

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2009/02921

Patcham Place London Road Brighton

Application for approval of details reserved by conditions 4, 5 and 6 of application BH2007/00728.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 05/02/10 DELEGATED

BH2009/03052

31 Heston Avenue Brighton

Certificate of Lawfulness for proposed loft conversion incorporating side gable roof extension, dormer to rear and front roof-light.

Applicant: Mr Max Pinnell

Officer: Chris Swain 292178

Approved on 08/02/10 DELEGATED

BH2009/03055

96 Woodbourne Avenue Brighton

Erection of single storey side extension.

Applicant: Mr Graham Willmott-Hills

Officer: Liz Arnold 291709

Refused on 08/02/10 DELEGATED

1) UNI

The proposed extension, by virtue of its siting, height, scale and design would result in a visually intrusive and bulky addition to the existing property and would be of detriment to the character and appearance of the existing property, parts of the Woodbourne Avenue street scene and the wider area. As such the proposal is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposal, by reason of its length, siting and projection along the boundary, would result in a loss of daylight and outlook to rear openings on No.2 Eastfield Crescent and would appear overbearing resulting in a sense of enclosure to the occupiers of No. 2 Eastfield Crescent. As such the proposal would be of detriment to the current levels of residential amenity currently enjoyed by this property and would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/03133

16 Northfield Way Brighton

Certificate of Lawfulness for proposed barn end gable roof extension and loft conversion incorporating side window and rear dormer.

Applicant: Mr & Mrs Andrew

Officer: Sonia Kanwar 292359

Approved on 16/02/10 DELEGATED

PRESTON PARK

BH2009/02726

30 Stanford Avenue, Brighton

Certificate of lawfulness for the proposed installation of solar collector to pitched roof of extension.

Applicant: Ms Penny Toomey

Officer: Chris Swain 292178

Approved on 17/02/10 DELEGATED

BH2009/02830

3 Upper Hamilton Road Brighton

Loft conversion incorporating dormer to rear and roof-lights to front roof slope.

Applicant: Mr & Mrs Falletti

Officer: Jonathan Puplett 292525

Approved on 04/02/10 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.

BH2009/03060

177 Preston Road Brighton

Creation of raised parking area above existing at rear to provide 17 no additional spaces.

Applicant: Matsim Properties Ltd

Officer: Jonathan Puplett 292525

Refused on 08/02/10 DELEGATED

1) UNI

Insufficient information has been submitted to demonstrate that the proposed development is necessary to ensure that the travel demands of the site are addressed. Furthermore, it has not been demonstrated that the proposal is part of an overall strategy to ensure that the use of public transport walking and cycling would be maximised. The proposed development is therefore contrary to policy TR1 of the Brighton & Hove Local Plan.

2) UNI

No information has been submitted regarding the raised bank to the rear of the existing parking area which consists of 'scrubland' and trees (which forms part of a 'greenway' as defined by the Local Plan Proposals Map); a large section of this area would be replaced by hard landscaping under the proposed scheme. Therefore, insufficient information has been submitted to demonstrate that damaging impact to the greenway, nature conservation features and habitats would not be caused. The proposed development is therefore contrary to policies QD15, QD16, QD17, QD18, and QD19 of the Brighton & Hove Local Plan.

3) UNI

The proposed car parking layout would provide limited headroom/clearance and manoeuvrability at the lower level, and limited manoeuvrability at the upper level.

Were spaces 7-9 at the upper level to be occupied for example, safe access onto and off the level would not be possible. The proposed parking layout is therefore contrary to Policy TR7 of the Brighton & Hove Local Plan.

BH2009/03063

63 Chester Terrace Brighton

Single storey rear extension.

Applicant: Mr Graham Ball

Officer: Sonia Kanwar 292359

Approved on 15/02/10 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 rear doors on the extension hereby approved shall be timber and retained as such thereafter.

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

REGENCY

BH2009/01873

14 Cranbourne Street Brighton

Change of use of the ground and basement floors from retail (A1) to restaurant/cafés (A3) and hot food take-away (A5) including installation of rear extract duct.

Applicant: Mrs Maryam Bouls & Mr Miachail Ramzi

Officer: Jason Hawkes 292153

Approved on 09/02/10 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH07.03

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

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

3) BH07.04

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

such.

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

4) UNI

Deliveries and servicing to both Cranbourne Street and Farm Yard shall only take place between 07:00 and 19:00 hours Monday to Friday and between 08:00 and 18:00 hours on Saturdays and not at all on Sundays and Bank Holidays.

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

5) UNI

The uses hereby permitted shall only take place between 08:00 and 00:00 hours Monday to Saturday and between 09:00 and 22:00 hours on Sundays and Bank Holidays.

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

6) UNI

The scheme shall be implemented strictly in accordance with the acoustic report submitted to Brighton & Hove City Council Environmental Health Department on the 9th December 2009 (drawing reference: RAM/2019/12/09).

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

7) UNI

Prior to commencement of works, further details of the storage of recycling and food waste shall be submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory storage of recycling and food storage and to comply with policies SU2 and QD27 of the Brighton & Hove Local Plan.

BH2009/02418

30 Vernon Terrace Brighton

Certificate of Lawfulness for an existing use of a roof terrace.

Applicant: Mr Colin May

Officer: Jason Hawkes 292153

Approved on 04/02/10 DELEGATED

BH2009/02659

90 Montpelier Road Brighton

Application for approval of details reserved by conditions 2, 3 & 4 of application BH2009/00133.

Applicant: H R Developments

Officer: Guy Everest 293334

Approved on 16/02/10 DELEGATED

BH2009/02819

90 Montpelier Road Brighton

Application for approval of details reserved by conditions 2 and 3 of application BH2009/00134.

Applicant: H R Developments

Officer: Guy Everest 293334

Approved on 16/02/10 DELEGATED

BH2009/02829

Old Ship Hotel 31-38 Kings Road Brighton

Replacement of timber sash windows with uPVC double glazed sash windows (retrospective).

Applicant: Barcelo Hotels

Officer: Paul Earp 292193

Refused on 17/02/10 DELEGATED

1) UNI

The site is within the Old Town Conservation Area wherein alterations to buildings should preserve or enhance the character or appearance of the building and conservation area. The frames of the upvc windows as installed are bulky in comparison with the originals which is particularly noticeable with the window heads and the side windows of the bays where the area of glazing is noticeably less than in the timber framed windows. Additionally, the meeting rails are much thicker than those of the original windows. For these reasons the windows are harmful to the character and appearance of the building and conservation area, contrary to policies QD2, QD14 & HE6 of the Brighton & Hove Local Plan and to advice in the Council's adopted Supplementary Planning Document 'Architectural Features' (SPD09).

BH2009/02873

Flat 3 77 Montpelier Road Brighton

Enlargement of existing dormer to allow for the replacement of existing window with new doors.

