a thickness of no greater than 20mm and meeting rails with a thickness of no greater than 30mm and concealed trickle vents, unless otherwise agreed in writing by the local planning authority.

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

3) UNI

The parapet and high level corncicing hereby approved shall be completed to match entirely that which currently exists at the attached building (No.16 Cross Street) as indicated in the photographs of the front elevation submitted with the application, unless otherwise agreed in writing by the local planning authority.

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

BH2010/00381

Flat 1 35 Adelaide Crescent Hove

Proposed replacement of all existing timber framed storm shutters with new timber framed shutters to closely match existing design and associated minor alterations to windows at first floor level.

Applicant: Mr Paul Stead

Officer: Mark Thomas 292336

Approved on 07/04/10 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 samples of the glass to be used in the construction of the storm shutters 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.

BH2010/00382

Flat 1 35 Adelaide Crescent Hove

Proposed replacement of all existing timber framed storm shutters with new timber framed shutters to closely match existing design and associated minor alterations to windows at first floor level.

Applicant: Mr Paul Stead

Officer: Mark Thomas 292336

Approved on 07/04/10 DELEGATED

1) BH01.01

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

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

2) UNI

No works shall take place until samples of the glass to be used in the construction of the storm shutters 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.

CENTRAL HOVE

BH2010/00036

1 Sussex Road Hove

Reinstate box sash front elevation first floor window.

Applicant: Mrs Annette Woolman

Officer: Clare Simpson 292454

Approved on 30/03/10 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.

BH2010/00043

Rear of 53 Sackville Road Hove

Erection of single storey rear extension and construction of pitched roof above with rooflights for B1 (business) use

Applicant: Whiter Than White Laboratories

Officer: Guy Everest 293334

Refused on 23/03/10 DELEGATED

1) UNI

The applicant has failed to demonstrate that there is a need for the proposed use, given the availability of existing land or premises either identified in the local plan,

on the market, or with outstanding planning permission. The proposal is therefore contrary to policy EM4 of the Brighton & Hove Local Plan which relates to new business and industrial uses on unidentified sites.

2) UNI

The development by reason of its scale, design and detailing would poorly contrast with the informal character, scale and function of adjoining development on Brooker Place and would appear unduly bulky and prominent. The proposal would therefore detract from the visual amenities of the area and fail to preserve or enhance the character and appearance of the Old Hove Conservation Area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2010/00139

50 Church Road Hove

Application for approval of details reserved by conditions 2 and 3 of application BH2009/02527.

Applicant: Mr Roy Pook

Officer: Adrian Smith 01273 290478

Approved on 24/03/10 DELEGATED

BH2010/00268

Land To Rear Of 142 Church Road Hove

Erection of 1no. single storey residential studio with single pitched roof.

Applicant: Peemark Ltd

Officer: Jason Hawkes 292153

Refused on 29/03/10 DELEGATED

1) UNI

Policies QD1, QD2, QD3 & HE6 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings and preserve or enhance the character or appearance of the conservation area. Policy HO4 states that residential development will be permitted at higher density where it can be demonstrated that the proposal exhibits a high standard of design. The proposed dwelling by virtue of its size in this limited plot is considered to be an overdevelopment of the site which fails to respect the constraints of the site and its relationship to surrounding residential properties and will appear as a cramped form of development. The modern design is also deemed to be out of character with the traditional appearance of the host property and the surrounding conservation area. The proposal is therefore contrary to the above policies.

2) UNI

Policy HO5 requires the provision of private usable amenity space in new residential development where appropriate to the scale and character of the development. The new dwelling does not benefit from suitable outside usable private amenity space suitable for the scale of the dwelling. The scheme also results in the loss of amenity space for the occupants of two newly formed flats in the upper floors of the host building. The proposal is therefore contrary to the above policy.

GOLDSMID

BH2009/02462

Flat 20 Drive Lodge 68-70 The Drive Hove

Replace existing timber frame windows and door with uPVC double glazed units.

Applicant: Direct Residential

Officer: Mark Thomas 292336

Report from: 18/03/2010 to: 07/04/2010

Approved on 07/04/10 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.

BH2009/02871

Flat 1 21 Wilbury Avenue Hove

Installation of two roof lanterns on the flat roof at ground floor level to rear.

