

**BRIGHTON & HOVE CITY COUNCIL**  
**LIST OF APPLICATIONS DETERMINED**

**PATCHAM**

**BH2009/02660**

**9 Wilmington Close Brighton**

Erection of single storey detached dwelling in rear garden with associated landscaping.

**Applicant:** Mr Alan Blackburn

**Officer:** Jonathan Puplett 292525

**Refused on 30/12/09 DELEGATED**

**1) UNI**

The proposed development, by reason of the plot size and shape, siting and scale of the dwelling would constitute an overdevelopment of the site. The plot created, and the reduced plot and garden area of no. 9 Wilmington Close which would result, would be out of keeping with surrounding development. The development would fail to emphasise or enhance the positive qualities of the neighbourhood and would harm the character and appearance of the area. This is contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

**2) UNI**

The development would lead to a serious loss of residential amenity for the occupiers of neighbouring dwellings by reason of an overbearing and enclosing relationship leading to a loss of outlook, loss of light, overshadowing, and increased overlooking. Furthermore the development would result in the loss of a large section of the rear garden area of no. 9 Wilmington Close leaving an unacceptable small garden space in relation to the size of the dwelling and out of keeping with neighbouring properties. This is contrary to policies QD3 and QD27 of the Brighton & Hove Local Plan.

**3) UNI**

Insufficient information has been submitted regarding proposed level changes to the site, in the form of excavation and raising of ground. A complete assessment of the appearance of the proposed dwelling in relation to neighbouring properties cannot therefore be made. Based on the information submitted it appears that the proposed bungalow would appear out of place with neighbouring dwellings to either side (when viewed from the road and from neighbouring properties) and would have an overbearing and enclosing impact on residents of neighbouring properties. This is contrary to policies QD1, QD2, QD3, QD15 and QD27 of the Brighton & Hove Local Plan.

**BH2009/02680**

**171 Mackie Avenue Brighton**

Certificate of Lawfulness for proposed extensions to side and rear.

**Applicant:** Mr & Mrs Smith

**Officer:** Helen Hobbs 293335

**Approved on 06/01/10 DELEGATED**

**BH2009/02700**

**47 Westfield Crescent Brighton**

Hip to gable extension and erection of rear dormer.

**Applicant:** Mr Shaun Twiby & Miss J Lansdale

**Officer:** Chris Swain 292178

**Approved on 30/12/09 DELEGATED**

**BH2009/02707**

**54 Westfield Crescent Brighton**

Excavation of front garden for installation of impermeable paving with a fall to linear drain and on to soakaway. (Part retrospective).

**Applicant:** Ms Noushin Momeny

**Officer:** Chris Swain 292178

**Approved - no conditions on 06/01/10 DELEGATED**

**BH2009/02788**

**33 Thornhill Avenue Brighton**

Certificate of Lawfulness for proposed demolition of rear conservatory and erection of single storey extension to side/rear. Loft conversion incorporating hip to gable roof extension, rear dormer and roof-lights.

**Applicant:** Mrs Rowland

**Officer:** Chris Swain 292178

**Approved on 04/01/10 DELEGATED**

**PRESTON PARK**

**BH2009/02163**

**103A Havelock Road Brighton**

Erection of single storey rear extension.

**Applicant:** Mr. David Lawson

**Officer:** Chris Swain 292178

**Approved on 17/12/09 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) BH12.02**

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

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

**4) UNI**

The proposed French doors to the existing rear projection and the rear of the proposed extension 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.*

#### **5) UNI**

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

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

#### **BH2009/02262**

##### **Land to the rear of 36 Preston Park Avenue Brighton**

Installation of photovoltaic solar panels to the roof of the two properties at the rear of 36 Preston Park Avenue.

**Applicant:** Arci-Build Ltd

**Officer:** Liz Arnold 291709

**Approved on 23/12/09 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.*

#### **BH2009/02273**

##### **Rear of 4-14 Florence Road Brighton**

Demolition of existing single storey nursery and erection of a new single storey playgroup building.

**Applicant:** Brighton & Hove City Council Early Years & Childcare

**Officer:** Aidan Thatcher 292265

**Approved on 24/12/09 DELEGATED**

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

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

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

#### **2) BH05.05**

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.*

### **3) 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.*

### **4) BH05.10**

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

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

### **5) BH06.02**

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

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

### **6) BH07.11**

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

*Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD25 and QD27 of the Brighton & Hove Local Plan.*

### **7) BH11.01**

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

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

### **8) BH11.02**

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged

or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

**9) BH12.01**

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

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

**10) UNI**

No development shall take place until details of a green or biodiverse roof, including sections, design and construction details have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as part of the development and shall be retained as such thereafter.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policy SU2 of the Brighton & Hove Local Plan.*

**11) UNI**

The existing pre-fabricated nursery buildings shall be demolished within 2 months of the first occupation of the building hereby approved.

*Reason: To ensure the site is not overdeveloped and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.*

**12) UNI**

No development shall commence until full details including location of the site compounds including storage area for building materials and construction waste/refuse and contractors vehicles and means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interest of protecting trees within the site and to comply with Policy QD16 of the Brighton & Hove Local Plan.*

**13) UNI**

No development shall commence until a method statement for the restoration of the grass within the site has been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

*Reason: To protect the tree roots 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.*

**14) UNI**

No development shall commence until fences for the protection of trees to be retained across the whole site, including the entrance, adjacent to the buildings to be demolished and adjacent to the proposed building 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.*

**15) UNI**

Prior to the first occupation of the building hereby approved, a written Management Plan for outdoor play shall be submitted to and approved in writing by the Local Planning Authority. The details and actions within the Management Plan shall include hours of use of the outdoor play areas, details of staff supervision, layout of area showing types of play areas and shall be implemented fully in accordance with the approved details and timescales. The Plan must be reviewed every 12 months by the operating nursery with a copy of this review sent to the Local Planning Authority for approval. Any amendments to the original plan approved by the Local Planning Authority as a result shall be implemented in full and retained thereafter for that review period.

*Reason: In order to safeguard the amenities of neighbours in accordance with policies SU10, HO26 and QD27 of the Brighton & Hove Local Plan.*

**16) UNI**

There shall be no amplified music or musical equipment used in the outdoor play area unless agreed in writing by the Local Planning authority.

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

**17) UNI**

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

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

**18) UNI**

The use hereby permitted shall not be open to customers except between the hours of 07.30 and 19.00 on Mondays to Fridays and 08.00 and 18.00 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 SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

**19) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, the development shall be carried out in strict accordance with the Site Waste Minimisation Statement prepared by Morgan Carn Limited received on 22.09.09.

*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 policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**20) UNI**

Prior to commencement of development the details of the surfacing of the outdoor play area hereby approved shall be submitted to and approved in writing by the Local Planning authority. The approved details shall be of an appropriate soft play surface and thereafter retained as such.

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

**BH2009/02355**

**39 Prestonville Court Dyke Road Brighton**

Replacement white UPVC windows.

**Applicant:** Mrs Salloumi

**Officer:** Louise Kent 292198

**Approved on 22/12/09 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.*

**BH2009/02517**

**38 Havelock Road Brighton**

Part demolition of existing extension and erection of new single storey extensions to the rear. Insertion of front rooflight and replacement of rear rooflight.

**Applicant:** Mr Denis Rice & Ms Allison Pentland

**Officer:** Liz Arnold 291709

**Approved on 23/12/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.02**

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

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

**3) BH12.05**

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

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

**4) UNI**

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 15th October 2009 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.*

**5) UNI**

The front rooflight hereby approved shall not be installed until the existing rooflight located on the southern side of the front roofslope of the property has been removed and that part of the roof reinstated to match the adjoining roof.

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

**BH2009/02631**

**St. Marys House 38-39 Preston Park Avenue Brighton**

Approval of details reserved by conditions 2, 3, 4 & 7 of application BH2008/00650.

**Applicant:** Grace & Compassion Benedictines

**Officer:** Anthony Foster 294495

**Approved - no conditions on 24/12/09 DELEGATED**

**BH2009/02671**

**129 Waldegrave Road Brighton**

Certificate of Lawfulness for proposed external alterations including infill of side garden door and replacement of rear garden door and windows with tri-fold doors.

**Applicant:** Mr Dominic Arnold

**Officer:** Helen Hobbs 293335

**Approved on 13/01/10 DELEGATED**

**BH2009/02790**

**18 Southdown Road Brighton**

Installation of a conservation style rooflight to front roof slope.

**Applicant:** Mr & Mrs Austin

**Officer:** Helen Hobbs 293335

**Approved on 11/01/10 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.*

**BH2009/02833**

**99 Lowther Road Brighton**

Certificate of Lawfulness application for proposed use for a conversion of roofspace incorporating a rear dormer and front rooflights.

**Applicant:** Mr & Mrs Lindstrum

**Officer:** Helen Hobbs 293335

**Approved on 13/01/10 DELEGATED**

**BH2009/02872**

**106 Waldegrave Road Brighton**

Non-material amendment to application BH2009/01164 for a slate tiled roof, extension of line of new external wall at rear and subsequent joining of window and French doors.

**Applicant:** Mr Matthew Crosby-Adams

**Officer:** Jonathan Puplett 292525

**Refused on 21/12/09 DELEGATED**



## **REGENCY**

### **BH2009/01624**

#### **Ground Floor Flat 12 Montpelier Street Brighton**

Replacement timber curved box sash window to front elevation.

**Applicant:** Miss Nancy Cordon

**Officer:** Adrian Smith 01273 290478

**Approved on 05/01/10 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 full details of the proposed works including 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

### **BH2009/01625**

#### **Ground Floor Flat 12 Montpelier Street Brighton**

Replacement timber curved box sash window to front elevation.

**Applicant:** Miss Nancy Cordon

**Officer:** Adrian Smith 01273 290478

**Approved on 05/01/10 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 works including 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

### **BH2009/01668**

#### **Radisson Blu Hotel Old Steine Brighton**

Display of internally illuminated external fascia signs.

**Applicant:** Imperial Properties

**Officer:** Guy Everest 293334

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

#### **1) UNI**

The front and rear elevations fail to accurately show the style, proportions and architectural detailing of the existing building. In the absence of accurate plans the proposed signs have potential to have an adverse impact on the historic character of the building and interrupt architectural features of the building. Furthermore the sign to the eastern (side) elevation of the building is considered

excessive in size and poorly sited in relation to the proportions and position of adjoining window openings. The proposed signs would therefore result in significant harm to amenity and are also contrary to policy QD12 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Document 08 on Advertisements.

**BH2009/02118**

**43-44 Clarence Square Brighton**

Replacement of existing metal/wooden windows and doors with UPVC windows and doors. (Retrospective)

**Applicant:** Bidwells

**Officer:** Christopher Wright 292097

**Approved - no conditions on 22/12/09 DELEGATED**

**BH2009/02357**

**12 to 14 Consecutive Dukes Lane Brighton**

Display of 3no fascia signs, illuminated externally by existing trough lights (retrospective)

**Applicant:** Aurora Fashions Ltd

**Officer:** Christopher Wright 292097

**Approved on 24/12/09 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**

Neither the façade of the building nor the signage hereby permitted shall be illuminated at times when the premises are closed to the Public.

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

## **9) UNI**

The brightness of illumination of the signage hereby permitted shall accord with the Institute of Lighting Engineers' Technical Report No. 5 - The Brightness of Illuminated Advertisements (as amended) unless otherwise authorised by the local planning authority in an application on that behalf.

*Reason: To safeguard the amenities of the occupiers of adjoining properties and the appearance and character of the Old Town Conservation Area, in accordance with policies QD12, HE6 and HE9 of the Brighton & Hove Local Plan.*

## **BH2009/02404**

### **24 Prince Albert Street Brighton**

Display of 1 No. Internally Illuminated Fascia sign, 2 No. Externally Illuminated Fascia signs, 1 No. Externally Illuminated Projecting sign and 1 No. Corner Fascia sign.

**Applicant:** Tragus Holdings Ltd  
**Officer:** Clare Simpson 292454

**Refused on 23/12/09 DELEGATED**

### **1) UNI**

The proposed signs, by virtue of their siting, design and method of illumination would add visual clutter to the building and obscure original architectural features which are worthy of preservation. The signs would detract from the historic character of the grade II listed building. The proposal is contrary to policies QD12, HE1 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document on Advertisements (SPD).

## **BH2009/02411**

### **24 Prince Albert Street Brighton**

Removal and replacement of existing shop front fascia signage including individual letters and removal and replacement of existing projection sign.