Applicant: Mr & Mrs Mark Burgess

Officer: Jason Hawkes 292153

Approved on 24/02/10 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the submitted details, no works shall take place until full details of the new French doors are submitted including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted and approved in writing by the Local Planning Authority. The details shall indicate that the external joinery of the new doors shall be painted in dark grey (British Standard Colour References BS 18 B 25) gloss paint and the widths of the stiles and top rails around the glazed part of the door should be reduced from 100mm to 50mm. The works shall be implemented in accordance with the agreed details and maintained as such thereafter.

Reason: To preserve the historic character and appearance of this listed building and in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2009/02874

Flat 3 77 Montpelier Road Brighton

Enlargement of existing dormer to allow for the replacement of existing window with new doors, and internal works including the formation of opening to link existing W.C with existing bathroom. Existing W.C door to be replaced with a stud wall

Applicant: Mr & Mrs Mark Burgess

Officer: Jason Hawkes 292153

Approved on 24/02/10 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

Notwithstanding the submitted details, no works shall take place until full details of the new French doors are submitted including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted and approved in writing by the Local Planning Authority. The details shall indicate that the external joinery of the new doors shall be painted in dark grey (British Standard Colour References BS 18 B 25) gloss paint and the widths of the stiles and top rails around the glazed part of the door should be reduced from 100mm to 50mm. The works shall be implemented in accordance with the agreed details and maintained as such thereafter.

Reason: To preserve the historic character and appearance of this listed building and in accordance with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the submitted details, no works shall take place until plans are received which indicate a narrower gap between the bathroom and WC, including larger nibs, have been submitted and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the agreed details and maintained as such thereafter.

Reason: To retain the historic character and plan form of this listed building and in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2009/02930

G Casino 9 Grand Junction Road Brighton

Installation of new up-lighting to front elevation and down-lighting in entrance canopy.

Applicant: Rank

Officer: Jason Hawkes 292153

Approved on 19/02/10 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.

BH2009/02931

G Casino 9 Grand Junction Road Brighton

Display of 2 no internally illuminated logos, 1no internally illuminated fascia sign, frosted decals to windows above canopy, frosted detail to shop front windows, menu box and stainless steel disk to front elevation and display of 1no internally illuminated logo, 'Casino' sign and car park notice to rear elevation.

Applicant: Rank

Officer: Jason Hawkes 292153

Approved on 10/02/10 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.

BH2009/02933

62-63 East Street, Brighton

Display of non-illuminated fascia signs to front and side elevations and internally-illuminated projecting sign (retrospective).

Applicant: All Saints Retail Ltd

Officer: Paul Earp 292193

Approved on 05/02/10 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) BH10.05

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

6) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2009/02934

62-63 East Street Brighton

Part installation of new shopfront and alterations to existing shopfront, with entrance reduced to new double door to front. Alterations to front, side and rear fenestrations. (Part retrospective).

Applicant: All Saints Retail Ltd

Officer: Paul Earp 292193

Refused on 05/02/10 DELEGATED

1) UNI

The site lies within the Old Town Conservation Area. Policies QD10 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Document 06: Shopfronts, aim to resist the loss of features which individually or cumulatively contribute to the character or appearance of the building and conservation area. The former recessed entrances to the building formed an important historical feature which made a positive contribution to the character and appearance of the building and conservation area. Their removal and replacement with a single flush entrance is harmful to the character and appearance of the building and conservation area and contrary to QD10 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 06: Shopfronts.

2) UNI2

The emergency doors open outwards onto the footway to the detriment of the safety of pedestrians. This aspect of the development is contrary to policy TR7 of the Brighton & Hove Local Plan which aims to ensure that development does not increase danger to users of adjacent pavements.

BH2009/02950

60 North Street Brighton

Change of use from retail (A1) to restaurant/bistro (A3). (Retrospective)

Applicant: Mr Philip Ilic

Officer: Paul Earp 292193

Approved on 24/02/10 DELEGATED

1) UNI

The use hereby permitted shall not be open to customers except between the hours of 08.00 to 23.00 on Mondays to Saturdays and 08.00 to 22.30 on Sundays and Bank or Public Holidays.

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

2) UNI

Within one month of the date of this permission a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to the Local Planning Authority for approval. Unless otherwise agreed in writing by the local planning authority the measures shall be implemented in strict accordance with the approved details within three months of the date of this permission and shall thereafter be retained as such.

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

3) UNI

No alcohol shall be sold or supplied except to persons taking meals on the premises and who area seated at tables.

Reason: To ensure that the premises are used primarily for the sale of food and is not operated as a bar, in order to protect the residential amenities of the area and to comply with policy QD27 of the Brighton & Hove Local Plan.

BH2009/02969

10 Prince Albert Street Brighton

External alterations incorporating front elevation brickwork repairs & repointing, reinstatement of 2no. basement windows to front elevation & replacement of 2no. pavement grilles, reinstatement of rear elevation pipe work & 4no.chimney pots. Internal alterations to basement kitchen layout.

Applicant: Mr Roger Amerena

Officer: Jason Hawkes 292153

Approved on 04/02/10 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 development shall take place until 1:1 scale joinery sections of the new sash window have been submitted to and approved by the local planning authority in writing and the works shall be carried out and completed fully in accordance with the details and maintained as such thereafter, and the windows shall be single glazed painted timber vertical sliding sashes without concealed trickle vents.

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

3) UNI

The works of reconstruction and repair of the brick arch over the window shall match exactly the original work including the colour, texture and style of the pointing, which shall be of lime mortar and the new window's joinery details shall match exactly the building's original windows' joinery details.

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

4) UNI

No development shall take place, until details of the treatment of the internal walls, including any lining, to the kitchen following the removal of the partitions have been submitted to and approved by the local planning authority in writing. The works shall be carried out in strict accordance with the approved details.

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.

5) UNI

No development shall take place until a method statement setting how the brick arch and surrounding brickwork is to be rebuilt and repaired and how the building is to be supported, and the details of the pointing mortar mix have been submitted to and approved by the local planning authority in writing. The works shall be carried out in strict accordance with the approved details.

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.

BH2009/03054

Units 6 & 12 Regent Arcade Brighton

Change of use from Estate Agent (A2) and retail unit (A1) to café/restaurant (A3), including external ventilation ducting.

Applicant: Baron Homes Corporation Ltd

Officer: Charlotte Hughes 292321

Refused on 05/02/10 DELEGATED

1) UNI

Policy SU10 of the Brighton & Hove Local Plan states that applicants will be required to minimise the impact of noise on the occupiers of neighbouring properties and the surrounding environment. Policy QD27 states that planning permission for a change of use will not be granted where it would cause material nuisance and loss of amenity to proposed, existing or adjacent uses, residents or occupiers. Although a noise impact report was submitted through the course of the application it has failed to adequately demonstrate to the satisfaction of the Local Planning Authority that the proposed external ventilation equipment would not have a detrimental impact upon the amenity of neighbouring residents, occupiers and the surrounding environment. The proposal is therefore contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2009/03103

First Floor Flat 6 Montpelier Crescent Brighton

Conversion of first floor to create new one bedroom flat and a self contained studio flat with associated internal alterations. External alterations to existing rear extension to include new flat roof lead covering with installation of one new rooflight, new slate/terracotta roof tiles to pitched roof with replacement of existing rooflight, replacement external doors and mouldings to match original and installation of new cast iron rainwater goods.