Applicant: Mr Peter Seccombe

Officer: Charlotte Hughes 292321

Approved on 07/04/10 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.

BH2009/03087

Beresford Court Somerhill Road Hove

Installation of 8 no. rooflights to existing crown top flat roof (retrospective).

Applicant: Mr M Sorokin

Officer: Paul Earp 292193

Refused on 24/03/10 DELEGATED

1) UNI

The front rooflights, by reason of their height and positioning close to the front ridge of the roof, have resulted in the loss of the clear, uninterrupted roof line (save for a chimney) to the front elevation of the building, and thereby detract from its character and appearance. In particular, the front rooflights are highly prominent in the longer street scene when viewed from from Nizells Avenue. The development is thereby contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note SPGBH1: Roof alterations and extensions.

BH2009/03088

64 Goldstone Villas Hove

Change of use of first floor offices (B1) to self-contained flat.

Applicant: Media Exchange

Officer: Christopher Wright 292097

Approved on 01/04/10 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) 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.

3) UNI

Work to implement the development hereby permitted shall not commence until revised details of the floor layout, to include the W.C. and shower room, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and 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) UNI

Notwithstanding the drawings submitted, the southerly window on the flank wall of the rear outrigger (W.C./shower room) shall be obscure glazed and/or fixed shut in a fashion to be submitted to and approved in writing by the Local Planning Authority, and retained as such thereafter.

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

BH2009/03107

1 Addison Road Hove

Erection of one 2 no. bedroom and one 3 no. bedroom, two storey houses incorporating rooflights.

Applicant: Paulanto Ltd

Officer: Adrian Smith 01273 290478

Refused on 19/03/10 DELEGATED

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. The proposed building, by virtue of its excessive width, will result in a disproportionate addition to the adjoining residential terrace which will detract from the character and appearance of the area. The scheme is therefore contrary to the above policies.

2) UNI2

The outer house, by virtue of the lack of useable floorspace, outlook and ventilation to the loft bedroom, the lack of outlook and ventilation to the first floor bathroom, and the lack of private amenity space, will result in a cramped and substandard form of accommodation for future residents which would be of detriment to their living conditions. The proposal is therefore contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

BH2010/00031

FFF 76 Davigdor Road Hove

Conversion of first floor flat into 2 self-contained flats. Conversion of roofspace to form 1 self-contained flat with addition of 2 no. rear dormers and 4 no. rooflights.

Applicant: Mr K Dawson

Officer: Adrian Smith 01273 290478

Approved on 18/03/10 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the

development has been submitted to and approved in writing by the local planning authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

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.

5) UNI

The proposed residential units shall be constructed to 'Lifetime Homes' standards in accordance with details that shall have first been agreed in writing by the local planning authority prior to commencement of development, unless otherwise agreed in writing by 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) UNI

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials. 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.

BH2010/00105

89 Holland Road Hove

Erection of single storey rear/side extension, incorporating link to existing detached garage.

Applicant: Mr Richard Lloyd-Evans

Officer: Paul Earp 292193

Approved on 31/03/10 DELEGATED

BH2010/00121

5 West View The Drive Hove

Replacement of existing window with new uPVC french doors and side windows.

Applicant: Mr Arthur Owen

Officer: Steven Lewis 290480

Approved on 22/03/10 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the approved plans, no works shall commence until satisfactory design details of the proposed French doors 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 a lack of detail was submitted with the application and to ensure a satisfactory appearance to the development and host the Brighton & Hove Local Plan.

BH2010/00150

Flat 1 17 Osmond Gardens Osmond Road Hove

Erection of single storey rear extension with terrace and steps into garden.

Applicant: Miss Juliette Bidwell

Officer: Guy Everest 293334

Approved on 29/03/10 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.

BH2010/00166

Sussex County Cricket Club Eaton Road Hove

Application for approval of details reserved by conditions 2, 5, 6, 7 & 17 of application BH2009/02276 (pertaining to the hospitality buildings only, and for no other aspects of the development).

Applicant: Sussex County Cricket Club

Officer: Paul Earp 292193

Approved on 18/03/10 DELEGATED

BH2010/00225

37 Wilbury Villas Hove

Erection of single storey rear extension.

Applicant: Mr B & Mrs P McKellar

Officer: Clare Simpson 292454

Approved on 24/03/10 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.