**Applicant:** Tragus Holdings  
**Officer:** Clare Simpson 292454

**Refused on 23/12/09 DELEGATED**

## 1) UNI

The proposed signs, due to their siting, design and method of illumination would add visual clutter to the building and obscure original architectural features which are worthy of preservation. The signs would detract from the historic character of the Grade II listed building. The proposal is contrary to policies HE1 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document on Advertisements (SPD 07).

### **BH2009/02430**

#### **Latin Lounge 12-14 West Street Brighton**

Display of internally illuminated fascia sign.

**Applicant:** Funky Bars & Restaurants Ltd

**Officer:** Jason Hawkes 292153

**Approved on 12/01/10 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

Report from:

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.*

**BH2009/02431**

**Latin Lounge 12-14 West Street Brighton**

Installation of canopy

**Applicant:** Funky Bars & Restaurants Ltd

**Officer:** Jason Hawkes 292153

**Approved on 12/01/10 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.*

**BH2009/02466**

**Queens Hotel Kings Road Brighton**

Alterations to plant at roof level including removal of ductwork, replacement of steelwork, relocation of plant and formation of plant enclosure.

**Applicant:** Marstons PLC

**Officer:** Charlotte Hughes 292321

**Approved on 06/01/10 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**

Any dressing to the ridge of the original roof shall be in lead, details of which are to be submitted to and approved in writing by the Local Planning Authority prior to the development commencing on site.

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

**BH2009/02467**

**Queens Hotel Kings Road Brighton**

Alterations to plant at roof level including removal of ductwork, replacement of steelwork, relocation of plant and formation of plant enclosure.

**Applicant:** Marstons PLC

**Officer:** Charlotte Hughes 292321

**Approved on 06/01/10 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**

Any dressing to the ridge of the original roof shall be in lead, details of which are to be submitted to and approved in writing by the Local Planning Authority prior to the development commencing on site.

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

**BH2009/02482**

**79 North Street Brighton**

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

**Applicant:** Blass Design

**Officer:** Christopher Wright 292097

**Approved on 18/12/09 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.*

## **BH2009/02485**

### **70 - 73 Western Road Brighton**

Alterations and extensions to form 6 self contained flats.

**Applicant:** Deramore L Ltd

**Officer:** Jason Hawkes 292153

**Approved on 22/12/09 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) BH02.06**

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) 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.*

### **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) BH05.03**

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 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 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.*

**6) BH05.04**

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 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 policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

**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) UNI**

Before demolition work commences, a structural survey and method statement setting out how the frontage buildings original fabric and structural stability to Stone Street and Western Road is to be protected and maintained during and after building works shall be submitted to and approved in writing by the Local Planning Authority. The demolition and subsequent construction works shall be completed fully in accordance with the approved method statement.

*Reason: In order to preserve the original frontage building on Western Road and to ensure its structural integrity and stability is maintained during demolition and alteration works to this building and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**9) UNI**

No development shall take place until further details of the new windows and doors facing Stone Street and Western Road including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed in strict accordance with the approved details and maintained as such thereafter.

*Reason: To safeguard the appearance of the building and the visual amenities of the locality to comply with policies QD1 and HE6 of the Brighton & Hove Local Plan.*

**10) UNI**

Notwithstanding the Waste Minimisation Statement submitted with the application, no development shall take place until a more detailed Waste Minimisation Statement indicating how the scheme will endeavour to reduce the amount of waste going to landfill, including details of proposed waste contractors, has been submitted to and approved in writing by the Local Planning Authority.



*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 SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03: Construction and Demolition Waste.*

**11) UNI**

Notwithstanding the terraces hereby approved, access to the remaining and proposed flat roofs of the building shall be for emergency purpose only and the flat roofs shall not be used as roof gardens, terraces, patios or similar amenity areas.

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

**12) UNI**

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS4142:1997.

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

**13) UNI**

Notwithstanding the submitted details, the development shall not be occupied until further cycle parking details to accommodate a total number of 8 cycle spaces (1 secure space per dwelling and 1 secure space per 3 dwellings for visitors) 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 the private motor vehicle and to comply with policy TR14 of the Brighton & Hove Local Plan.*

**BH2009/02488**

**Lees House 21 Dyke Road Brighton**

Installation of two air-conditioning units to East wing roof. (Retrospective)

**Applicant:** Groundsure Ltd

**Officer:** Clare Simpson 292454

**Approved - no conditions on 04/01/10 DELEGATED**

**BH2009/02509**

**28 Victoria Street Brighton**

Application for approval of details reserved by conditions 3 and 4 of application BH2009/00731.

**Applicant:** Mr Nigel Whitehurst

**Officer:** Wayne Nee 292132

**Approved - no conditions on 24/12/09 DELEGATED**

**BH2009/02565**

**7 Prince Albert Street Brighton**

Display of 5no sets of internally illuminated fascia text, 2 x externally illuminated projecting signs, 1x non-illuminated text sign & 2 x internally illuminated menu boxes. (Retrospective)

**Applicant:** Ask Restaurants

**Officer:** Clare Simpson 292454

**Approved on 04/01/10 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**

All electrical cables and cable trunking serving the illuminated signs shall be concealed and not run externally, and the existing surface mounted cable trunking run behind the letters on the fascias shall be removed within 28 days of the date of this consent.

*Reason: To ensure the satisfactory preservation of this listed building and the Old Town Conservation Area and to comply with policy HE1 and HE9 of the Brighton & Hove Local Plan.*

**BH2009/02567**

**7 Prince Albert Street Brighton**

Display of 5 No. sets of internally illuminated fascia text, 2x externally illuminated projecting signs, 1x non-illuminated text sign & 2x internally illuminated menu boxes. (Retrospective)

**Applicant:** Ask Restaurants

**Officer:** Clare Simpson 292454

**Approved on 04/01/10 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**

All electrical cables and cable trunking serving the illuminated signs shall be concealed and not run externally, and the existing surface mounted cable trunking run behind the letters on the fascias shall be removed within 28 days of the date of this consent.

*Reason: To ensure the satisfactory preservation of this listed building and the Old Town Conservation Area and to comply with policy QD12 and HE9 of the Brighton & Hove Local Plan.*

**BH2009/02568**

**Blind Lemon Alley 41 Middle Street Brighton**

Relocation of existing first floor window and increase in height of existing fire escape doorway at rear elevation of property.

**Applicant:** Mr Martin Friel

**Officer:** Jason Hawkes 292153

**Approved on 07/01/10 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.*

**BH2009/02639**

**56 Western Road Brighton**

Display of 2 no. externally illuminated fascia signs and 2 no. externally illuminated hanging signs (part retrospective).

**Applicant:** Santander

**Officer:** Wayne Nee 292132

**Approved on 08/01/10 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.*

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

### **BH2009/01578**

#### **11 York Place Brighton**

Installation of new shopfront.

**Applicant:** Mr Louis Daly

**Officer:** Jonathan Puplett 292525

**Approved on 22/12/09 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.*

### **BH2009/01949**

#### **William IV Gateway The Royal Pavilion Church Street Brighton**

Installation of new wrought and cast iron secondary vehicular gates and gate piers with automated electronic control gear and removal of existing central roadway bollard. Re-surfacing of existing tarmac with second-hand yorkstone flags and granite setts. Installation of wrought iron pedestrian gates and rebuilding of boundary wall.

**Applicant:** Brighton & Hove City Council

**Officer:** Aidan Thatcher 292265

**Approved on 12/01/10 Government Office of the West Midlands**

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

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

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

#### **2) BH13.01**

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

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

### **BH2009/01984**

#### **40-42 Queens Road Brighton**

Installation of steel perimeter railing to flat roof. (Retrospective).

**Applicant:** Wesleyan Assurance Society

**Officer:** Chris Swain 292178

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

#### **1) UNI**

The roof top perimeter railings, by reason of their siting, height, scale and design are considered to be detrimental to the appearance and character of the building, form an unduly prominent and incongruent feature within the Queen's Road street scene and detract from the appearance and character of the West Hill conservation area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2009/02018**

**58 Queens Road Brighton**

Replacement flue pipe to ground floor and basement at rear of property.  
(Retrospective)

**Applicant:** Mrs Ting Huang

**Officer:** Louise Kent 292198

**Approved - no conditions on 05/01/10 DELEGATED**

**BH2009/02128**

**21 Alexandra Villas Brighton**

Installation of a meter cupboard adjacent to the North boundary of 21 Alexandra Villas.

**Applicant:** Leasehold Management Ltd

**Officer:** Chris Swain 292178

**Approved on 22/12/09 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.*

**BH2009/02333**

**43 Baker Street Brighton**

Alterations to shop front and change of use to form self-contained flat at first floor.

**Applicant:** Mr Chris Valder

**Officer:** Jonathan Puplett 292525

**Approved on 23/12/09 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 replacement first floor front window shown on drawing nos. 002 and 005 submitted on the 22nd of December 2009 shall be installed prior to the first occupation of the flat hereby approved.

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

**BH2009/02417**

**107 Roundhill Crescent Brighton**

Repair works and alterations to existing balcony to the front of the property

**Applicant:** Mr Brian Legg & Mr John Townsend

**Officer:** Sonia Kanwar 292359

**Approved on 18/12/09 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.*

**BH2009/02420**

**107 Roundhill Crescent Brighton**

Repair works and alterations to existing balcony to the front of the property

**Applicant:** Mr Brian Legg & Mr John Townsend

**Officer:** Sonia Kanwar 292359

**Approved on 18/12/09 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.*

**BH2009/02436**

**36 Sydney Street Brighton**

Rear ground floor extension with open undercroft at lower ground floor.

**Applicant:** The Guarana Company Ltd

**Officer:** Ray Hill 293990

**Approved on 24/12/09 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.*

**BH2009/02461**

**Flat 5 100 Buckingham Road Brighton**

Loft conversion incorporating 3 No. rooflights. (Retrospective).

**Applicant:** Mr John Blankson

**Officer:** Louise Kent 292198

**Approved - no conditions on 04/01/10 DELEGATED**

**BH2009/02469**

**1 & 1A Lewes Road Brighton**

Application for approval of details reserved by conditions 2,3,4,5,6,13,14 and 15 of application BH2009/01396.

**Applicant:** Birch Restorations Ltd

**Officer:** Hamish Walke 292101

**Approved - no conditions on 24/12/09 DELEGATED**

**BH2009/02481**

**20 West Hill Road Brighton**

Loft conversion incorporating dormer and rooflight to rear.

**Applicant:** Miss Collingwood

**Officer:** Liz Arnold 291709

**Approved on 23/12/09 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) BH12.03**

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

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

**3) UNI**

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 15th October 2009 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.*

**BH2009/02636**

**24 Buckingham Road Brighton**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs Jonathan Sullivan

**Officer:** Jonathan Puplett 292525

**Approved on 23/12/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.02**

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

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

**3) BH12.05**

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

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



**BH2009/02642**

**56 North Road Brighton**

Replacement UPVC windows to front elevation.

**Applicant:** Mr Graham Scott

**Officer:** Helen Hobbs 293335

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

**1) UNI**

The introduction of uPVC replacement windows of an unsympathetic design, material and proportions, would cause harm to the character and appearance of the existing property, the street scene and surrounding West Hill conservation area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09'Architectural Features'.

**BH2009/02652**

**15 Stanley Road Brighton**

Certificate of lawfulness for a proposed refurbishment of existing rear single storey covered area and lean-to incorporating new flat roofs with raised roof heights.

**Applicant:** Equinox Care Ltd

**Officer:** Helen Hobbs 293335

**Approved on 23/12/09 DELEGATED**

**BH2009/02968**

**20 New Road Brighton**

Non-material amendment to application BH2009/00478 for revised internal layout and shop front details.

**Applicant:** Baron Homes Corporation Ltd

**Officer:** Aidan Thatcher 292265

**Split Decision on 24/12/09 DELEGATED**

**1) UNI**

The proposed revisions; namely the revised internal layout and location of extract/ventilation ducts, to the scheme approved under application BH2009/00478 are not considered so significant that they warrant the submission of a further application for planning permission.

**1) UNI**

The proposed revisions; namely the amendment to the shopfront, to the scheme approved under application BH2009/00478 are considered so significant that they warrant the submission of a further application for planning permission to enable the local planning authority to fully assess the revised proposals in respect of the following issues:

- Impact on design of the proposed building; and
- Impact on the character and appearance of the wider area.

**WITHDEAN**

**BH2009/01978**

**70 Compton Road Brighton**

Self-containment of existing flat and maisonette incorporating repositioning of rear lower ground floor window.