Applicant: Mr Harwood Properties Ltd
Officer: Jason Hawkes 292153
Approved on 15/02/10 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) BH13.10A

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

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

3) UNI

Any floor joists affected by the proposed waste pipes shall be strengthened with bolted steel plates as outlined in the supporting documentation received on the 21st December 2009.

Reason: To protect the structural stability of the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until further details of the glass lantern with the obscure panels in place, including a 1:20 elevation and cross section drawing, have been submitted to and approved in writing by the local planning authority. The scheme shall thereafter be carried out in accordance with the agreed details.

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

5) UNI

Following the removal of the waste pipe in the common way, the stair way walls shall be made good and finished to match the existing walls.

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

BH2010/00034

77 West Street Brighton

Application for approval of details reserved by condition 9 of application BH2009/01723.

Applicant: Inventive Leisure
Officer: Christopher Wright 292097
Approved on 24/02/10 DELEGATED

ST. PETER'S & NORTH LAINE

BH2009/00722

68 London Road Brighton

Application for approval of details reserved by conditions 5, 7 and 9 of application BH2006/01231.

Applicant: Mr Amir Mousavi
Officer: Jonathan Puplett 292525
Approved on 10/02/10 DELEGATED

BH2009/01580

Training Centre 10 Fleet Street Brighton

Change of use from D1 training centre to D1 training centre and B1 offices

Applicant: Sainsburys Supermarkets Ltd

Officer: Katherine Rawlins 292232

Approved on 08/02/10 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the details hereby approved that part of the building to be used for starter and small business units, as indicated on drawing no. BD_PL_03 (Block D Level 31500) shall be sub-divided into units not exceeding 140 sq m, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the office units remain of a size considered suitable for starter business units in the interests of the employment function of the land and to comply with policy H020 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the details hereby approved the first floor of the premises, as indicated on drawing no. BD_PL_03 (Block D 31500 Level) shall only be used for small business units (class B1 (a)) and/or class D1, and for no other purpose whatsoever (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The Local Planning Authority would wish to retain control over the use of these premises in the interests of safeguarding the mix of uses on the Brighton Station Site and to comply with policy HO20 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note SPGBH03 Brighton Station Site brief.

4) UNI

The premises shall not be open or in use except between the hours of 07.00 and 21.00 hours on Mondays to Fridays, and between 08.00 and 21.00 hours on Saturdays and between 09.00 and 19.00 hours on Sundays or Bank Holidays.

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

5) UNI

Vehicular movements for the purpose of loading or unloading and any loading or unloading of vehicles shall only take place between the hours of 07.00 to 19.00 hours on Monday to Friday, 08.00 to 19.00 hours on Saturdays and not at any time on Sundays or Bank Holidays.

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

BH2009/02338

31 & 32 Queens Gardens Brighton

Erection of a single storey rear extension.

Applicant: Mr Neil Wiltshire & Mrs Elaine Chambers

Officer: Helen Hobbs 293335

Refused on 15/02/10 DELEGATED

1) UNI

The proposed extension, by virtue of its non-traditional and unsympathetic design and materials, would have a harmful impact upon the character and appearance

of the existing property and surrounding conservation area. The proposal is therefore contrary to policy QD14 and HE6 of the Brighton & Hove Local Plan.

BH2009/02361

25 Surrey Street Brighton

Demolition of existing rear outbuilding and construction of raised timber platform with spiral staircase, replacement of existing rear ground floor windows and doors with timber folding doors, and installation of 4 no. rooflights to rear.

Applicant: Mr Tony Woods

Officer: Helen Hobbs 293335

Approved on 12/02/10 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.

BH2009/02665

36 Park Crescent Brighton

Internal alterations comprising of the reinstatement of staircase to connect the basement and ground floor levels.

Applicant: Mr William Jones

Officer: Jonathan Puplett 292525

Approved on 19/02/10 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 staircase hereby approved shall be of timber construction and no works shall take place until drawings at 1:5 scale showing the design and detail of the new staircase, including string, handrail, balusters and newell post, 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 policies HE1 and HE4 of the Brighton & Hove Local Plan.

3) UNI

The door to the head of the staircase hereby approved shall be of timber construction with recessed panels and panel mouldings to match the panelling to the side of the existing ground floor staircase.

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

BH2009/02894

34-35 Trafalgar Street Brighton

Demolition of part of the rear of both properties to allow for the erection of 2no town houses and change of use of upper floor to the remainder of 35 Trafalgar Street from residential (C3) to offices (B1).

Applicant: Mr Roy Buckwald

Officer: Anthony Foster 294495

Refused on 08/02/10 DELEGATED

1) UNI

The proposed loss of ground floor retail frontage along with the small size of the proposed retail units on Trafalgar Street, which is considered to be to the

detriment of the vitality and viability of the Regional Shopping Centre, contrary to Brighton & Hove Local Plan policy SR4.

2) UNI2

The proposed rear addition and alterations, by reason of its plot coverage, orientation, materials and design, would result in the loss of the original plan form and would no longer be read as a rear wing to the frontage properties on Trafalgar Street (nos. 34/35). As such the proposal would be of detriment to the character and appearance of the area including the surrounding North Laine Conservation Area, contrary to policies QD1, QD2, QD4, QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The layout of the proposed residential development, by reason of limited natural light and insufficient private amenity space, fails to provide adequate living conditions for future residents of the scheme, contrary to policies QD3, QD27 and HO5 of the Brighton & Hove Local Plan.

4) UNI4

The proposal fails to meet the requirements of car free developments. The Local Planning Authority would expect an amendment to the existing Traffic Regulation order (TRO) for the residential proposal to be car free. 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 Note 4 'Parking Standards'.

5) UNI5

The proposed development by virtue of the rear addition to be sited adjacent to the boundary with 36 Trafalgar Street, would result in an unacceptable impact upon the amenity of the neighbouring occupiers in terms of increased building bulk, loss of outlook and light and increased sense of enclosure and as such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

6) UNI6

The proposed development fails to provide adequate cycle parking provision on the site for the proposed retail and office units, contrary to policy TR14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4, 'Parking Standards'.

BH2009/02895

34-35 Trafalgar Street Brighton

Demolition of part of the rear to both properties.

Applicant: Mr Roy Buckwald

Officer: Anthony Foster 294495

Refused on 17/02/10 DELEGATED

1) UNI

The proposal would result in the demolition of parts of buildings that make a positive contribution to the character and appearance of the conservation area and the applicant has failed to demonstrate that the present building is beyond economic repair. In addition, in the absence of an acceptable replacement scheme for the site, the demolition would result in the creation of a gap site within the North Laine Conservation Area. As such the proposal would be of detriment to the character and appearance of the North Laine Conservation Area, contrary to policy HE8 of the Brighton & Hove Local Plan.