BH2010/00228

37 Wilbury Villas Hove

Certificate of Lawfulness for a proposed loft conversion incorporating three dormers to side elevation, one dormer to rear and rooflights to front roof slope.

Applicant: Mr B & Mrs P McKellar

Officer: Clare Simpson 292454

Refused on 24/03/10 DELEGATED

1) UNI

The submitted drawings indicate side dormers which have sash openings within 1.7 metres of first floor level. In addition one of the side windows would be clear glass. Furthermore the dormer window on the rear roof slope would not be constructed with materials used in the construction of the exterior of the existing dwellinghouse. The development is thereby not permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995, as amended. The roof lights are not shown to comply with Schedule 2, Part 1, Class C of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

BH2010/00248

Upper Unit 11 Lyndhurst Road Hove

Application for approval of details reserved by conditions 2, 4 and 6 of application BH2009/01907.

Applicant: Mr D Webb

Officer: Jason Hawkes 292153

Approved on 26/03/10 DELEGATED

BH2010/00252

54 Fonthill Road Hove

Erection of single storey side extension to replace existing, incorporating roof-light. Creation of raised decking area to rear, including obscured glass screening and steps to garden.

Applicant: Mr James Tewkesbury

Officer: Wayne Nee 292132

Approved on 29/03/10 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 raised decking area hereby permitted shall not be brought into beneficial use until a 1.8 metre high privacy screen to the northern boundary with 56 Fonthill

Road has been erected in accordance with the details as shown on the approved drawings. The privacy screen shall thereafter be retained in situ for as long as the decking area is in existence.

Reason: To protect the amenities of the occupiers of neighbouring residential property and to comply with the provisions of policy QD27 of the Brighton & Hove Local Plan.

BH2010/00309

2 Livingstone Road Hove

2 no. rooflights to rear elevation and soil pipe and ventilation outlet to front elevation.

Applicant: Mr & Mrs Kelly

Officer: Steven Lewis 290480

Approved on 22/03/10 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.

BH2010/00397

1 Wilbury Villas Hove

Non material amendment to BH2008/01360 for alterations to internal layout at ground, first and second floor levels; retention of existing window and door openings to single-storey rear section, and rear second floor roof retained as existing.

Applicant: Mr R P Lallchand

Officer: Guy Everest 293334

Approved on 29/03/10 DELEGATED

1) UNI

The proposed revisions to the scheme approved under application reference BH2010/01360 do not result in significant changes to the appearance of the development or have an impact on neighbouring occupiers. The works do not therefore take the development beyond the scope of the original planning permission and do not warrant the submission of a further application for planning permission.

HANGLETON & KNOLL

BH2010/00030

Goldstone Primary School Laburnum Avenue Hove

Proposed galvanised metal ladder and landing with balustrade to gain access to water tank on flat roof above kitchen.

Applicant: Brighton & Hove City Council

Officer: Clare Simpson 292454

Approved on 31/03/10 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.

BH2010/00037

181 Nevill Avenue Hove

Erection of conservatory to rear.

Applicant: Mr Simon Judd

Officer: Wayne Nee 292132

Approved on 26/03/10 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.

BH2010/00565

88 Applesham Avenue Hove

Non material amendment to BH2007/00664 for approval for mono-pitch lean-to roof extension to dwelling - Amendment - flat roof rendered/glazed extension re same footprint as approved.

Applicant: Mr K Elliott

Officer: Clare Simpson 292454

Refused on 19/03/10 DELEGATED

SOUTH PORTSLADE

BH2010/00119

Alma Cottage South Street Portslade Brighton

Erection of two storey side extension and ground floor rear extension.

Applicant: Mr & Mrs L Watts

Officer: Wayne Nee 292132

Refused on 29/03/10 DELEGATED

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Policy HE6 of the Brighton & Hove Local Plan states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. The proposed side extension, by virtue of its scale, location, massing, design and fenestration detail, would form an inappropriate and incongruous addition which would result in material harm to the appearance and original character of the existing property. Furthermore, the prominence of this poorly designed extension within the street scene would be detrimental to the character and appearance of Portslade Old Town Conservation Area. The proposal is therefore contrary to the abovementioned policies.

BH2010/00262

84A Station Road Portslade

Certificate of Lawfulness for the existing use as a residential dwelling.