**Applicant:** The Freshwater Group

**Officer:** Christopher Wright 292097

**Approved on 24/12/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH05.09**

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.*

**3) 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.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the measures described in the Waste Minimisation Statement submitted.

*Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD03: Construction and Demolition Waste.*

**5) UNI**

The development hereby permitted shall be carried out to meet 'Lifetime Homes' standards wherever practicable, in accordance with details to be submitted to and approved in writing by the local planning authority prior to the commencement of the development. The development should 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.*

**BH2009/02232**

**10 Hillcrest Brighton**

Extension of existing terrace to rear at ground floor level. (Part retrospective)

**Applicant:** Mr Michael Brown

**Officer:** Steven Lewis 290480

**Refused on 30/12/09 DELEGATED**

**1) UNI**

The terrace severely harms the residential amenity of the occupiers of 12 Hillcrest, resulting in overlooking, loss of privacy and an overbearing presence. This is contrary to policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2009/02366**

**39 Regency Court Withdean Rise Brighton**

Replacement of existing timber windows with double glazed UPVC windows to front and rear elevations.

**Applicant:** Miss Victoria Geerts

**Officer:** Wayne Nee 292132

**Approved on 31/12/09 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.*

**BH2009/02400**

**10 Harrington Road Brighton**

Proposed side elevation dormer to replace existing roof light.

**Applicant:** Mr Nathon Fellingham

**Officer:** Mark Thomas 292336

**Approved on 06/01/10 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**

The dormer windows 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.*

**BH2009/02409**

**18 Knoyle Road Brighton**

Erection of single storey rear extension, repositioning of solar panel to main roof slope and front conservation style roof-light.

**Applicant:** Mr & Mrs Grealish

**Officer:** Wayne Nee 292132

**Approved on 23/12/09 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*

**2) BH12.02**

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

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

### **3) UNI**

The roof light hereby permitted shall be of traditional steel or cast metal 'conservation style', fitted flush with the adjoining roof surface and shall not project above the plane of the roof, details of which shall be submitted to and approved by the Local Planning Authority before work commences. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: As insufficient information has been submitted, to ensure a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan.*

### **BH2009/02506**

#### **11 Surrenden Crescent Brighton**

Demolition of existing conservatory, garage and standalone workshop to rear and construction of two storey extension.

**Applicant:** Mr James Oliver

**Officer:** Adrian Smith 01273 290478

#### **Refused on 30/12/09 DELEGATED**

### **1) UNI**

Policies QD1, QD2 and QD14 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 to the surrounding area. Although of a potentially strong contemporary design the proposed single storey and two storey rear extension, by virtue of its excessive projection in relation to the building line to Peacock Lane, represents an inappropriately bulky addition to the rear of the recipient property that would result in an excessively cramped and overdeveloped rear elevation. The proposed development would therefore harm the appearance of the property and would be excessively dominant within the open context of Peacock Lane, contrary to the above policies.

### **BH2009/02512**

#### **Land Adjacent To 37 Millers Road Brighton**

Creation of new hard standing.

**Applicant:** Mr Ronald Bloom

**Officer:** Steven Lewis 290480

#### **Approved on 12/01/10 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 development hereby permitted shall not be commenced until a construction method statement, including details how the development will retain the public highway, method excavation and retaining wall specifications have been submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be conducted in accordance with the approved

construction method.

*Reason: In the interests of highway safety and to accord with Policy TR7 of the Brighton & Hove Local Plan the Brighton & Hove Local Plan.*

**4) UNI**

The hard surface hereby approved shall be made of porous or semi porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.

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

**5) UNI**

The development hereby permitted shall be carried out in strict accordance with the Waste Minimisation Statement submitted with the application and received on 14/10/2009.

*Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies SU13 of the Brighton & Hove Local Plan, W10 of the East Sussex and Brighton & Hove Waste Local Plan and Supplementary Planning Document 03 (Construction and Waste Minimisation).*

**6) UNI**

The land shall not be used for any other purpose than for the parking of motor vehicles and shall not be used for at any time for motor vehicle repair or maintenance or any other purpose.

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

**7) UNI**

The development hereby permitted shall not be commenced until details of existing ground levels and the proposed finished levels, including sectional drawings have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter proceed in accordance with the agreed details regarding finished floor level.

*Reason: In the interests of highway safety and to accord with Policy TR7 of the Brighton & Hove Local Plan the Brighton & Hove Local Plan.*

**BH2009/02547**

**Balfour County Infants School Balfour Road Brighton**

Installation of a mechanical ventilation system to serve the kitchen (part retrospective).

**Applicant:** Brighton & Hove City Council - Education Department

**Officer:** Charlotte Hughes 292321

**Approved - no conditions on 08/01/10 DELEGATED**

**BH2009/02584**

**57 Friar Road Brighton**

Conversion of existing garage to form playroom with storage space underneath. Existing garage door replaced by bay window. Repositioning of ground floor West elevation window

**Applicant:** Mrs R Gardner

**Officer:** Steven Lewis 290480

**Refused on 22/12/09 DELEGATED**

**1) UNI**

The proposed bay window extension, by virtue of its height and detailing would detract from the symmetrical appearance of the host dwelling and its paired semi

detached neighbouring property (55 Friar Road). The ground floor bay window and timber storage doors would result in an incongruous extension and alteration which would fail to reflect the positive qualities of the property and local area. As such the proposal is contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan.

**BH2009/02598**

**118 Kingsmere London Road Brighton**

Replacement UPVC windows.

**Applicant:** Mr Andy Wright

**Officer:** Steven Lewis 290480

**Approved on 06/01/10 DELEGATED**

**BH2009/02653**

**7 Whitethorn Drive Brighton**

Erection of two storey front/side extension, loft conversion including 2no dormers and associated works.

**Applicant:** Mr Nick Law

**Officer:** Charlotte Hughes 292321

**Refused on 31/12/09 DELEGATED**

**1) UNI**

Policies QD1, QD2 and QD14 state that new development will be expected to demonstrate a high standard of design and make a positive contribution to the environment, taking into account local characteristics including height, scale, bulk and the design of existing buildings. The proposed extensions are considered to be inappropriate in terms of their bulk, scale and design and fail to take into account the local characteristics of the area. Furthermore it is considered that the development would be intrusive within the street scene and create a sense of enclosure by increasing in the mass and bulk of the property in close proximity to the corner of the plot. Consequently it is considered that the proposal would not make a positive contribution to its environment and it is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed dormer windows, by virtue of their excessive size and inappropriate design, would result in bulky and incongruous additions to the roof, detrimental to the appearance of the building and the surrounding area. The proposal is therefore considered to be contrary to the aims and objective of the policies QD1 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note 1: Roof Extensions and Alterations.

**3) UNI3**

Policies QD14 and QD27 of the Brighton & Hove Local Plan seeks to ensure that alterations and additions to properties do not have a harmful impact upon the residential amenity of neighbouring occupiers. Whilst it is acknowledged that a certain degree of overlooking between the application property and the adjoining neighbours already exists, it is considered that this would be intensified by the proposed rear dormers to an extent which would adversely impact on the residential amenity currently enjoyed by No's 6 and 8 Whitethorn Drive. The proposal is therefore considered to be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2009/02749**

**Land To The Rear Of 10 & 12 Bankside Brighton**

Application to extend time limit for implementation of approved permission BH2006/03125 for the erection of detached dwelling.

**Applicant:** Richmond Financial Services

**Officer:** Clare Simpson 292454

**Approved on 07/01/10 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) 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.*

**4) BH03.01**

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

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

**5) BH04.01**

The new dwelling[\*s\*] shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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

**6) BH05.01**

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) BH05.02**

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) BH05.08**

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 policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**9) 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.*

**10) 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.*

**11) UNI**

Before development commences, a scheme shall be submitted to and agreed by the Local Planning Authority in writing indicating which trees are proposed to be retained. The scheme shall make provision for:



- a) Protection of the trees to be retained in accordance with BS 5837 (2005) Guidance and Recommendations for Trees on Development sites.
- b) The replacement of any trees to be lost including full details of proposed replacement including specification, species type, and proposed location.

The agreed scheme shall thereafter be carried out in accordance with the agreed details in the first planting season following substantial completion of the development and maintained as such thereafter. Any tree which is dead, or dying within 5 years of the date of replanting shall be replaced in accordance with the agreed scheme.

*Reason: To ensure satisfactory protection of the trees on site, and to enhance the appearance of the development and to comply with policies QD1, QD2, QD3, QD15 and QD16 of the Brighton & Hove local Plan.*

## **EAST BRIGHTON**

### **BH2009/02745**

#### **5 St Marys Square Brighton**

Repositioning of front door and sidelights.

**Applicant:** Mrs S Bradshaw

**Officer:** Chris Swain 292178

**Approved on 07/01/10 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.*

### **BH2009/02756**

#### **16 St Marys Square Brighton**

Relocation of front door and side lights

**Applicant:** Mr R Mellor

**Officer:** Chris Swain 292178

**Approved on 12/01/10 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.*

### **BH2009/02757**

#### **8 St Marys Square Brighton**

Relocation of front door and side lights.

**Applicant:** R Stephens

**Officer:** Chris Swain 292178

**Approved on 12/01/10 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.*

**BH2009/02758**

**6 St Marys Square Brighton**

Relocation of front door and side lights

**Applicant:** Mr K Ditch

**Officer:** Chris Swain 292178

**Approved on 12/01/10 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.*

**BH2009/02795**

**123 Marine Parade Brighton**

Application for approval of details reserved by condition 1 of application BH2009/01623.

**Applicant:** Mr Jonathan French Thornton

**Officer:** Liz Arnold 291709

**Approved on 11/01/10 DELEGATED**

**BH2009/02806**

**7 St Marys Square Brighton**

Relocation of front door and side lights.

**Applicant:** E G Baker

**Officer:** Chris Swain 292178

**Approved on 12/01/10 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.*

**HANOVER & ELM GROVE**

**BH2009/02289**

**84 Washington Street Brighton**

Erection of single storey rear extension with railed veranda and steps to garden (retrospective).

**Applicant:** Mrs Lewis

**Officer:** Helen Hobbs 293335

**Approved - no conditions on 05/01/10 DELEGATED**

**BH2009/02564**

**66 Islingword Street Brighton**

Reinstatement of two storey projecting bay window.

**Applicant:** Tim Penney

**Officer:** Helen Hobbs 293335

**Approved on 05/01/10 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) BH03.04**

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

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

## **BH2009/02683**

### **26 to 28 Brading Road Brighton**

Non-material amendment to BH2005/01616/FP for finish of dormer window materials, position of windows and doors and canopy over the main entrance.

**Applicant:** Guinness Development Ltd

**Officer:** Aidan Thatcher 292265

**Split Decision on 07/01/10 DELEGATED**

### **1) UNI**

The external materials of the rear facing dormer windows hereby permitted shall be constructed of "Wessex Quick-Fix Glass Reinforced Plastic" in accordance with the Quick-Fix manufacturers details as submitted on 19/10/09.

*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.*

### **2) UNI**

The rear facing rooflight hereby approved 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 in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

### **3) UNI**

Notwithstanding the annotation on the approved plan (no. 8039/03 R4) the front facing fascias and soffits shall not be of white PVC-U and should be constructed in painted timber only.

*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.*

### **1) UNI**

The proposed revisions; namely the amendment to the entrance doors and proposed canopy, to the scheme approved under application BH2005/01616/FP are considered so significant that they warrant the submission of a further application for planning permission to enable the local planning authority to fully assess the revised proposals in respect of the following issues:

- Impact on design of the proposed building;
- Impact on the character and appearance of the wider area.

**BH2009/02685**

**88 Ewart Street Brighton**

Application for approval of details reserved by condition 3 of application BH2009/02012.

**Applicant:** Mr Philip Young

**Officer:** Sonia Kanwar 292359

**Approved - no conditions on 04/01/10 DELEGATED**

**HOLLINGDEAN & STANMER**

**BH2009/01750**

**3 Freehold Terrace Brighton**

Erection of single storey rear extension. Removal of existing rear door and windows and replacement with new windows at first floor and ground floor levels. Installation of new rear door at first floor level with external staircase leading to the ground floor. (Part retrospective).

**Applicant:** Mr Jamie Cruisey

**Officer:** Sonia Kanwar 292359

**Approved on 21/12/09 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**

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

*Reason: In order to protect the adjoining properties from noise disturbance and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.*

**3) UNI**

Use of the platform between the new first floor doors and the staircase hereby approved shall be for access, maintenance or emergency purposes only. The platform shall not be used as a roof garden, terrace, patio or similar amenity area.