BH2009/02910

130c Queens Road Brighton

Change of use from retail (A1) to Tanning, Beauty & Nail Salon (Sui Generis).

Applicant: Mr Geraint McCarthy

Officer: Anthony Foster 294495

Approved on 04/02/10 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 premises shall only be used as beauty salon including solarium. Upon cessation of the use hereby approved the premises shall be reinstated to their former retail use (Use Class A1).

Reason: To protect the future vitality and viability of the local shopping centre, in accordance with policy SR4 of the Brighton & Hove Local Plan.

BH2009/02935

83 London Road Brighton

Conversion of basement retail storeroom (A1) to form 1no. studio flat. Erection of external staircase to access upper floors.

Applicant: Mr M Sorokin

Officer: Kate Brocklebank 292175

Refused on 11/02/10 DELEGATED

1) UNI

The proposed development would provide a poor level of natural light and outlook due to the single aspect of the unit which will give rise to a feeling of confinement and sense of enclosure. The main outlook and level of light is also considered to be unacceptable and significantly marred by the close proximity of surrounding development and north east aspect. It is therefore considered that this arrangement would create an unreasonably poor living environment for the occupiers. The proposal is considered to be contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed external staircase access to the flats on the upper floors would give rise to unacceptable levels of overlooking to the rear of number 89 Rosehill Terrace contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposal would result in a significant reduction in floor area of the retail unit including ancillary storage and staff facilities which will impact on the viability of the unit and therefore fail to ensure and maintain the vitality and viability of the district shopping centre of London Road is maintained. The proposed is therefore considered to be contrary to policy SR5 of the Brighton & Hove Local Plan.

BH2009/02970

Community Base 113 Queens Road Brighton

Display of externally illuminated mesh type banner to North elevation

Applicant: Community Base

Officer: Anthony Foster 294495

Refused on 09/02/10 DELEGATED

1) UNI

The proposed advertisement, by virtue of its size, location and materials would result in a visually dominant feature within the street scene and would detract from the visual amenities of the area, adversely impacting on the character and

appearance of both the North Laine Conservation Area and the West Hill Conservation Area. As such, the proposal is contrary to policies QD12, QD13, HE6 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 Advertisements.

BH2009/02979

22 to 23 Consecutive London Road Brighton

Installation of new shop front. (Retrospective)

Applicant: Caskade Caterers Ltd

Officer: Helen Hobbs 293335

Approved on 12/02/10 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.

BH2009/02984

69 Lewes Road Brighton

Application for variation of condition 6 of application BH2007/00880 in order to allow the premises to be open to customers or in use between the hours of 0700 and 1830.

Applicant: Mr E Yesilyurt

Officer: Jonathan Puplett 292525

Approved on 18/02/10 DELEGATED

1) UNI

The premises shall not be open to customers or in use except between the hours of 07.00 and 18.30.

Reason: To safeguard the amenities of adjacent occupiers and to accord with Policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2009/03079

20 New Road Brighton

Display of externally illuminated painted sign on timber fascia and signage to existing internally illuminated projecting box sign.

Applicant: Mr Paul Sutherland

Officer: Aidan Thatcher 292265

Approved on 15/02/10 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.

BH2009/03125

18 Bond Street Brighton

Installation of new shop front.

Applicant: Mr Peter Edwards

Officer: Jonathan Puplett 292525

Refused on 17/02/10 DELEGATED

1) UNI

The proposed folding glazed doors would appear as inappropriate features contrary to the design guidance set out in SPD02: Shopfront Design. The proposed narrow shop window would also appear as an unusual feature and in conjunction with the existing timber doors and the proposed folding doors would create an unbalanced asymmetrical appearance to the façade. The proposed alterations would result in the loss of a traditional window display and would create an inappropriate appearance, harming the character and appearance of the building and the North Laine Conservation Area, contrary to Policies QD1, QD2, QD5, QD10 and HE6 of the Brighton & Hove Local Plan and SPD02.

WITHDEAN

BH2009/02423

Varndean College Surrenden Road Brighton

Provision of 7 No. temporary classroom blocks for 5 year period. (Retrospective).

Applicant: Varndean College

Officer: Guy Everest 293334

Approved on 08/02/10 PLANNING COMMITTEE

1) UNI

The temporary classroom buildings hereby permitted shall be permanently removed from the site and the land reinstated to its former condition by 28th February 2015 or when they are no longer required, whichever is the earlier. A scheme of works setting out how the removals take place and the land reinstated shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The structures are not considered suitable as a permanent form of development and permission is therefore granted for a temporary period only to comply with policies QD1, QD2, QD20 and SR20 of the Brighton & Hove Local Plan.

BH2009/02825

2 Tivoli Crescent Brighton

Display of externally illuminated fascia signs.

Applicant: Miss C Edibali

Officer: Adrian Smith 01273 290478

Approved on 12/02/10 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

Notwithstanding the details submitted, the proposed trough lights shall be of the same projection and material appearance as the photograph and accompanying email submitted by the applicant on the 1st February 2010.

Reason: For the avoidance of doubt and to comply with policy QD12 of the Brighton & Hove local plan.

BH2009/02832

12 Woodside Avenue Brighton

Demolition of existing garage and construction of two storey side extension with pitched roof to South West elevation. Single storey side extension at lower ground level to rear of South West elevation with terrace above. Raising of ridge height and roof extension, including roof-lights and solar panel. Creation of bin store at front of property. Creation of canopy porch above front entrance. External alterations and reconfiguration of windows and doors.

Applicant: Mr Matthew Seradi

Officer: Adrian Smith 01273 290478

Refused on 08/02/10 DELEGATED

1) UNI

Policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan require that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and the surrounding area. The proposed development, by virtue of the poorly proportioned roofline and the lack of continuity to the fenestration and cladding, represents a poorly designed series of additions to the recipient property that would be harmful to both the appearance of the building and the surrounding street scene, contrary to the above policies.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan state that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed development, by virtue of its increased roofline to the north side and the introduction of an additional window in the same elevation, will further oppress the outlook to the residents of Nos 1 & 2 Woodside Avenue and will result in an increased degree of overlooking potential. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove

Local Plan.

BH2009/02964

43 Cornwall Gardens Brighton

Demolition of existing garage and erection of new garage.

Applicant: Mrs Cornelia Attard

Officer: Charlotte Hughes 292321

Approved on 11/02/10 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.

BH2009/03004

Land to rear of 14 Bankside Brighton

Erection of new 3no storey two bedroom dwelling incorporating solar panels.

Applicant: Mr Michael Letton

Officer: Clare Simpson 292454

Refused on 11/02/10 DELEGATED

1) UNI

The principle of this development, encroaching further along the south side of Highbank is unacceptable and considered an overdevelopment of the site. The development would result in a further reduction in plot size, and an insufficient separation distance between the new property and those in Bankside. The separation distances means the resulting building would be imposing, un-neighbourly and would cause overlooking detrimental to the residential amenity of occupiers of properties in Bankside. The proposal is therefore contrary to policies QD1, QD2, QD3, and QD27.