Applicant: Mr David Turner

Officer: Christopher Wright 292097

Approved on 24/03/10 DELEGATED

BH2010/00324

39 Applesham Way Portslade

Certificate of Lawfulness for proposed single storey rear extension incorporating 2 no. roof-lights.

Applicant: Mr & Mrs B Banfield

Officer: Mark Thomas 292336

Approved on 06/04/10 DELEGATED

HOVE PARK

BH2010/00009

11 Tongdean Road Hove

Erection of two new 5 bedroom family homes

Applicant: Mr Chris Weatherstone

Officer: Guy Everest 293334

Approved on 23/03/10 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) 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.

3) BH05.01A

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) or STROMA under the Code for Sustainable Homes and a Design Stage 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 BRE or STROMA issued 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.

4) BH05.02A

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 or STROMA 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.

5) 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.

6) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

7) 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.

8) BH12.07

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 character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

9) UNI

The first floor windows indicated on the hereby approved plans as being obscurely glazed shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

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

10) UNI

No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site to OS Datum by means of spot heights and cross-sections; proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

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

11) UNI

The landscaping scheme, as approved under condition 3, shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner. 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 with others of similar size and species, unless the Local Planning Authority give written consent to any variation.

Reason: To enhance the appearance of the development and protect neighbouring residential amenity and to comply with policies QD15, QD16 and QD27 of the Brighton & Hove Local Plan.

12) UNI

No development shall take place until a scheme for the landscaping hard surfacing, means of enclosure and planting of the development has been submitted to and approved in writing by the Local Planning Authority. The details shall make particular provision for additional boundary fencing and landscaping along the northern boundary of the site and include details of planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme.

Reason: To enhance the appearance of the development and protect neighbouring residential amenity and to comply with policies QD15, QD16 and QD27 of the Brighton & Hove Local Plan.

13) UNI

Prior to occupation of the hereby approved dwellings details of entrance gates to the site from Tongdean Road shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the agreed details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and HE6 of the Brighton & Hove Local Plan.

BH2010/00035

57 Dyke Road Avenue Hove

Certificate of Lawfulness for demolition of existing conservatory to rear and erection of replacement conservatory. Demolition and replacement of front boundary wall with associated railings and automatic gates.

Applicant: Mr & Mrs David Whitehouse

Officer: Paul Earp 292193

Refused on 19/03/10 DELEGATED

BH2010/00153

104 Nevill Road Hove

Certificate of Lawfulness for proposed demolition of existing rear extension and erection of replacement single storey rear extension.

Applicant: Mr Martin Friel

Officer: Adrian Smith 01273 290478

Approved on 24/03/10 DELEGATED

BH2010/00184

30 Bishops Road Hove

Construction of rear terrace incorporating underground storage area.

Applicant: Mr & Mrs James Groves

Officer: Wayne Nee 292132

Approved on 06/04/10 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 rear terrace hereby permitted shall not be brought into use until the privacy screen to the southern boundary with 28 Bishops Road has been erected in accordance with the details as shown on the approved drawings. The privacy screen shall thereafter be retained in situ at all times the terrace area is in use.

Reason: To protect the amenities of the occupiers of neighbouring residential property and to comply with the provisions of policy QD27 of the Brighton & Hove Local Plan.

BH2010/00186

4 Dyke Close Hove

Erection of single storey rear extension.

Applicant: Mr Stephen Spink

Officer: Wayne Nee 292132

Approved on 19/03/10 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.

BH2010/00234

2 Chartfield Hove

Erection of two storey side/rear (south west) extension and associated works.

Applicant: Mr Christopher Tunbridge

Officer: Wayne Nee 292132

Refused on 29/03/10 DELEGATED

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed two storey side elevation extension - by virtue of its height, and the awkward relationship between the extension and the main roof of the property - would form an inappropriate addition which would harm the appearance of the existing property. The proposal would therefore be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/00285

4 Hove Park Way Hove

Erection of a two-storey rear extension.

Applicant: Mr Jonathon Stern

Officer: Steven Lewis 290480

Approved on 22/03/10 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 new window openings at first floor level to the northern elevation of the dwelling, as indicated on drawing no. RFA08/045/03A, shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

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

BH2010/00342

18 Rigden Road Hove

Single storey side extension.