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

**4) UNI**

i) Works to construct the extension hereby permitted shall not commence 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 extension 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

### **BH2009/01800**

#### **Hollingdean MRF/WTS Hollingdean Lane Brighton**

Removal of condition 39 of application BH2006/00900 which states, "An 'artistic' wall of crushed recyclable materials forming a permanent public art display shall be incorporated along the external facing walls of the glass and waste loading bays of the waste transfer station as defined on drawing number NTS 7 Layout of the Proposed Facility".

**Applicant:** Veolia Environmental Services

**Officer:** K Haffenden 292361

**Refused on 05/01/10 DELEGATED**

#### **1) UNI**

The applicant has not satisfactorily demonstrated that the glass and waste loading bays of the WTS building lack visual interest by reasons of adequate architectural justification, therefore the removal of condition 39 would result in the unacceptable appearance of the glass and waste loading bays of the WTS building, contrary to policies WLP35 and WLP39 of the East Sussex and Brighton & Hove Waste Local Plan and policies QD1 and QD5 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The removal of condition 39 would result in the unacceptable loss of a permanent public art display. The applicant has not sufficiently demonstrated that an 'artistic' wall on the glass and waste loading bay of the WTS building will be of little public value and will be obscured from view and as such the proposal to remove condition 39 is contrary to policy WLP40 of the East Sussex and Brighton & Hove Waste Local Plan and policy QD6 of the Brighton & Hove Local Plan.

### **BH2009/02412**

#### **Engineering 1 University of Sussex North South Road Brighton**

Installation of 3 no. chiller units at ground level within new enclosures and retaining wall.

**Applicant:** University of Sussex

**Officer:** Liz Arnold 291709

**Approved on 04/01/10 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) BH11.01**

No development shall take place until there has been submitted to and approved

in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

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

### **3) BH11.02**

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

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

### **4) UNI**

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

*Reason: To ensure the satisfactory preservation of the setting of this Listed Building and to comply with policies HE1, QD2 and QD14 of the Brighton & Hove Local Plan.*

## **BH2009/02414**

### **Chichester House (University of Sussex) North South Road Brighton**

Installation of 2no. chiller units at roof level and construction of surrounding enclosure. Relocation of condensers.

**Applicant:** University Of Sussex

**Officer:** Liz Arnold 291709

**Approved on 04/01/10 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 a sample of the cladding to be used in the construction of the enclosure 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 and retained as such thereafter.

*Reason: To ensure the satisfactory preservation of this Listed Building and to comply with policies HE1, QD2 and QD14 of the Brighton & Hove Local Plan.*

## **BH2009/02574**

### **262 Ditchling Road Brighton**

Pitched roof added to existing garage to contain guest accommodation.

**Applicant:** Acronym A & D Ltd

**Officer:** Ray Hill 293990

**Refused on 05/01/10 DELEGATED**

### **1) UNI**

The proposed development, by virtue of its height, bulk and design, would adversely affect the residential amenities of the occupiers of No's 260 and 264 Ditchling Road resulting in over-dominance and visual intrusion, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **2) UNI2**

The proposed development, by virtue of its height, bulk and design, would appear incongruous and unduly prominent in the street scene, out of character with and detrimental to the visual amenity of the area contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

### **BH2009/02592**

#### **Northfield University of Sussex Falmer Brighton**

Application for approval of details reserved by conditions 3, 5, 11, 12, and 13 of application BH2008/01992.

**Applicant:** The University of Sussex

**Officer:** Anthony Foster 294495

**Approved - no conditions on 17/12/09 DELEGATED**

### **BH2009/02604**

#### **New Biomolecular Science Building Queensdown School Road University of Brighton Cockcroft Campus Brighton**

Application for approval of details reserved by condition 2 and 8 of application BH2007/02192.

**Applicant:** University of Brighton

**Officer:** Steven Lewis 290480

**Approved on 11/01/10 DELEGATED**

### **BH2009/02633**

#### **University of Sussex Falmer Road Brighton**

Approval of details reserved by condition 5 of application BH2009/00916.

**Applicant:** University of Sussex

**Officer:** Anthony Foster 294495

**Approved on 24/12/09 DELEGATED**

### **BH2009/02641**

#### **44 Waverley Crescent Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating dormer to front.

**Applicant:** Miss Jo Wilding

**Officer:** Helen Hobbs 293335

**Approved on 22/12/09 DELEGATED**

### **BH2009/02647**

#### **1 Arlington Crescent Brighton**

Single storey side/rear extension, alterations to front boundary wall and new vehicle crossover (part retrospective).

**Applicant:** Mr & Mrs Sweetman

**Officer:** Liz Arnold 291709

**Approved on 24/12/09 DELEGATED**

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

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

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

**2) BH03.03**

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

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

**3) BH05.10**

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.*

**4) UNI**

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 30th March 2009 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.*

**MOULSECOOMB & BEVENDEAN**

**BH2009/02624**

**25 Lower Bevendean Avenue Brighton**

Erection of two storey 3 No bedroom residential dwelling.

**Applicant:** Mr G Abelwhite

**Officer:** Ray Hill 293990

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

**1) UNI**

The proposed development, by virtue of its size, siting and unsympathetic design, would disrupt the symmetry of the existing pair of semi-detached houses and appear as an incongruous element in the street scene, out of character with and detrimental to the visual amenity of the area, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed development, by virtue of its size and siting, would adversely affect the amenities of the occupiers of the block of flats at No's 27-41 Lower Bevendean Avenue, resulting in over-dominance and visual intrusion, contrary to policy QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed parking layout, due to the siting of Bay No.1, would be impractical for the use of the existing and future occupiers and would be likely to be unsafe and inconvenient for pedestrians using the public highway, contrary to policies TR7 and TR19 of the Brighton & Hove Local Plan.

**4) UNI4**

The proposed development, by virtue of the lack of an entrance level WC, would fail to comply with Lifetime Homes Standards, contrary to policy HO13 of the Brighton & Hove Local Plan and Planning Advice Note 03 Accessible Housing &



Lifetime Homes.

### **5) UNI5**

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 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, SU15 and QD28 of the Brighton & Hove Local Plan.

### **BH2009/02681**

#### **3 The Avenue Brighton**

Non-material amendment to application BH2007/03653 for alterations to fenestration at first floor side elevation, ground floor rear elevation and front and side elevations.

**Applicant:** Mr Laurence Walker

**Officer:** Sonia Kanwar 292359

**Approved on 22/12/09 DELEGATED**

### **QUEEN'S PARK**

### **BH2009/01477**

#### **Land adjacent to Amex House fronting John Street Carlton Hill Mighell Street and land adjacent to 31 White Street Brighton**

Demolition of existing ancillary office accommodation and erection of 5-9 storey office building plus two basement floors. Erection of 3 storey service facilities building fronting Mighell Street. New vehicular access off John Street. 106 car parking spaces and 132 cycle parking spaces and associated landscaping. (Amended plans submitted 14/09/2009)

**Applicant:** American Express

**Officer:** Mick Anson 292354

**Approved after Section 106 signed on 21/12/09 PLANNING COMMITTEE**

#### **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**

Prior to commencement of development details (including cross section plans) of the proposed green and brown roofs, together with construction and maintenance methodologies for the green and brown roofs and green walls shall be submitted to and approved in writing by the Local Planning Authority. Construction and maintenance details for the green walls should include provision for plant irrigation. The development shall 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, to ensure that biodiversity measures are integrated into the development and to protect the amenities of adjoining residential occupiers to comply with policies QD1, QD17 and QD27 of the Brighton & Hove Local Plan.*

#### **3) UNI**

(a) Prior to the commencement of construction of the external envelope of the office building, constructional detail and finishes of all external facades, including the external brise soleil, internal window blinds and the entrance canopy, shall be submitted to and approved in writing by the Local Planning

Authority.

- (b) Prior to the commencement of the construction of the external envelope of the office building, a detailed design for the art wall fronting Carlton Hill shall be submitted to and approved in writing by the Local Planning Authority.
- (c) Prior to the commencement of construction of the lower ground floor of the external envelope of the office building, a colour and lighting scheme for the exterior of this building shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To secure a development of the required design quality as required by policy QD1 of the Brighton & Hove Local Plan.*

- (d) Prior to the commencement of construction of the external envelope of the services facilities building, constructional detail and finishes of all external facades, shall be submitted to and approved in writing by the Local Planning Authority.
- (e) Prior to the commencement of construction of the external envelope of the services facilities building, construction detail and finishes of the external stair to the north of the service facilities building shall be submitted and approved in writing by the Local Planning Authority.

*Reason: To secure a development of the required design quality as required by policy QD1 of the Brighton & Hove Local Plan.*

#### **4) UNI**

No development shall take place until a written Site Waste Management Plan, 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 plan shall be implemented in strict accordance with the approved details.

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

#### **5) UNI**

Prior to the commencement of construction of the external envelope of the office building hereby approved a scheme for landscaping together with a management plan shall have been submitted and approved in writing by the Local Planning Authority, 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 interests of the amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.*

#### **6) UNI**

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the 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 QD1 and QD15 of the Brighton &*

*Hove Local Plan.*

**7) 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 with areas enclosed by such fences.

*Reason: To protect the trees which are to be retained on 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.*

**8) UNI**

- a. Details of all external lighting of the areas of the site external to the office building and service facilities building hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction of areas of the site external to the office building and services facilities building.
- b. Details of all external lighting of the office building hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction of the external envelope of the office building.
- c. Details of all external lighting of the service facilities building hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction of the external envelope of the service facilities building.

*Reason: To safeguard the visual amenities of the area and the amenities of the occupiers of adjoining properties and to comply with policies QD1, QD25 and QD27 of the Brighton & Hove Local Plan.*

**9) UNI**

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

*Reason: This site lies on the Brighton Chalk body, a principal aquifer and valuable groundwater resource. Therefore it must be ensured that all works carried out in relation to this planning application are carried out with the utmost care to ensure the protection of controlled waters (groundwater).*

**10) UNI**

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. Roof water to be discharged direct to soakaway must be via sealed down pipes (capable of preventing accidental/unauthorised discharge of contaminated liquid into the soakaway). Open gullies should not be used. No soakaway should be sited in or discharge into land impacted by contamination or land previously identified as being contaminated. There must be no direct discharge to groundwater.

*Reason: In order to protect controlled waters (groundwater) only clean uncontaminated water should drain to the surface water system and to comply with policies SU3 and SU4 of the Brighton & Hove Plan.*

**11) UNI**

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning

Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

*Reason: In order to protect controlled waters (groundwater) any piling constructed should be in accordance with Environment Agency guidance, Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention and Piling into contaminated Sites.*

#### **12) UNI**

The construction of the foundations (save for preparatory works to allow excavation) of the office building and the service facilities building shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by, the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

*Reason: In order to ensure that adequate surface water and foul sewerage drainage is available prior to the construction of the foundations of the office building and the service facilities building and to comply with policy SU5 of the Brighton & Hove Local Plan.*

#### **13) UNI**

Prior to commencement of the construction of the foundations, (save for preparatory works to allow excavation) of either the office building or the service facilities building, details shall be submitted to and approved by the Local Planning Authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers. The development shall thereafter be carried out in accordance with the approved details.

*Reason: In order to ensure that adequate surface water and foul sewerage drainage is available prior to the construction of the foundations of the office building and the service facilities building and to comply with policy SU5 of the Brighton & Hove Local Plan.*

#### **14) UNI**

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 by the applicant and approved in writing by the local authority and the works shall be undertaken in accordance with the approved details.

*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.*

#### **15) UNI**

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

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

#### **16) UNI**

- a. Prior to the commencement of construction of the external envelope of the office building a scheme for the fitting of odour control equipment to the office building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved 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.

- b. Prior to the commencement of construction of the external envelope of the service facilities building a scheme for the fitting of odour control equipment to the service facilities building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved 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 SU9 and QD27 of the Brighton & Hove Local Plan.*

**17) UNI**

- a. Prior to the commencement of construction of the external envelope of the office building a scheme for the sound insulation of the odour control equipment to the office building referred to in the condition set out above shall be submitted to and approved in writing by the local planning authority. The approved measures shall be implemented in strict accordance with the approved details prior to first occupation of the office building and shall thereafter be retained as such.
- b. Prior to the commencement of construction of the external envelope of the service facilities building a scheme for the sound insulation of the odour control equipment to the service facilities building referred to in the condition set out above shall be submitted and approved in writing by the Local Planning Authority. The approved measures shall be implemented in strict accordance with the approved details prior to first occupation of the service facilities building 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.*

**18) UNI**

- a. Prior to the commencement of construction of the external envelope of the office building a scheme for the suitable treatment of the office building plant and machinery against the transmission of sound and/or vibration shall be 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 office building and shall thereafter be retained as such.
- b. Prior to the commencement of construction of the external envelope of the service facilities building a scheme for the suitable treatment of the service facilities building plant and machinery against the transmission of sound and/or vibration shall be 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 service facilities building and shall thereafter be retained as such.