2) UNI2

The design and detailing of the proposed house, including the scale of property and design of the roof, the positioning of the building immediately to the back of the highway, the proposed materials, and lack of design features on the front elevation, would result in a development which would appear at odds with the surrounding area. The house would appear incongruous in relation to neighbouring properties, harmful to the overall character of the area and the Highbank and Bankside Street scenes. The proposal is therefore contrary to policies QD1, QD2, QD3 of the Brighton & Hove Local Plan.

BH2009/03118

Tudor Cottage 263 London Road Brighton

Demolition of existing garage and erection of 2 storey extension to North elevation. Demolition of conservatory and erection of 2 storey extension to South elevation.

Applicant: Mr Steven Trigwell

Officer: Jason Hawkes 292153

Approved on 09/02/10 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) BH12.01

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

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

3) UNI

The new garage door shall be timber and shall thereafter be retained as such.

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

4) UNI

No development shall take place until a full tree survey to standard BS 5837 (2005) has been submitted to and approved in writing by the Local Planning Authority. The survey shall include tree protection measures, including fencing and building foundation design and shall relate in particular to tree numbers T24, T25 & T26, as identified in the Tree Preservation Order (no.1) 1998, as well as the substantial trees at 261 London Road along the common boundary with Tudor Cottage adjacent the proposed extensions to the south elevation. Root protection areas of the trees must be identified in the survey and the protection measures shall be retained until the completion of the development.

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

BH2009/03135

59 Bates Road Brighton

Erection of a single storey rear extension.

Applicant: Mr Fishwick & Ms Chappell

Officer: Steven Lewis 290480

Approved on 12/02/10 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.

EAST BRIGHTON

BH2009/02575

17 Madehurst Close Brighton

Installation of external staircase (Retrospective).

Applicant: Mr Neil Baker

Officer: Liz Arnold 291709

Refused on 08/02/10 DELEGATED

1) UNI

The rear external staircase has an adverse impact on the amenities of the neighbouring properties by reason of overlooking and loss of privacy due to the elevated views it provides towards neighbouring properties, including into a first floor rear window within the adjacent property, no. 19 Madehurst Close. The structure is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI

The rear external staircase is considered to be an incongruous feature to the rear of the host property and the related terrace, detrimental to the character and appearance of the host property, the associated terrace and the wider area. The structure is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

HANOVER & ELM GROVE

BH2009/02395

124 Elm Grove Brighton

Replacement shop-front.

Applicant: JPP Enterprises Limited

Officer: Sonia Kanwar 292359

Approved on 24/02/10 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 window frames shall be painted timber and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD2, QD14 and QD10 of the Brighton & Hove Local Plan.

BH2009/02570

Basement Flat 33a Gladstone Place Brighton

Replacement windows and doors with uPVC units

Applicant: Miss Rishma Hasham

Officer: Helen Hobbs 293335

Approved on 04/02/10 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.

HOLLINGDEAN & STANMER

BH2009/02416

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 12/02/10 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 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 policy HE1 of the Brighton & Hove Local Plan.

BH2009/02919

Arts A University of Sussex Falmer Campus Falmer Road Brighton

Application for approval of details reserved by conditions 3,4,5,7 and 9 of application BH2009/01145

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 05/02/10 DELEGATED

BH2009/02954

Bramber House University of Sussex Refectory Road Brighton

Erection of ground and first floor extensions to front and rear with minor demolition. New front entrance, external refurbishment and associated landscaping. Installation of air handling and condensing units on roof enclosed by two metre high louvred screen.

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 16/02/10 DELEGATED

1) BH01.01

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

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

2) BH03.01

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

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

3) BH06.02

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 measures set out in the Ventilation Strategy dated 25 June 2009 shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

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.

5) UNI

Notwithstanding the details provided on drawing nos. 08022/P160 Rev A and /P161 Rev C, no works shall commence until full details of the proposed curtain walling on the west and south elevations have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in

full accordance with the approved details and 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.

6) UNI

The measures set out in the waste minimisation statement dated May 2009 shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that development would include the reuse 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

BH2009/03081

Stanmer Link Road & Sportcentre Road University of Sussex Falmer Brighton

Reserved Matters application pursuant to outline approval BH2009/01594 for amendments to layout of Sportcentre Road and proposed Stanmer Link Road (as proposed by BH2001/02418/FP) on the section within the University of Sussex boundary. To include widening, bollard lighting, bus stop and new access into sports centre car park. Reserved Matter to be determined: Landscaping.

Applicant: University of Sussex

Officer: Maria Seale 292322

Approved on 11/02/10 DELEGATED

1) UNI

The Stanmer Link Road shall not be first brought into use until four bird boxes have been installed within the immediate vicinity of the application site. The boxes shall be erected on existing tree trunks, be made of woodcrete and be designed to accommodate tits. The boxes shall thereafter be retained.

Reason: To enhance biodiversity to comply with policy QD17 of the Brighton & Hove Local Plan.

BH2009/03182

Northfield University of Sussex Falmer Brighton

Application for approval of details reserved by conditions 6, 9, 10 and 14 of application BH2008/01992.

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 24/02/10 DELEGATED

QUEEN'S PARK

BH2008/03121

25-28 St James's Street and 24 Dorset Gardens Brighton

Redevelopment of first floor and airspace above to form residential development of 34 flats including 13 affordable flats over 4 floors above existing retail at 25-28 St James's Street, along with the erection of an additional storey of accommodation at 24 Dorset Gardens. (Amended description)

Applicant: Mr Dicotest LDA

Officer: Kathryn Boggiano 292138

Approved on 05/02/10 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.07

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

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

3) BH04.01

The new 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.

4) BH05.01A

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) or STROMA under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE or STROMA issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

5) 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 4 has been submitted to, and approved in writing by, the Local Planning Authority.

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

6) 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.

7) BH06.03

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

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

8) UNI

Prior to the commencement of development, detailed drawings including levels, sections and constructional details within the proposed building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

Reason: In order to ensure the accuracy of the development and to comply with policy QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

9) UNI

A detailed assessment of air quality around the site shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works hereby permitted and any mitigation measures identified shall be implemented prior to the first occupation of the residential units hereby approved.

Reason: In the interest of residential amenity and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

10) UNI

No development shall commence until a scheme for soundproofing between the ground floor commercial unit and the first floor residential accommodation has been submitted and approved in writing by the Local Planning Authority. The soundproofing 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.

11) UNI

Full details of a scheme of Public Art to be fixed along the ground floor wall fronting Dorset Gardens and a time table for implementation shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted. The artwork shall be implemented in accordance with the agreed details and timescale.

Reason: In order to ensure a satisfactory appearance of the building in accordance with policies QD1, QD5 and QD6 of the Brighton & Hove Local Plan.

12) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colour wash) 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.