Applicant: Ms Esme Floyd Hall

Officer: Guy Everest 293334

Approved on 07/04/10 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.

BH2010/00344

118 Woodland Avenue Hove

Certificate of Lawfulness for proposed loft conversion incorporating 2no. side dormers and rooflights to front and side roofslopes.

Applicant: Mr Jason Hunt

Officer: Charlotte Hughes 292321

Approved on 01/04/10 DELEGATED

WESTBOURNE

BH2009/02626

176 Portland Road Hove

Installation of awning to front of shop.

Applicant: Bluebird Society for the Disabled

Officer: Mark Thomas 292336

Approved on 22/03/10 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 full details of the colouration of the proposed awning are submitted to, and approved in writing by, the Local 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.

BH2009/02987

149-151 Kingsway Hove

Demolition of existing semi-detached dwellings

Applicant: Stranmede Ltd

Officer: Clare Simpson 292454

Refused on 19/03/10 DELEGATED

1) UNI

Policy HE8 of the Brighton & Hove Local Plan states that the demolition of a building within a Conservation Area, which makes a positive contribution to the character or appearance of the Conservation Area will only be permitted providing a) supporting evidence is submitted with the application which demonstrates that the building is beyond economic repair; b) viable alternative uses cannot be found for the building; and c) the redevelopment both preserves the character of the Conservation Area and would produce substantial benefits that would outweigh the building's loss. The existing building is not of merit, however to allow demolition where no acceptable replacement scheme has been identified would have a negative impact on the character and appearance of the Pembroke and Princes Conservation Area. The proposal is considered contrary to policy HE8 of the Brighton & Hove Local Plan.

BH2009/03128

GFF 45 Rutland Gardens Hove

Proposed uPVC French doors to rear of property and replacement of timber windows with uPVC windows to south elevation.

Applicant: Mr Raj Nathan

Officer: Mark Thomas 292336

Approved on 31/03/10 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.

BH2009/03159

Horizon 205 - 209 Kingsway Hove

Alterations to front entrance steps after removal of existing chairlift.

Applicant: Austin Rees

Officer: Paul Earp 292193

Approved on 19/03/10 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.

BH2009/03167

42 Rutland Road Hove

Change of use from retail (A1) with storage on first floor to residential dwelling (C3) including associated external alterations. (Part retrospective)

Applicant: Mr J Brand

Officer: Jason Hawkes 292153

Approved on 18/03/10 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) 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.

5) 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.

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority, details of the new boundary wall, including an elevational drawing at a scale of 1:50, shall be submitted to and approved in writing by the Local Planning Authority within two months of the date of this permission. The wall shall thereafter be constructed in accordance with the approved details one month following approval of the details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the proposed new bay window shall be constructed in accordance with details indicated on drawing no.2232/01 within two months of the date of this permission, and thereafter retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

BH2010/00095

49 Portland Road Hove

Erection of rear and side single storey extensions, rear first floor extension and change of use to office and staff room. Replacement of shop front, alterations and refurbishment of existing Veterinary Surgery.

Applicant: Mr Andrew Belton

Officer: Guy Everest 293334

Approved on 26/03/10 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.

BH2010/00148

49 Viceroy Lodge 143 Kingsway Hove

Replacement UPVC windows.

Applicant: Mr Trevor Seymour

Officer: Mark Thomas 292336

Approved on 07/04/10 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.

BH2010/00424

4 Shakespeare Street Hove

Installation of rear dormer to existing loft conversion.

Applicant: Mr Graham Highsted

Officer: Steven Lewis 290480

Refused on 07/04/10 DELEGATED

1) UNI

The proposed dormer is considered poorly designed, by reason of its size, scale, bulk, siting and detailing. The dormer would fail to relate well to the character and appearance of the host property, the wider terrace and roofscape; and would result in a prominent extension which would fail to emphasise or enhance the positive qualities of the surrounding area. This is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning

Guidance Note 1: Roof Extensions and Alterations.

2) UNI2

The proposed roof lights by reason of their siting and number would fail to relate well to the character and appearance of the host property and would harm the visual amenity of the area. This is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1: Roof Extensions and Alterations.

BH2010/00582

60 Cowper Street Hove

Certificate of Lawfulness for a proposed erection of a single storey rear extension.