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

**19) UNI**

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to occupiers 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.*

**20) UNI**

The development hereby permitted shall not be occupied until details of secure cycle parking facilities and shower facilities for the occupants, 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 approved 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 by private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.*

**21) UNI**

No open storage shall take place within the curtilage of the site without the prior written approval of the Local Planning Authority.

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

**22) UNI**

The development shall not be occupied until either; it has been demonstrated to the satisfaction of the Local Planning Authority that wind mitigation measures are not required, or a scheme of measures for the mitigation of pedestrian level wind conditions has been submitted and approved in writing by the Local Planning Authority. The scheme must include details of any planting, structures or landscaping required. The details shall be implemented in strict accordance with the approved details prior to the occupation of the development and be retained as such thereafter.

*Reason: To ensure suitable and safe pedestrian level wind conditions and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**23) UNI**

- a. Prior to the commencement of construction of the external envelope of the office building a scheme showing details of the height and materials of any flues or chimneys on the roof of the office building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in strict accordance with the approved plans prior to the occupation of the office building and shall thereafter be retained as such.
- b. Prior to the commencement of construction of the external envelope of the service facilities building a scheme showing details of the height and materials of any flues or chimneys on the roof of the service facilities building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in strict accordance with the approved plans prior to the occupation of the service facilities building and shall thereafter be retained as such.

*Reason: To safeguard the amenities of the occupiers of neighbouring properties and other potential receptors to comply with policies QD27 and SU9 of the Brighton & Hove Local Plan.*

**24) 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. The facilities should 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.*

**BH2009/02402**

**1 Parochial Mews Brighton**

Erection of single storey ground floor extension to side of property.

**Applicant:** Mr Mike Eckstein

**Officer:** Kate Brocklebank 292175

**Refused on 22/12/09 DELEGATED**

## 1) UNI

The proposed extension relates poorly to the existing building and harms the integrity of this uniform small terrace. It substantially reduces the garden space and soft landscaping that forms a distinctive part of the character for this part of the conservation area which is otherwise densely developed and would therefore fail to preserve the character of the East Cliff Conservation Area. It would also substantially reduce the gap between the modern development and the listed buildings of St James' Place contrary to the original approved layout of the terrace, which combined with the loss of garden area would harm the setting of the listed buildings. As such the proposal is contrary to policies QD1, QD2, QD3, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

## **BH2009/02427**

### **164 Queens Park Road Brighton**

Conversion of existing single dwelling property to form 1 No. one bedroom self contained flat and 1 No. five bedroom self contained flat.

**Applicant:** Mr P Conrad

**Officer:** Ray Hill 293990

**Approved on 05/01/10 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) BH05.09**

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.*

#### **4) 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.*

#### **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) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the external staircase shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such thereafter.

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

#### **BH2009/02714**

##### **119/120 Edward Street Brighton**

Non-material amendment to application BH2006/03993 for a reduced size structure which complies with building regulations.

**Applicant:** Anahata Health Clinic

**Officer:** Chris Swain 292178

**Approved on 18/12/09 DELEGATED**

#### **BH2009/02747**

##### **Ebenezer Baptist Chapel Richmond Parade Brighton**

Application for approval of details reserved by condition 2 of application BH2007/01591.

**Applicant:** Mr Tom Shaw

**Officer:** Aidan Thatcher 292265

**Approved on 07/01/10 DELEGATED**

#### **ROTTINGDEAN COASTAL**

#### **BH2009/01599**

##### **Rear Basement Flat 24 Sussex Square Brighton**

Installation of light tunnel in courtyard of basement flat to allow light into second bedroom.

**Applicant:** Mr Luke Jobling

**Officer:** Helen Hobbs 293335

**Approved on 11/01/10 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 ducting boxing shown on the approved plans shall be painted white within one month of installation and shall be retained as such thereafter.

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



**BH2009/02344**

**Saltdean Barn Arundel Drive West Saltdean Brighton**

Construction of platform to south elevation with metal handrail with perspex attached to balustrades and insertion of doors for storage beneath platform.  
(Retrospective)

**Applicant:** Boomerang Kids

**Officer:** Kate Brocklebank 292175

**Approved - no conditions on 06/01/10 DELEGATED**

**BH2009/02346**

**Saltdean Barn Arundel Drive West Saltdean Brighton**

Construction of platform to south elevation with metal handrail with perspex attached to balustrades and insertion of doors for storage beneath platform (retrospective application).

**Applicant:** Boomerang Kids

**Officer:** Kate Brocklebank 292175

**Approved - no conditions on 06/01/10 DELEGATED**

**BH2009/02348**

**Tudor Close Dean Court Road Rottingdean Brighton**

Erection of satellite dish on roof at rear of No. 17 Tudor Close.

**Applicant:** Tudor Close Residents Association

**Officer:** Chris Swain 292178

**Refused on 11/01/10 DELEGATED**

**1) UNI**

Insufficient information has been submitted by the applicant with regard to the positioning and size of the necessary cabling and the exact siting and elevational details of the satellite dish and adjacent parapet wall. As such the impact of the proposal on the architectural and historic character and appearance of the both the interior and exterior of the listed building, cannot be properly assessed in line with policy HE1 of the Brighton & Hove Local Plan.

**BH2009/02367**

**St. Edmunds Steyning Road Brighton**

Two storey rear extension with pitched roof and incorporating roof terrace.

**Applicant:** Mr & Mrs Paul & Sanoma Evans

**Officer:** Aidan Thatcher 292265

**Approved on 21/12/09 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) BH03.02**

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

**3) UNI**

The ground floor annex hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of St Edmunds and shall not be used

Report from:

as a separate planning unit.

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

#### **4) UNI**

The proposed roof terrace shall not extend further than 3.5m from the existing first floor rear elevation as shown on plan 03F hereby approved. The remainder of the flat roof shall be accessed for maintenance or emergency purposes only and 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.*

### **BH2009/02399**

#### **50 Roedean Crescent Brighton**

Erection of a two storey rear extension and first floor balcony.

**Applicant:** Mr M Rosenberg

**Officer:** Anthony Foster 294495

**Approved on 18/12/09 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**

Unless otherwise agreed with the Local Planning Authority the details set out within the Waste Management Statement shall be completed in full accordance with the statement.

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

### **BH2009/02424**

#### **7 Greenways Corner Brighton**

Erection of two storey rear extension.

**Applicant:** Mr Christopher Bosker

**Officer:** Chris Swain 292178

**Refused on 23/12/09 DELEGATED**

#### **1) UNI**

The proposal, by reason of its size, height and design would result in a bulky addition that relates poorly to the existing building and forms an incongruous and over dominant element within the street scene, has an overbearing impact upon the rear garden of the adjoining property, No.8 Greenways Corner and is detrimental to the appearance and character of the building and the surrounding area within the Ovingdean conservation area, contrary to policies QD1, QD2,

QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

**BH2009/02519**

**7 Rodmell Avenue Brighton**

Removal of existing structure and the erection of new upvc conservatory to the rear.

**Applicant:** Mr Alex White

**Officer:** Chris Swain 292178

**Approved on 21/12/09 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.*

**BH2009/02582**

**8 Gorham Avenue Rottingdean Brighton**

Detached building housing gym in rear garden, and new patio to rear.

**Applicant:** Mr M Hebron

**Officer:** Helen Hobbs 293335

**Approved on 06/01/10 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**

Within 28 days of the date of this permission, the fencing along the boundary with No.6 Gorham Avenue, shall be erected fully in accordance with the details shown on drawing referenced 201009/03A submitted on 11 November 2009, and shall be retained as such thereafter.

*Reason: In order to safeguard neighbouring amenity and in accordance with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2009/02608**

**13 Lenham Road East Brighton**

Certificate of Lawfulness for proposed single storey rear extension incorporating 3no roof-lights.

**Applicant:** Mr & Mrs Piddlesden

**Officer:** Jonathan Puplett 292525

**Refused on 22/12/09 DELEGATED**

**BH2009/02614**

**2 Withyham Avenue Brighton**

Creation of 1no. bedroom flat at first floor level above existing flat roofed garage.

**Applicant:** Lureland Properties Ltd

**Officer:** Anthony Foster 294495

**Refused on 30/12/09 DELEGATED**

Report from:

### **1) UNI**

The proposed development by reason of its, bulk, siting and design, would fail to respect the context of its setting and would be out of keeping and out of character with surrounding buildings and the character of Withyham Avenue and Longridge Avenue. The proposed development would therefore appear incongruous within the street scene to the detriment of the character and appearance of the area and as such is contrary to policies QD1, and QD14 of the Brighton & Hove Local Plan.

### **2) UNI**

The proposed development would have a detrimental impact on the amenity of the neighbouring occupiers of the first floor flat above 7 Longridge Avenue in terms of increased building bulk and increased sense of enclosure, to the detriment of their visual amenity, living conditions and use and the loss and enjoyment of their existing private amenity space. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **3) UNI**

The applicant has failed to provide sufficient information to suggest that the units are capable of meeting the lifetime home standard contrary to policy HO13 of the Brighton & Hove Local Plan.

### **4) UNI**

The applicant has failed to provide sufficient information relating to the provision of cycle parking, therefore the proposal fails to provide a suitable level of accessible covered secure cycle parking. Consequently the proposal fails to provide for the travel demands that it creates, contrary to policies SU2, TR1 and TR14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance No.4 Parking Standards.

### **5) UNI**

The proposal fails to provide a satisfactory refuse and recycling facilities for the development and as such is contrary to policies SU2 and QD27 of the Brighton & Hove Local Plan.

### **6) UNI**

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 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, SU15, QD28 and HO7 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Parking Standards (SPGBH4).

## **BH2009/02619**

### **8 Roedean Way Brighton**

Front elevation hip to barn hip roof extension and front dormer.

**Applicant:** Mr G Cummings

**Officer:** Chris Swain 292178

**Approved on 22/12/09 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.*

**BH2009/02789**

**2 Lustrells Vale Brighton**

Erection of two storey rear and side extension.

**Applicant:** Mr Jason Leach

**Officer:** Liz Arnold 291709

**Refused on 08/01/10 DELEGATED**

**1) UNI**

The proposed side extension would, by virtue of it failing to be sufficiently subordinate to the ridge height of the existing roof of the property, result in a disproportionate appearance to one side of the currently symmetrical appearance to the property and therefore would be of detriment to the visual amenities of the host property, the Lustrells Vale street scene and the wider area. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed rear extension, by virtue of its design, height and massing would result in an awkward, visually intrusive and bulky addition to the rear of the property which is unsympathetic to the design of the existing dwelling. As such the extension would have an adverse impact on the character and appearance of the existing dwelling, the Bishopstone Drive street scene and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**WOODINGDEAN**

**BH2009/02441**

**21 Warren Avenue Brighton**

Certificate of Lawfulness for a proposed single storey side extension.

**Applicant:** Mr M Naeem

**Officer:** Chris Swain 292178

**Approved on 23/12/09 DELEGATED**

**BH2009/02630**

**36 The Brow Brighton**

Proposed front and rear dormers.

**Applicant:** Mr Steve Pilbeam

**Officer:** Helen Hobbs 293335

**Approved on 22/12/09 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.*

**BH2009/02717**

**Land to Rear of 464-466 Falmer Road Woodingdean Brighton**

Application for approval of details reserved by conditions 5,7,8,11,15 and 16 of application BH2007/04392.

**Applicant:** Mr Stephen Marchant

**Officer:** Liz Arnold 291709

**Approved on 05/01/10 DELEGATED**

**BH2009/02810**

**33 Laughton Road Brighton**

Erection of detached garage.

**Applicant:** Mr John Crayton

**Officer:** Sonia Kanwar 292359

**Approved on 08/01/10 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.*

**BRUNSWICK AND ADELAIDE**

**BH2009/01991**

**70 Western Road Hove**

Alterations to shop front including alterations to signage and re-painting of shop front in new colour scheme. (Retrospective)

**Applicant:** Altjeringa Limited

**Officer:** Wayne Nee 292132

**Approved - no conditions on 06/01/10 DELEGATED**

**BH2009/02388**

**7 Brunswick Street West Hove**

Change of use of ground floor store (SG08) to 1 No. One bedroom self-contained flat.