13) UNI

Prior to the commencement of development, full details of the proposed rainwater recycling scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details prior to the first occupation of the development hereby approved and maintained as such thereafter.

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

BH2009/02880

159 Edward Street Brighton

Application for variation of condition 14 of application BH2007/03485, in order to allow Eastern fire doors of the premises to be used for general public access.

Applicant: Mr Andrew Lavender

Officer: Liz Arnold 291709

Approved on 11/02/10 DELEGATED

1) UNI

All fire doors within the property, except for the northern-most fire door within the eastern elevation of the property which serves the cafe, shall remain closed and not be opened for any purpose, other than emergency access and for deliveries/collections to and from the beer chiller and refuse room. The northern-most fire door serving the cafe shall only be used for access between the hours of 08:00 to 18:00.

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

BH2009/02946

35 Richmond Street Brighton

Erection of a single storey rear extension with flat roof access above and insertion of 2no. UPVC windows.

Applicant: Mr Anthony Sadler

Officer: Helen Hobbs 293335

Approved on 09/02/10 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

Other than the railed walkway hereby approved, access to the flat roof over the rear extension shall be for maintenance and emergency purposes only. The railed walkway shall be used for accessing the garden below only. 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.

BH2009/02956

Flat 2 148 Freshfield Road Brighton

Proposed rear dormer.

Applicant: Mr Jess Morris

Officer: Helen Hobbs 293335

Approved on 10/02/10 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.

BH2009/03084

21 Burlington Street Brighton

Certificate of Lawfulness for proposed internal alterations to 7 bed-sitting rooms to create 7 self contained units.

Applicant: Mrs Lucie Harding

Officer: Jonathan Puplett 292525

Approved on 12/02/10 DELEGATED

BH2009/03085

22 Burlington Street Brighton

Certificate of Lawfulness for Proposed internal alterations to 8 bed-sitting rooms to create 8 self contained units.

Applicant: Mrs Lucie Harding

Officer: Jonathan Puplett 292525

Approved on 12/02/10 DELEGATED

ROTTINGDEAN COASTAL

BH2009/01845

Land adjacent to No.9 Challoners Close Rottingdean Brighton

Erection of 2no storey detached dwelling house and partial demolition of garage at 9 Challoners Close.

Applicant: Mr Simon Jackson

Officer: Liz Arnold 291709

Approved on 22/02/10 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) BH04.01

The new dwelling 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.

3) UNI

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

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and the setting of the adjacent Listed Building and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27, HE3 and HE6 of the Brighton & Hove Local Plan.

4) UNI

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for 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.

5) UNI

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

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

6) UNI

Notwithstanding the information submitted as part of the application, no development shall take place until further details 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.

7) UNI

Notwithstanding the information submitted as part of the application, the development hereby permitted shall not be commenced until further 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.

8) UNI

The development shall not be occupied until the parking area has been provided in accordance with the approved plans or other details submitted to and approved in writing by the Local Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway in accordance with policy TR7 of the Brighton & Hove Local Plan.

9) UNI

Notwithstanding the information submitted, 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, all boundary treatments, planting of the development including along the western boundary with evergreen tree varieties (holm, holly yew) and local native deciduous tree varieties, 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. All new trees along the western boundary shall be at least 3m in height when planted. The scheme shall be carried out as approved prior to first occupation of the development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area, to protect the amenities of neighbouring properties and to comply with policies QD1, QD15, QD27 and HE6 of the Brighton & Hove Local Plan.

10) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the 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) UNI

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

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

12) UNI

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

13) UNI

Prior to the commencement of the development, a sample of the flintwork shall be constructed on site and shall be viewed by and approved in writing by the Local Planning Authority. Works shall be carried out and completed to match the approved sample flint panel.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

14) UNI

Prior to occupation of the development all sustainable measures contained with the Planning Statement submitted with this application shall be implemented. This shall include the installation of solar panels, water metering and an underwater rainwater harvesting system. The aforementioned features shall be thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that development is sustainable and makes efficient use of energy, water and materials and in accordance with policies SU2 and SU16 of the Brighton & Hove Local Plan and SPGBH16.

15) UNI

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority;

- i. Samples and details of bricks and tiles and
- ii. 1:20 sample elevations and sections and 1:1 scale sectional profiles of the new windows and doors and their red brick dressings, cills, reveals, thresholds and steps, and the works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

BH2009/02228

28 Marine Drive Rottingdean

Demolition of existing dwelling and erection of a block of six flats and two town houses (8 units in total) together with associated parking and bin store.

Applicant: Generator Group LLP

Officer: Anthony Foster 294495

Refused on 09/02/10 PLANNING COMMITTEE

1) UNI

The proposed scheme is considered to be overdevelopment by way of the massing, size, scale and height of the building and the density of the proposed units and, as such, the proposal is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

2) UNI

The proposed development, by reason of its height and proximity to Highcliff Court, would cause an unacceptable loss of light and have an adverse impact on the amenities enjoyed by residents of Highcliff Court and, as such, is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The proposed development, by reason of its close proximity to the cliff, would be vulnerable to coastal erosion and would have an adverse impact on the Brighton to Newhaven Cliffs Site of Special Scientific Interest. The proposal is therefore contrary to policies SU7, SU8 and NC2 of the Brighton & Hove Local Plan.

4) UNI

The proposed development, due to its relatively inaccessible location away from the city centre, contains insufficient car parking for residents and visitors and, as such, is contrary to policy TR19 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance BH4 - Parking Standards.

5) UNI

The unadopted access road, by reason of its width, is considered to be inadequate and likely to cause increased danger to vehicle users and pedestrians and the proposal is therefore contrary to policy TR7 of the Brighton & Hove Local Plan.

6) UNI

The proposed development does not blend into the surrounding area by reason of its design and materials and, as such, is contrary to policies QD1, QD2 and

QD4 of the Brighton & Hove Local Plan.

BH2009/02503

25 Saltdean Drive Saltdean Brighton

Loft conversion including increase in roof height, dormers, windows and roof-light.

Applicant: Ms Christina Ng

Officer: Ray Hill 293990

Approved on 09/02/10 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 two first floor windows in the southern elevation shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

BH2009/02595

Marine Drive (A259) Brighton

Application for approval of details reserved by Condition 1 of application BH2009/01593

Applicant: Southern Water Services Ltd

Officer: K Haffenden 292361

Approved on 12/02/10 DELEGATED

BH2009/02715

The Studio 4 Dean Court Road Rottingdean

Erection of a single storey extension to South elevation.

Applicant: Mrs Ann Mill

Officer: Liz Arnold 291709

Approved on 09/02/10 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) BH12.02

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

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

3) UNI

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

shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and for this reason would wish to control any future development to comply with policies QD1, QD14, QD14, QD20, HE3, HE6 and NC8 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.

BH2009/02854

24 Grand Crescent Rottingdean Brighton

Erection of first floor front extension over existing single storey area and dormer to front.

Applicant: Mr & Mrs Bustard

Officer: Jonathan Puplett 292525

Approved on 08/02/10 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.