Applicant: Ms Ruth Preston

Officer: Steven Lewis 290480

Approved on 22/03/10 DELEGATED

WISH

BH2009/03011

66 Boundary Road Hove

Display of 1 No. Non illuminated fascia sign incorporating static internally illuminated text and lozenge and 1 No. internally illuminated projection sign.

Applicant: The Boots Company

Officer: Wayne Nee 292132

Approved on 23/03/10 DELEGATED

1) 10.01

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.

2) 10.02

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 comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3) 10.03

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 comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4) 10.04

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 comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5) 10.05

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 comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) 10.06

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

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 comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) 10.07A

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.

BH2010/00050

43 Middleton Avenue Hove

Erection of single storey rear extension.

Applicant: Dr S Nene

Officer: Wayne Nee 292132

Approved on 19/03/10 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.

BH2010/00118

304 Portland Road & Land To Rear Of 304 Portland Road Hove

Erection of 1no. Two storey dwelling house with associated works including demolition of existing extension to rear of retail unit and demolition of garage at land to the rear of the property. Alterations to existing retail unit including new door and access steps and replacement of existing door with new window to South elevation and replacement of existing door with new window to East elevation.

Applicant: Kitmarr Ltd

Officer: Adrian Smith 01273 290478

Refused on 26/03/10 DELEGATED

1) UNI

Policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan seek to ensure the efficient and effective use of sites with developments that demonstrate a high standard of design taking into account the height, scale, and bulk of existing buildings. The proposed building, by virtue of its scale, positioning and projection, would create a cramped form of development that would serve to close the visual gap at this corner location. It would be an overdevelopment of the

site thereby detracting from the character and appearance of the area, contrary to the above policies.

BH2010/00142

Land at rear of 240 Portland Road Hove

Erection of a single storey building for (D1) use, resurfacing of access from Hogarth Road and the installation of controlled access gates.

Applicant: Mr Chris Constable

Officer: Christopher Wright 292097

Approved on 31/03/10 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) BH08.01

- (i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:
 - (a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice;
and, unless otherwise agreed in writing by the Local Planning Authority,
 - (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001;
and, unless otherwise agreed in writing by the Local Planning Authority,
 - (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.
- (ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:
 - a) as built drawings of the implemented scheme;
 - b) photographs of the remediation works in progress; and
 - c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved

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

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority the premises hereby permitted shall only be used for medical, education (excluding day nurseries and crèches) or art gallery use 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 the intensification of the use of the vehicular access and to comply with policies TR7 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The use hereby permitted shall be carried on only by one practitioner and support staff only, unless otherwise approved in writing by the Local Planning Authority in an application on that behalf.

Reason: The Local Planning Authority would wish to retain control over any subsequent intensification of the use of these premises in the interests of safeguarding the amenities of the area and the intensification of the use of the vehicular access and to comply with policies TR7 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall not be occupied outside the hours of 8.00am until 7.00pm Monday to Friday and 8.00am until 5.00pm on Saturdays. The premises shall not be occupied 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.

6) UNI

The controlled gated access to the site from Hogarth Road shall be implemented in accordance with the details submitted and retained as such thereafter, for the lifetime of the development.

Reason: To safeguard the amenities of the locality, in the interests of highway safety and in order to comply with policies QD27 and TR7 of the Brighton & Hove Local Plan.

BH2010/00194

58 Braemore Road Hove

Erection of single storey rear and side extension. (Retrospective)

Applicant: Mr Gary Wayne

Officer: Adrian Smith 01273 290478

Approved on 23/03/10 DELEGATED

1) UNI

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

BH2010/00231

46 Welbeck Avenue Hove

Construction of first floor rear extension above existing.

Applicant: Mr Michael Sharp

Officer: Mark Thomas 292336

Approved on 19/03/10 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.

BH2010/00289

35 Coleman Avenue Hove

Erection of single storey rear extension with roof-lights.

Applicant: Mrs Velda Fairclough

Officer: Charlotte Hughes 292321

Approved on 07/04/10 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.

Withdrawn Applications

BH2010/00040

304 Portland Road Hove

Conversion of existing maisonette to form 2 no. two bedroom flats and loft conversion to create studio flat incorporating front and rear rooflights.

Applicant: Kitmarr Ltd

Officer: Christopher Wright 292097

WITHDRAWN ON 23/03/10