**Applicant:** RSVP Properties Ltd

**Officer:** Adrian Smith 01273 290478

**Refused on 21/12/09 DELEGATED**

**1) UNI**

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

Report from:

conditions and therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2009/02422**

**51 Holland Road Hove**

Conversion of roof space to form new one bed flat, roof alterations, including dormers to front and rear (Part retrospective).

**Applicant:** A J D A Partnership

**Officer:** Christopher Wright 292097

**Refused on 05/01/10 DELEGATED**

**1) UNI**

The proposed dormer to the front roof slope of the building is not acceptable by reason of its siting, design, bulk and readily visible appearance, which would be harmful to both the character of the host building and the uniformity of the row of terrace buildings, and detrimental to the historic appearance of the Brunswick Town Conservation Area, contrary to the requirements of policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2009/02543**

**Sussex House 130 Western Road Hove**

Replacement of existing 6 metre-high roof top flagpole to accommodate 3 No. triband antennas and installation of additional roof top equipment cabinet and ancillary equipment.

**Applicant:** MBNL

**Officer:** Jason Hawkes 292153

**Approved on 04/01/10 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**

The telecommunications equipment hereby approved shall be removed if at any time in the future the equipment becomes obsolete or no longer required for the purpose for which it was erected.

*Reason: To protect the appearance of the building and the surrounding area in accordance with policy QD23, QD24 and HE6 of the Brighton & Hove Local Plan.*

**BH2009/02625**

**7B Selborne Road Hove**

Formation of roof terrace on top of existing rear extension.

**Applicant:** Mr Neil Mason

**Officer:** Charlotte Hughes 292321

**Approved on 07/01/10 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 full details of an obscure glazed screen, to be erected along the northern boundary of the roof terrace at a height of 1.8m, have been submitted to and approved in writing by the Local Planning Authority. The

Report from:

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

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

**BH2009/02632**

**132 Western Road Hove**

Part change of use of lower ground floor from retail unit (Class A1) to ancillary use as hotel reception. Creation of new entrance to hotel to side of No. 132 on the corner of York Road.

**Applicant:** Mr Phil Day

**Officer:** Jason Hawkes 292153

**Approved on 18/12/09 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 details, no works shall take place until details of the design of the new gate onto Western Road have been submitted to and approved in writing by the Local Planning Authority. The gate shall be cast iron and of traditional design. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**3) UNI**

No works shall take place until 1:20 scale joinery details of the new entrance door and 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 the satisfactory appearance of the development and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**CENTRAL HOVE**

**BH2009/01393**

**13-14 George Street Hove**

Installation of 4no air conditioning units, general and toilet extract and fresh air intake unit. (Retrospective)

**Applicant:** Costa Coffee

**Officer:** Guy Everest 293334

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

**1) UNI**

The installed plant and machinery has resulted in a noise nuisance for occupiers of adjoining properties, to the detriment of their residential amenity and contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

**BH2009/01970**

**8 Grand Avenue Hove**

Installation of hand rail alongside path to front of property.

**Applicant:** Mrs Monica Cave

**Officer:** Jason Hawkes 292153

**Approved on 12/01/10 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.*

**BH2009/02527**

**50 Church Road Hove**

Installation of new shop front.

**Applicant:** Mr Roy Pook

**Officer:** Adrian Smith 01273 290478

**Approved on 31/12/09 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 full details of the proposed tile recess flooring 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 traditional shopfront and to comply with policies HE6, QD10 & QD14 of the Brighton & Hove Local Plan and SDP02 'Shop Front Design'.*

**3) UNI**

No works shall take place until full details of the proposed new door, doorway frames, mullions, transom bars and glazing bars, including 1:20 scale sample elevations and cross-sections, and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this traditional shopfront and to comply with policies HE6, QD10 & QD14 of the Brighton & Hove Local Plan and SDP02 'Shop Front Design'.*

**BH2009/02585**

**10-11 Seafield Road Hove**

Extension of dining room area to north rear side of hotel. Provision of a smoking shelter on south rear side of garden. Replacement windows to rear elevation.

**Applicant:** SE Group

**Officer:** Paul Earp 292193

**Approved on 04/01/10 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**

The use of the outside area, including the smoking area, shall be restricted to between the hours of 8am to 9pm daily.

*Reason: For the avoidance of doubt to reiterate condition 2 of approval BH2008/00845 in order to protect the amenities of the occupiers of neighbouring properties and to comply with policy QD27 of the Brighton & Hove Local Plan.*

### **4) UNI**

No works shall take place until elevational details of the smoking shelter at a scale of 1:20 have been submitted to and approved by the Local Planning Authority. The shelter shall be constructed in strict accordance with the drawings as approved and retained as such thereafter.

*Reason: For the avoidance of doubt and to protect the amenities of the occupiers of neighbouring properties and to comply with policy QD27 of the Brighton & Hove Local Plan.*

## **BH2009/02682**

### **76 George Street Hove**

Display of 1 No. internally illuminated fascia sign and 1 No. internally illuminated projecting sign.

**Applicant:** Easton Bevins

**Officer:** Adrian Smith 01273 290478

**Approved on 05/01/10 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.*

**BH2009/02837**

**Grosvenor Casino 28 Fourth Avenue Hove**

Amendment to previously approved application BH2009/01289 for installation of security cameras and adjustment to structural posts.

**Applicant:** Grosvenor Casinos Ltd

**Officer:** Jason Hawkes 292153

**Approved on 13/01/10 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**

At no time shall alcohol be consumed on the smoking shelter.

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

**3) UNI**

No works shall take place until full details of the proposed means of fixing of the canopy and balcony structure to the building, including 1:20 sectional drawings, 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.*

**BH2009/02838**

**Grosvenor Casino 28 Fourth Avenue Hove**

Amendment to previously approved application BH2009/01290 for installation of internal and external security cameras and adjustments to structural posts.

**Applicant:** Grosvenor Casinos Ltd

**Officer:** Jason Hawkes 292153

**Approved on 13/01/10 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 means of fixing of the canopy and balcony structure to the building, including 1:20 sectional drawings, 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.*

**GOLDSMID**

**BH2009/02037**

**Flat 5 29 York Avenue Hove**

Replacement of existing wooden windows with UPVC windows (retrospective).

**Applicant:** Mr Anthony Parr

**Officer:** Adrian Smith 01273 290478

**Approved - no conditions on 22/12/09 DELEGATED**

**BH2009/02055**

**Garden Flat 26A Cromwell Road Hove**

Replacement of UPVC windows with wooden frame sash and UPVC door with wooden sash and top light.

**Applicant:** Miss Fiona Hewitt

**Officer:** Jason Hawkes 292153

**Approved on 18/12/09 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) BH13.05**

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

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

**BH2009/02056**

**Garden Flat 26A Cromwell Road Hove**

Replacement of UPVC windows with wooden frame sash and UPVC door with wooden sash and toplight.

**Applicant:** Miss Fiona Hewitt

**Officer:** Jason Hawkes 292153

**Approved on 18/12/09 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) BH13.05**

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

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

**BH2009/02276**

**Sussex County Cricket Club Eaton Road Hove**

Redevelopment of the County Cricket Ground consisting of demolition of Gilligan Stand and replacement with new South Stand and demolition of Wilbury and South West Stands and replacement with new South West Stand. Provision of new hospitality buildings, extension to indoor cricket school and refurbishment of the Members' Pavilion.

**Applicant:** Sussex County Cricket Club

**Officer:** Paul Earp 292193

**Approved on 04/01/10 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) 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) 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) BH05.07**

No development shall take place until a written Site Waste Management Plan, 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 Plan 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 policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary planning Document 03 Construction and Demolition Waste.*

**6) BH06.02**

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

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

**7) 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.*

**8) 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*

**9) 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.*

**10) 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.*

**11) BH11.03**

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

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

**12) 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.*

**13) UNI**

Prior to the commencement of development details of the layout of the disabled car parking areas are to be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure a satisfactory provision of disabled parking and to comply with policies TR18 & TR19 of the Brighton & Hove Local Plan.*

**14) UNI**

Prior to their installation, full details of the solar panels and rainwater storage facilities to be incorporated in the Southwest Stand shall be submitted at a scale of 1:20 and agreed in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and 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 QD15 of the Brighton & Hove Local Plan.*

### **15) UNI**

The refuse and recycling facilities shown on the plans hereby approved shall be made available for use prior to the beneficial use of the stands and occupation of the buildings, and thereafter retained for such use at all times.

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

### **16) UNI**

No music, live or recorded (except background music) or karaoke or entertainment of a similar description will be permitted in the hospitality units.

*Reason: To protect the amenity of local residents in respect of noise nuisance due to the lightweight construction of the units and to comply with policy QD27 of the Brighton & Hove Local Plan.*

### **17) UNI**

Announcements made or music played in connection with cricket matches shall not exceed existing levels which are first to be established in writing with the Local Planning Authority. A scheme for any alterations to, extension of or renewal of the existing P.A. system, including all amplified voice and music transmissions, shall be submitted to the Local Planning Authority and such scheme shall not be implemented until approval by the Local Planning Authority has been obtained in writing.

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

### **18) UNI**

No development shall commence until specifications for noise insulation for the hospitality buildings have 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 hospitality buildings and thereafter be retained as such.

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

### **19) UNI**

Prior to the commencement of the construction of the south-west stand, full details of the surfacing, lighting and landscaping of the Piazza shall be submitted at a scale of 1:20 and agreed in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and 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 QD15 of the Brighton & Hove Local Plan.*

## **BH2009/02363**

### **Somerhill County Junior School Somerhill Road Hove**

Erection of ground and first floor extensions to create new form of entry, additional school facilities and associated works.

**Applicant:** Ms Gillian Churchill

**Officer:** Jason Hawkes 292153

**Approved on 24/12/09 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) BH03.02**

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

## **3) 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.*

## **4) 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.*

## **5) UNI**

The development shall not be occupied until car parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

*Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with policy TR19 of the Brighton & Hove Local Plan.*

## **6) UNI**

The development shall not be occupied until cycle parking areas have been provided in accordance with the approved plans 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 and to comply with policies TR1 and TR14 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, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained. The scheme shall include details of three replacement trees to compensate for the loss of the existing trees. All retained trees shall be protected to British Standard for tree protection BS 5837 (2205) and any trees pruned in the vicinity to facilitate the development shall be pruned to the British Standard for tree pruning BS 5837 (1989).

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area, to protect existing trees and to comply with policies QD1, QD15 and QD16 of the Brighton & Hove Local Plan.*

**8) UNI**

Within six months of the first occupation of the development hereby approved, a 'Site Travel Plan' (a document setting out a package of measures tailored to meet the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on private motor vehicles including students, visitors, staff, deliveries, servicing, parking management and other uses of the site) for the development shall be submitted to the Local Planning Authority for approval.

*Reason: To seek to reduce traffic generation by encouraging alternative means of transport to private motor vehicles and to comply with policy TR4 of the Brighton & Hove Local Plan.*

**9) UNI**

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS4142:1997.

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

**10) UNI**

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.*

**11) UNI**

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.*

## **12) UNI**

No development shall commence until a scheme detailing pedestrian improvement works to the junction of Holland Road and Lansdowne Road and to the junction of Somerhill Road and Davigdor Road has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works have been carried out in strict accordance with the approved measures and thereafter retained as such.

*Reason: To ensure that the proposed development provides for the demand for travel it creates and does not increase the danger to pedestrians walking to and from the site and to comply with policies TR1, TR7, TR8 and SU15 of the Brighton & Hove Local Plan.*

### **BH2009/02365**

#### **First Floor Flat 4 Newtown Road Hove**

Loft conversion including roof-light to front and dormer to rear.

**Applicant:** Mr N Vince

**Officer:** Mark Thomas 292336

**Approved on 11/01/10 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.*

### **BH2009/02432**

#### **42 Shirley Street Hove**

Replacement shopfront with additional walls and piers incorporating new separate entrances to ground floor and first floor flat above.

**Applicant:** Miss Karen Wells

**Officer:** Christopher Wright 292097

**Refused on 04/01/10 DELEGATED**

#### **1) UNI**

The inclusion of an entrance door in the centre of the proposed bay is incongruous with the traditional bay window design which characterises the local area and the terrace row. The proposed alterations would therefore have a detrimental impact on the street scene and are contrary to policy QD14 of the local plan.