BH2009/02865

Flat 2a 10 Lewes Crescent Brighton

Internal alterations to layout of flat.

Applicant: Mr Gordon Grant

Officer: Sonia Kanwar 292359

Approved on 19/02/10 DELEGATED

1) BH01.05

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

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

2) BH13.06

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

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

BH2009/02953

Brighton Lifeboat Station Brighton Marina Brighton

Erection of a new floating boathouse to replace existing.

Applicant: RNLi

Officer: Sonia Kanwar 292359

Approved on 16/02/10 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.

BH2009/02977

14A Sussex Square Brighton

Internal alterations to layout of flat.

Applicant: Mr Howard & Mrs Elizabeth Limon

Officer: Jonathan Puplett 292525

Approved on 19/02/10 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) BH13.12

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

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

3) BH13.13

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

BH2009/03007

27 Roedean Crescent Brighton

Erection of replacement 6 bedroom house with integral double garage and cycle store.

Applicant: Mr & Mrs Bromfield

Officer: Kate Brocklebank 292175

Approved on 12/02/10 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) 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.

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

Unless otherwise agreed in writing by the Local Planning Authority, the development shall be constructed in accordance with the pre-assessment received 17th July 2009, registered with BRE under registration number BRE-00005141-DS-001-00 achieving a minimum of Level 3 of the Code for Sustainable Homes.

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) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a minimum 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.

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in strict accordance with the Waste Minimisation Statement received 2nd April 2009.

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

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in strict accordance with the drawing number 0805-201 'Surface Water Drainage Plan' submitted 17th July 2009.

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policy SU3 of the Brighton & Hove Local Plan.

8) UNI

Unless otherwise agreed in writing the external surfaces of the development shall be constructed using materials which match the sample materials and schedule received 17th July 2009, as follows: natural zinc standing seam roof - Rhinezink, proprietary colour render, natural limestone cladding, natural zinc rainwater goods, powder coated aluminium RAL 7024 Graphite Grey window frames.

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

9) UNI

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

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

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in strict accordance with the landscaping plan number 02 ref CN06 Revision C received 8th December 2009.

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

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in strict accordance with the Written Scheme of Investigation and Watching Brief for archaeological interest submitted 17th July.

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

12) UNI

The new dwelling 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.

13) 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 the occupants of and visitors to the development hereby approved.

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

BH2009/03090

51 Roedean Road Brighton

Double garage & terraces with balustrades to rear.

Applicant: Mr Sune Nygren

Officer: Chris Swain 292178

Approved on 11/02/10 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the frontage of the garage wall and door 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

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

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

BH2009/03101

30 Lustrells Close Brighton

Erection of two storey rear extension and provision of timber decking to side elevation.

Applicant: Mr & Mrs Walker

Officer: Chris Swain 292178

Approved on 17/02/10 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH03.03

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

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

BH2009/03163

Rear of 23 Falmer Road Rottingdean Brighton

Erection of two storey 2 no. bedroom detached dwelling house with associated car parking and landscaping.

Applicant: Mr & Mrs Stuart Macrorie

Officer: Jonathan Puplett 292525

Refused on 18/02/10 DELEGATED

1) UNI

The proposed dwelling by virtue of its footprint, height, massing, design and detailing would represent an overdevelopment of the site, and would be of an incongruous prominent appearance out of keeping with the character of the surrounding area. The proposal is therefore contrary to Policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed structure would have an overbearing impact on residents of neighbouring properties due to its height, massing, bulk, and siting in close proximity to the site boundaries. Furthermore, proposed first floor fenestration would cause overlooking and loss of privacy to neighbouring residents. As such the proposal would be detrimental to the residential amenity of surrounding residents and is therefore contrary to Policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

Insufficient information has been submitted to demonstrate that the Pine Tree located alongside the northern boundary of the site (annotated as tree T5 on drawing no. TSCFRB.0809.TD01) would not be harmed by the proposed construction works and development. The proposal is therefore contrary to policy QD16 of the Brighton & Hove Local Plan.

BH2009/03172

Tiger Enterprise Ltd 50 Marina Way Brighton

Application for approval of details reserved by condition 2 of application BH2009/01498.

Applicant: Mr Dan Hill

Officer: Anthony Foster 294495

Approved on 23/02/10 DELEGATED

BH2010/00058

2 Ovingdean Close Brighton

Non-material amendment to application BH2008/02689 for alteration of fenestration type and location.

Applicant: Mr Barry Wells

Officer: Helen Hobbs 293335

Approved on 05/02/10 DELEGATED

WOODINGDEAN

BH2009/02818

19 Burnham Close Woodingdean Brighton

Demolition of existing conservatory and erection of a two-storey rear extension with side dormer and 1 no. rooflight. Alterations to front elevation including change from hip to gable roof and to form revised parking area with retaining wall and new crossover.

Applicant: Mr Gary Healey

Officer: Helen Hobbs 293335

Refused on 15/02/10 DELEGATED

1) UNI

The proposed part gable extension to the front roof slope, by reason of its design, glazing and prominence in the street scene, would be of detriment to the character and appearance of the existing building and surrounding area. As such, the proposal is contrary to policies QD2 & QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The proposed side dormer, by reason of its positioning, size and design, is considered to form an unacceptable alteration to the side roof slope, and would be of detriment to the character and appearance of the existing building and surrounding area. As such, the proposal is contrary to policies QD2 & QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2009/03122

1 Farm Hill Brighton

Loft conversion incorporating 2no dormers & 1no roof-light to West roof slope, 4no roof-lights to East roof slope and windows to front & rear.

Applicant: Mr & Mrs Knowles

Officer: Sonia Kanwar 292359

Approved on 16/02/10 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.

BH2009/03123

98 The Ridgway Brighton

Erection of a single storey rear extension.

Applicant: Mr A Benham

Officer: Chris Swain 292178

Approved on 18/02/10 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.

BH2009/03165

67 Brownleaf Road Brighton

Erection of front boundary wall/fence (Retrospective).

Applicant: Mr David Kirkwood

Officer: Helen Hobbs 293335

Approved on 18/02/10 DELEGATED

1) UNI

All planting, seeding or turfing comprised as shown on drawings no.491/04 Rev A, shall be carried out in the first planting and seeding seasons following the date of this decision; and any trees or plants which within a period of 5 years from the date of this decision, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

BH2009/03171

40 Rosebery Avenue Brighton

Creation of single storey dwelling with accommodation in roof and detached garage.

Applicant: Mr G Card

Officer: Aidan Thatcher 292265

Approved on 24/02/10 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) BH02.08

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) BH04.01A

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

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

5) BH05.01A

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) or STROMA under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE or STROMA issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

6) BH05.02A

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

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

7) 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.

8) BH06.01

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

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

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) BH11.01

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

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

12) BH11.02

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

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

13) BH11.03

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

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

14) UNI

The first floor rear facing windows in the northeast elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

BRUNSWICK AND ADELAIDE

BH2009/02720

Flat 9 10 Sussex Square Brighton

Internal alterations including the creation of opening in existing internal wall onto landing adjacent to flat entrance and new partition to enclose landing on stairwell side.