#### **2) UNI**

The replacement shopfront does not meet the requirements of the development plan because the design omits key shopfront features including a display window and stallriser. The proposed alterations do not constitute a genuine shopfront and would not serve the purpose of a shopfront whereby an active display drawing attention to the use of the premises is retained. As such the proposal does not meet the requirements of policy QD10 of the Brighton & Hove Local Plan or SPD02: Shop Front Design.

**BH2009/02445**

**Flat 9 Granville Court 2 - 4 Denmark Villas Hove**

Replacement of existing softwood and aluminium windows and doors with aluminium windows and doors throughout.

**Applicant:** Mr M Drennan

**Officer:** Adrian Smith 01273 290478

**Approved on 22/12/09 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.*

**BH2009/02523**

**108 Goldstone Road Hove**

Certificate of Lawfulness for a proposed development for the erection of a full width rear dormer.

**Applicant:** Mr Thomas Kozdon

**Officer:** Adrian Smith 01273 290478

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

**BH2009/02628**

**Flat 6 Lorraine Court Davigdor Road Hove**

Installation of UPVC units to replace windows and doors.

**Applicant:** Dr Simon Hau

**Officer:** Charlotte Hughes 292321

**Approved on 08/01/10 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.*

**BH2009/02678**

**Sussex County Cricket Club Eaton Road Hove**

Erection of electrical substation and headend enclosures.

**Applicant:** Sussex County Cricket Club

**Officer:** Paul Earp 292193

**Approved on 31/12/09 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.*

**BH2009/02718**

**37 Wilbury Villas Hove**

Erection of single storey side/rear extension and loft conversion including roof-lights and dormers.

**Applicant:** Mr B & Mrs P McKellar

**Officer:** Clare Simpson 292454

**Refused on 05/01/10 DELEGATED**

**1) UNI**

The proposed rear dormer window by virtue of its bulk, form and massing, would constitute an incongruous addition to the rear of the property which fails to respect the character of the building and would give the roof slope an overextended appearance. The roof extension would be harmful to the character and appearance of the building contrary to policy QD14 and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**BH2009/02754**

**Sussex County Cricket Club Eaton Road Hove**

Application for approval of details reserved by conditions 2, 3, 4, 5, 6 & 7 of application BH2009/01518.

**Applicant:** Sussex County Cricket Club

**Officer:** Paul Earp 292193

**Approved - no conditions on 08/01/10 DELEGATED**

**BH2009/02841**

**26 Bigwood Avenue Hove**

Certificate of lawfulness for proposed side dormers

**Applicant:** Mr & Mrs Slimm

**Officer:** Adrian Smith 01273 290478

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

**HANGLETON & KNOLL**

**BH2009/02384**

**61 Hallyburton Road Hove**

Loft conversion incorporating new side dormers, raising of roof pitch and ridge height to create a third self-contained 1 bed dwelling. Replacement of part aluminium/part white UPVC windows and doors with white UPVC to ground & first floors.

**Applicant:** Mr & Mrs Jonathan Pons

**Officer:** Clare Simpson 292454

**Approved on 24/12/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

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

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.*

### **4) 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.*

### **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) BH11.01**

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.*

## **BH2009/02491**

### **60 West Way Hove**

Proposed alterations to existing dwelling and 3 storey side extension to form 1 no flat and 1 no maisonette.

**Applicant:** Mr Darren Dorrington

**Officer:** Guy Everest 293334

**Refused on 07/01/10 DELEGATED**

### **1) UNI**

The proposed extension by virtue of its depth in relation to the existing property would appear an unduly bulky and prominent addition to the building; and by virtue of its lowered roof form and fenestration is poorly designed and detailed in relation to the existing building. The proposal is therefore considered detrimental to the appearance of the existing building and to the visual amenities of the wider

area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

## **2) UNI2**

The Juliet balcony at first floor level would result in harmful overlooking of adjoining garden areas, and in particular the garden of the proposed ground floor unit, to the detriment of neighbouring amenity and contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2009/02504**

#### **59 Lark Hill Hove**

Demolition of existing uPVC conservatory and erection of new uPVC conservatory to the rear.

**Applicant:** Mr & Mrs Aiton

**Officer:** Steven Lewis 290480

**Refused on 30/12/09 DELEGATED**

#### **1) UNI**

The proposed conservatory by reason of its height, scale and siting is considered poorly designed and would harm the character and appearance of the host property and the visual amenity of the area. This is contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2009/02740**

#### **73 Holmes Avenue Hove**

Certificate of Lawfulness for proposed extension of existing side dormer.

**Applicant:** Mr & Mrs McElborough

**Officer:** Guy Everest 293334

**Approved on 06/01/10 DELEGATED**

## **NORTH PORTSLADE**

### **BH2009/02599**

#### **344 Mile Oak Road Portslade**

Erection of a new UPVC conservatory to the rear.

**Applicant:** Mr & Mrs White

**Officer:** Mark Thomas 292336

**Approved on 07/01/10 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.*

### **BH2009/02824**

#### **384 Mile Oak Road Portslade Brighton**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs Starkey

**Officer:** Wayne Nee 292132

**Approved on 12/01/10 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.*

## **SOUTH PORTSLADE**

### **BH2009/02406**

#### **49 St Andrews Road Portslade**

Side and rear ground floor extension.

**Applicant:** P M Shirley

**Officer:** Charlotte Hughes 292321

**Approved on 05/01/10 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.*

### **BH2009/02541**

#### **Land Adjacent to 56 Shelldale Road Portslade**

Erection of two storey building comprising of 1no. 2 bedroom flat and 1no. 1 bedroom flat to replace existing garage.

**Applicant:** M & H Property Investments

**Officer:** Clare Simpson 292454

**Approved on 31/12/09 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) 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.*

#### **4) BH03.01**

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

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

Report from:



#### **5) BH04.01**

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) BH05.01**

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) BH05.02**

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

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

#### **8) UNI**

No development shall take place until a revised 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.*

#### **9) UNI**

No works shall commence until full details of a landscaping scheme, which includes hard surfacing, means of enclosure, and planting along the boundaries of the site, have been submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five 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 interests of the visual amenities of the area and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.*

#### **10) 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 existing transport infrastructure car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.*

### **BH2009/02588**

#### **44 Station Road Portslade**

Construction of an additional storey, external and internal alterations to ancillary retail storage and first floor 3 bed flat to form 4 flats and 1 maisonette.

**Applicant:** Mr Marcus Halliday

**Officer:** Jason Hawkes 292153

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

#### **1) UNI**

Brighton & Hove Local Plan policies QD1, QD2 & QD14 require new development to be of a high standard of design that would make a positive contribution to the surrounding area and emphasises and enhances the positive characteristics of the local neighbourhood. The design and bulk of the additional storey, with a prominent flat roof in a corner position and a considerably higher roof than its neighbour at no.43 Station Road, would appear as an unsympathetic and over dominant addition in the street scene out of character with the pitched roofs on the adjacent properties at 36-43 Station Road and the surrounding area. The proposed scheme is considered to be an overdevelopment of the site which fails to respect its relationship to surrounding properties and will appear as an inappropriate addition in the street scene. The scheme is therefore contrary to the above policies.

#### **2) UNI2**

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. Due to the position and bulk of the additional storey in close proximity to adjacent residential property at first floor level at 43 Station Road, the proposal results in a heightened sense of enclosure, overshadowing and loss of light to the neighbouring flat. The proposal therefore leads to a loss of amenity and is contrary to the above policy.

### **BH2009/02601**

#### **58 Trafalgar Road Portslade**

Conversion of single dwelling into 3no studio flats.

**Applicant:** Mr Alastair Roy

**Officer:** Christopher Wright 292097

**Refused on 06/01/10 DELEGATED**

#### **1) UNI**

The proposed sub-division of the dwelling into 3 no. studio flats is not acceptable in principle and is contrary to the aims of policy HO9 of the Brighton & Hove Local Plan, which seeks the retention of smaller dwellings in order to retain such

properties within the city's housing stock. This is because the property is not suitable for sub-division owing to the floor area of the application property being less than 115 square metres and the dwelling not being originally built with more than 3 bedrooms. Of the 3 no. studio flats proposed, none would be suitable for family occupation.

## **2) UNI**

The layout of each flat does not meet lifetime homes' standards wherever practicable and the application documents show no indication that such considerations have informed the design process. As such the development proposal does not meet the objectives of policy HO13 of the Brighton & Hove Local Plan.

## **3) UNI**

The biodiversity checklist submitted identifies a potential impact on protected species (bats). However, the application has not been submitted with an ecological report demonstrating that survey and study of the potential impact on these protected species has been carried out. As such there is insufficient information within the application to assess the impact on protected species and the aims and objectives of policy QD18 of the Brighton & Hove Local Plan have not been met.

## **BH2009/02667**

### **10B Station Road Portslade Brighton**

Change of use of first & second floor offices (B1) to 1no two bedroom maisonette with associated replacement of windows and doors.

**Applicant:** Home & Coastal Developments Ltd

**Officer:** Christopher Wright 292097

**Approved on 30/12/09 DELEGATED**

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

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

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

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

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

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

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

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

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

#### **4) UNI**

The development hereby permitted shall be implemented in accordance with the Waste Minimisation Statement submitted.

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

*Planning Document SPD03: Construction and Demolition Waste.*

**5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until an appropriately accredited Post Construction Review Certificate confirming that the residential unit has achieved an Ecohomes 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) UNI**

The new dwelling unit shall be constructed to meet Lifetime Homes' standards in accordance with the plans submitted.

*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.*

**STANFORD**

**BH2009/01874**

**24 Benett Drive Hove**

Replacement of garage/carport with erection of side and rear extension with raised patio. Roof conversion to form first floor accommodation including 2 no. dormers to front elevation, balcony to rear and rooflights.

**Applicant:** Mr & Mrs A Brewster

**Officer:** Steven Lewis 290480

**Approved on 12/01/10 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 side facing rooflights serving the rear bedroom, front bedroom, landing and en-suite shall not be glazed otherwise than with obscure 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.*

**4) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no 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*

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*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.*

#### **5) UNI**

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

*Reason: 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.*

#### **BH2009/02038**

##### **Co-op Food Store Nevill Road Hove**

Display of 1no externally illuminated fascia sign, 1no internally illuminated totem sign and 2no internally and externally illuminated fascia signs. Non-illuminated hanging sign, green cross panel sign, 2no trolley bay signs, 30no informative signs and 4no flag poles and flags.

**Applicant:** Food Programme Delivery Orchid Group

**Officer:** Paul Earp 292193

#### **Split Decision on 05/01/10 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) UNI**

The illumination of the fascia sign (item A) and green cross panel sign (item QQ) advertisements shall be non-intermittent.

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

### **1) UNI**

The totem pole, flag poles and flags by reason of their siting, height, and in the case of the totem sign bulk, stand out as unduly intrusive features which fail to respect the scale and character of surrounding development and add a semblance of clutter to the street scene. The totem pole, flag poles and flags would therefore result in significant harm to amenity and are also contrary to policy QD12 of the Brighton & Hove Local Plan.

### **2) UNI**

The fascia signs fronting Nevill Road and The Drove way by reason of their size, elevated siting above ground level, method of illumination exposed by the considerable expanse of open junction appear highly visible features. The fascia signs are considered to be unduly obtrusive commercial features that harm the character and appearance of the building and surrounding. The fascia signs have therefore resulted in significant harm to amenity and are also contrary to policy QD12 of the Brighton & Hove Local Plan.

## **BH2009/02309**

### **14 Benett Drive Hove**

Alteration to roof, including raising of ridge line to provide additional storey, front and side dormers, 6 no. roof lights and solar panel. Creation of rear terrace and front porch.

**Applicant:** Mr Holgate & Miss Fallon

**Officer:** Steven Lewis 290480

**Refused on 30/12/09 DELEGATED**

### **1) UNI**

The extensions are considered poorly designed in relation to the positive qualities of the neighbourhood and the appearance of the immediate street scene. The increase in height, scale and bulk fails to relate to the design of existing buildings on the south side of Benett Drive and would materially harm the character and appearance of the area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and to advice in Supplementary Planning Guidance Note 1 (roof extensions and alterations).

## **2) UNI**

The proposal would have an overbearing and un-neighbourly impact upon the occupiers of adjacent properties, resulting in a harmful loss of light, privacy, outlook and overbearing presence. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

## **3) UNI**

The proposal would result in a cluttered and untidy roof appearance by reason of the number, scale and location of roof lights and solar panels; resulting in harmful appearance to the street scene. This is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 (roof alterations and extensions).

### **BH2009/02324**

#### **55 King George Vi Drive Hove**

Erection of single storey extension to side and rear elevation.

**Applicant:** Mr & Mrs Williams

**Officer:** Mark Thomas 292336

**Approved on 23/12/09 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.*

### **BH2009/02326**

#### **Brighton & Hove Stadium Nevill Road Hove**

Display of 1no. internally illuminated totem sign.

**Applicant:** Food Programme Delivery Orchid Group

**Officer:** Guy Everest 293334

**Refused on 23/12/09 DELEGATED**

#### **1) UNI**

The totem sign by reason of its siting, height and bulk stands out as an unduly intrusive feature which fails to respect the scale and character of surrounding development and adds a semblance of clutter to the street scene. The totem sign therefore results in significant harm to amenity and is also contrary to policy QD12 of the Brighton & Hove Local Plan.

### **BH2009/02328**

#### **267 Dyke Road Hove**

Certificate of lawfulness for a proposed loft conversion incorporating dormers to rear and side elevations.

**Applicant:** Mr S Cheesman

**Officer:** Clare Simpson 292454

**Refused on 08/01/10 DELEGATED**

#### **1) UNI**

The submitted drawings indicate a side dormer window with clear glass and dormer windows in the side elevations which are not shown to be fixed and non-opening below a height of 1.7 metres above the floor level of the rooms in

which the windows would be installed. 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.

**BH2009/02342**

**Goldstone Water Works Woodland Drive Hove**

Regularization of car parking (sui generis) for the British Engineerium. (Retrospective)

**Applicant:** Southern Water Services Ltd

**Officer:** Charlotte Hughes 292321

**Approved on 30/12/09 DELEGATED**

**1) UNI**

The brick paving floor of the former reservoir shall be maintained and shall not be broken up, damaged, removed or covered over in any way. All damaged bricks shall be replaced to match exactly the original ones within three months of the date of this permission.

*Reason: To ensure the satisfactory preservation of the former reservoir and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**2) UNI**

The car park hereby approved shall not be illuminated later than 7pm or after the premises is closed to the public (whichever is the earlier) and shall not be illuminated before 8am 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.*

**3) UNI**

The car park hereby approved shall only be in use during the hours of 8am to 7pm on each day of the week by staff of and visitors to The British Engineerium only. A notice shall be erected to this effect, the details of which are to be submitted to and approved by the Local Planning Authority.

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

**4) UNI**

The redundant metal fixings which relate to the previous floodlights shall be removed within three months of the date of this permission and the wall shall be made good with materials to match.

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

**BH2009/02375**

**44 Tongdean Avenue Hove**

Erection of a two storey pitched roof front extension, ground and first floor extensions on North-West elevation including extending main roof, pitched roof garage extension to South East elevation, rooflights to rear and side elevations, reconfiguration of first floor windows and balustrading at rear.

**Applicant:** Mr & Mrs Prince

**Officer:** Wayne Nee 292132

**Refused on 05/01/10 DELEGATED**

**1) UNI**

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 extensions are considered to be an inappropriate development of the site. The resultant width and bulk of the property fail to respect the prevailing character of this the part of Tongdean Avenue which is characterised by large plots with generous spacing between

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buildings. As a result, the proposal would affect the comparative size of the plot in relation to the size of the building, which would be detrimental to the street scene and harmful to the character of the Tongdean Conservation Area. The development is therefore contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

## **2) UNI2**

Policy QD14 of the Brighton & Hove Local Plan states that proposals will only be granted if they are well designed, sited and detailed in relation to the property to be extended. Furthermore, Supplementary Planning Guidance SPGBH1 states that roof lights should be kept as few and as small as possible and should not dominate the roof. The proposed roof lights, by reason of their excessive size and number, would form an unacceptable addition to the property. As such, the proposal is contrary to policies QD14 and HE6, and to Supplementary Planning Guidance Note SPGBH1.

### **BH2009/02483**

#### **20 The Drove Hove**

Certificate of lawfulness for a proposed rear conservatory.

**Applicant:** Mr & Mrs Steve Packham

**Officer:** Mark Thomas 292336

**Approved on 11/01/10 DELEGATED**

### **BH2009/02546**

#### **Cottesmore St Marys Rc Primary School The Upper Drive Hove**

Replacement closed board timber fencing to North West boundary & closed board timber double gates to South East boundary.

**Applicant:** Cottesmore Primary School

**Officer:** Charlotte Hughes 292321

**Approved on 04/01/10 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.*

### **BH2009/02596**

#### **6a Tongdean Road Hove**

Proposed single storey front extension, conversion of integral garage to habitable use, new detached garage and alterations to boundary wall.

**Applicant:** Mr & Mrs Hunter

**Officer:** Steven Lewis 290480

**Approved on 17/12/09 DELEGATED**

## **1) BH01.01**

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

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

## **2) UNI**

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

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

**3) UNI**

No development shall take place until an Arboricultural method statement outlining measures to be undertaken to ensure the protection of trees on the site and land adjacent has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include measures need to at least meet BS 5837 (2005) Trees on Development Sites and shall include a full construction method statement outlining the building method for the front boundary amendments. The works shall thereafter be carried out in strict accordance with the approved details.

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

**BH2009/02644**

**16 Chartfield Hove**

Lower ground floor garage extension with associated landscaping and external works to create new front access stairway. Two-storey ground and first floor front extension above garage with pitched dormer roof.

**Applicant:** Mr & Mrs Stuart

**Officer:** Wayne Nee 292132

**Refused on 05/01/10 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. There is further advice contained within supplementary planning guidance on roof alterations and extensions (SPGBH1). The proposed front elevation extension by virtue of its bulk, scale and massing would form an inappropriate and dominant addition that would appear out of place in context with the neighbouring properties, which are characterised by their uniformed appearance with similar features on their frontages. The proposed roof dormer on the front elevation also fails to respect the character and appearance of Chartfield. The proposed extension and alterations would harm the appearance of the existing property to the detriment of the prevailing character of the street scene, and the proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Guidance Note 1 (SPGBH1) on Roof Alterations and Extensions.

**BH2009/02704**

**26 Orchard Avenue Hove**

Application for approval of details reserved by conditions 2,3 and 4 of application BH2009/01913.

**Applicant:** Mr Ingram

**Officer:** Steven Lewis 290480

**Approved - no conditions on 04/01/10 DELEGATED**

**BH2009/02710**

**20 Chalfont Drive Hove**

Erection of first floor extension to side elevation.

**Applicant:** Mr Chris Weatherstone

**Officer:** Adrian Smith 01273 290478

**Approved on 05/01/10 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**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be constructed in the east flank wall of the extension hereby permitted without planning permission obtained from the Local Planning Authority.

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

**BH2009/02719**

**4 Goldstone Crescent Hove**

Certificate of Lawfulness for a proposed single storey side extension.

**Applicant:** Mrs Natalie Hall

**Officer:** Steven Lewis 290480

**Approved on 06/01/10 DELEGATED**

**BH2009/02980**

**140 Woodland Drive Hove**

Approval of details reserved by conditions 2 and 3 of application BH2009/01999.

**Applicant:** Mrs Gillian Langley

**Officer:** Steven Lewis 290480

**Approved - no conditions on 04/01/10 DELEGATED**

**WESTBOURNE**

**BH2009/02124**

**Stretton Court 66 Rutland Gardens Hove**

Replacement of existing timber framed windows with new double glazed uPVC windows to flats 3-8 and stairwells of Stretton Court

**Applicant:** Stretton Court (Hove) Management Co Ltd

**Officer:** Adrian Smith 01273 290478

**Approved on 04/01/10 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.*

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## **BH2009/02590**

### **81 Pembroke Crescent Hove**

Roof extensions over existing flat roof sections, including new dormer window to West elevation and obscure glazed conservation style roof-light to East elevation.

**Applicant:** Mr & Mrs Ben & Sarah Watkins

**Officer:** Mark Thomas 292336

**Refused on 18/12/09 DELEGATED**

#### **1) UNI**

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed extension would be located alongside the side boundary of the rear

#### **2) UNI2**

Garden of no 12 Pembroke Gardens. By virtue of its size, positioning, and proximity to the neighbouring boundary, the proposed roof extension would form an over dominant and overbearing addition which is considered an un-neighbourly form of development for residents of no. 12 Pembroke Gardens and results in a significant impact on residential amenity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

## **BH2009/02867**

### **Rear of 69 New Church Road Hove**

Demolition of existing garage and erection of detached 2no bedroom dwelling.

**Applicant:** Portland Properties Ltd

**Officer:** Clare Simpson 292454

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

#### **1) UNI**

The subdivision of the site to form a plot containing an individual house is considered to be an inappropriate development of the site. The resultant plot size would fail to respect the prevailing character of the street scene. As a result, a new house on the site would appear crammed-in and would represent an overdevelopment of the site detrimental to the street scene and harmful to the character of the area. The development is contrary to policies QD1, QD2, QD3, HO3 and HO4, of the Brighton & Hove Local Plan.

#### **2) UNI2**

Policy HO5 requires the provision of private useable amenity space in new residential development. The proposed development would result in the loss of the private amenity space for the flats in 69 New Church Road. The development would result in poor quality and insufficiently sized private amenity space, for the occupiers of these flats. The proposal is therefore contrary to requirements of HO5 and QD27 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The design and appearance of the new house, including its flat roof, overall utilitarian appearance and formation of basement accommodation would result in residential development which is out of character with the surrounding area. In addition, the new house would project forward of neighbouring properties giving the new house an unduly prominent presence within the street scene. The development would detract from the character and appearance of the street-scene and the proposal is thereby contrary to policies QD1, QD3, QD4 of

the Brighton & Hove Local Plan.

## **WISH**

### **BH2009/02378**

#### **43 Middleton Avenue Hove**

Single storey side extension.

**Applicant:** Dr S Nene

**Officer:** Wayne Nee 292132

**Refused on 24/12/09 DELEGATED**

#### **1) UNI**

The plans submitted in respect of this application are inaccurate and do not properly reflect the situation on the ground. Furthermore, the submitted location and block plans indicating the position of the proposed extensions do not marry up with the submitted floor plans and elevation drawings. Accordingly, the local planning authority does not have sufficient information available to enable it, in the interests of good planning, to make a full and proper assessment of the impact of the proposed development on the character and appearance of the existing building and surrounding area, and on the amenities of the occupiers of nearby residential properties. The proposal is thereby contrary to policies QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2009/02405**

#### **3 Scott Road Hove**

Use of ground floor as Day Nursery between 8.00am and 6.00pm Monday - Friday.

**Applicant:** My First Word

**Officer:** Steven Lewis 290480

**Approved on 12/01/10 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 number of children attending the nursery shall not exceed 9 at anytime.

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

#### **3) UNI**

Within three months of the date of this permission, management details for use of the outdoor space shall be submitted to and approved in writing by the Local Planning Authority. The details shall include strategies to show how children will access garden play throughout the day. The outdoor space shall be used in accordance with the approved details.

*Reason: To ensure the effective management of the outdoor space and safeguard the amenities of the locality and to comply with policies QD27 and HO26 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The ground floor of the premises shall only be used for Day Nursery 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) between the hours of 08.00 and 18.00 Monday to Friday and not at any time upon weekends and Bank or Public holidays.

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

**BH2009/02440**

**31 Portland Villas Hove**

Extension to existing rear extension, alterations to existing roofslopes, creation of hipped roof to side and other external alterations.

**Applicant:** Mr & Mrs Ian Crosthwaite

**Officer:** Adrian Smith 01273 290478

**Approved on 30/12/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be constructed in the south flank wall of the extension hereby permitted without planning permission obtained from the Local Planning Authority.

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

**4) UNI**

The window in the south side elevation of the extension hereby permitted shall at all times be fixed shut and 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.*

**BH2009/02566**

**Western Esplanade Adjacent to Hove Lagoon Clubhouse**

Erection of 17 beach huts.

**Applicant:** Brighton & Hove City Council

**Officer:** Guy Everest 293334

**Approved on 06/01/10 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 hereby approved beach huts shall not be used to provide overnight accommodation at any time.

*Reason: To ensure the beach huts, which are located in an exposed coastal location within Flood Zone 3, comprise 'water compatible development' in the interests of the safety of users and to comply with policy SU4 of the Brighton & Hove Local Plan.*

**BH2009/02616**

**24 Amesbury Crescent Hove**

Erection of single storey extension to rear.

**Applicant:** Mrs Millicent Marshall

**Officer:** Mark Thomas 292336

**Approved on 18/12/09 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 2 metre high boundary treatment located to the rear shared boundary with no. 22 Amesbury Crescent as detailed on drawing no.04 shall be erected prior to the first beneficial use of the proposed conservatory, and shall be retained as such thereafter.

*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.*