Applicant: Mr Stephen Harries

Officer: Helen Hobbs 293335

Approved on 12/02/10 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) BH13.12

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

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

BH2009/02890

22A St Johns Road, Hove

Demolition of central infill (retrospective).

Applicant: Mr Steven Sparks

Officer: Adrian Smith 01273 290478

Approved on 05/02/10 DELEGATED

BH2009/02973

17 Brunswick Square Hove

Removal of existing upstand and mastic asphalt covering to first floor balcony and installation of lead sheet to balcony. Replacement of section of balcony railings above main entrance to match existing.

Applicant: Brunswick Town Property Management Ltd

Officer: Jason Hawkes 292153

Approved on 09/02/10 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 replacement balcony railings shall be reinstated to match the original railings exactly and shall thereafter be retained as such.

Reason: To preserve the appearance and character of the listed building and in accordance with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Any lead extending beyond the bottom of the balcony railings shall be painted 'Hove Cream' (in Sandtex Trade Classic Stone Gloss or similar) to match the front elevation, unless otherwise agreed in writing by the local planning authority.

Reason: To preserve the appearance and character of the listed building and in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2009/03138

22A St Johns Road Hove

Amendment to previously approved application BH2007/00676 for the change of use of units 4 and 5 from (B1) to 2 no. residential flats (C3).

Applicant: Mr Steven Sparks

Officer: Adrian Smith 01273 290478

Refused on 12/02/10 DELEGATED

1) UNI

Policy EM3 of the Brighton & Hove local plan states that land in industrial use will not be released for other uses unless the site has been assessed and found to be genuinely redundant and unsuitable for modern employment needs. Insufficient information has been supplied with the application to demonstrate that the two proposed B1 offices will be genuinely redundant upon completion. The proposal is therefore contrary to the above policy.

2) UNI2

Policy EM3 of the Brighton & Hove local plan states that in instances whereby industrial land has been assessed and deemed genuinely redundant, preference will be given to alternative industrial or business uses, live-work units or affordable housing. The proposal seeks to convert the office space into market housing without adequate demonstrable evidence that other employment uses, live-work units, or affordable housing cannot be accommodated on the site. The proposal is therefore contrary to the above policy.

3) UNI3

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted if it would not result in a significant loss of amenity to neighbouring properties, by way of overlooking, loss of light, or noise nuisance. The proposed roof terrace to the second floor flat, by virtue of its proximity to the neighbouring bedroom window at Amber House, will likely result in a loss of amenity by way of noise disturbance. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2010/00047

16 Holland Mews Hove

Certificate of Lawfulness for proposed installation of roof-light to North roof slope and associated works.

Applicant: Sophie Davies-Patrick

Officer: Charlotte Hughes 292321

Refused on 18/02/10 DELEGATED

CENTRAL HOVE

BH2009/02620

197-199 Church Road Hove

Change of use of ground floor from Offices (B1) to 2no Retail Units (A1) incorporating new shops fronts.

Applicant: Mr A Jenkinson

Officer: Guy Everest 293334

Approved on 15/02/10 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the submitted elevations no development shall commence until details of amended shopfront elevations have been submitted to and approved in writing by the Local Planning Authority. The details shall include 1:20 scale elevations and 1:1 scale joinery details of any cornice, corbel brackets, cill, mullions, transoms, stall riser panels and door panels. The development shall be implemented in strict accordance with the agreed details.

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

BH2009/02748

Flat 2 195a Church Road Hove

Installation of roof-lights to the rear roof slope.

Applicant: Mr Tom Norrell

Officer: Charlotte Hughes 292321

Refused on 09/02/10 DELEGATED

1) UNI

Supplementary Planning Guidance Note 1: Roof Extensions and Alterations states that within Conservation Areas, roof lights must lie flush with the roof covering, be of traditional proportions, design and construction and they should normally have slim steel or cast iron aluminium frames. The velux roof lights hereby proposed are considered to be inappropriate in terms of their design, numbers and layout, resulting in a cluttered appearance to the roof slope to the detriment of the character and appearance of the surrounding conservation area. The proposal is therefore contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and SPG1: Roof Extensions and Alterations.

BH2009/02981

8 Medina Terrace, Hove

Internal alterations to layout of house incorporating new fire place surrounds and reinstatement of staircase between basement and ground floor.

Applicant: Mrs Polly Samson

Officer: Clare Simpson 292454

Approved on 12/02/10 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.

BH2009/02988

52 Church Road Hove

Change of Use of lower ground floor from A2 to medical/educational/classrooms (D1) and leisure facilities (D2).

Applicant: Pondtree Ltd

Officer: Paul Earp 292193

Approved on 22/02/10 DELEGATED

1) BH01.01

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

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

2) BH02.08

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning

Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

3) 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 premises shall not be open or in use except between the hours of 06.00 to 22.00 Monday to Friday, 07.00 to 17.00 Saturday, and 10.00 to 16.00 Sunday.

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

5) UNI

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

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

6) UNI

No development shall commence until a scheme for the soundproofing of the lower ground floor area has been submitted to and agreed in writing by the Local Planning Authority. The use of the premises shall not commence until all soundproofing works have been carried out to the satisfaction of the Local Planning Authority. The soundproofing works shall be maintained thereafter to the satisfaction of the Local Planning Authority.

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

7) UNI

The premises shall only be used as a clinic, medical consulting rooms, education use, training centre, art gallery/exhibition space, gymnasium or yoga studio and for no other purpose (including any other purpose in Classes D1 or D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

BH2009/03035

20-21 Connaught Road Hove

Erection of single storey rear extension.

Applicant: Mr Patrick Goubel

Officer: Guy Everest 293334

Approved on 24/02/10 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.

BH2009/03185

Flat 5 4 St Aubyns Hove

Internal alterations to create new bathroom incorporating removal of partition walls and new extract vent, ducting and fan.

Applicant: Mr Kevin Harms

Officer: Steven Lewis 290480

Approved on 24/02/10 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

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

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

3) UNI

The removed doorway shall be made good to match that of the existing wall and shall match in finish and texture.

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

GOLDSMID

BH2008/03780

23 Nizells Avenue Hove

Extension to existing lower ground floor to form 1 no. 2 bedroom flat.

Applicant: Mrs Linda Zeitlin

Officer: Guy Everest 293334

Approved on 18/02/10 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) 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) UNI

Notwithstanding the approved plans no development shall take place until revised floor plans demonstrating where Lifetime Home standards have been incorporated in the development, particularly in respect of the bathroom, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the agreed details.

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.

BH2009/02971

32b Wolstonbury Road Hove

Erection of ground floor single storey extension with mono pitched roof.

Applicant: Mrs Anna Ossowska

Officer: Charlotte Hughes 292321

Approved on 16/02/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development is to be carried out in accordance with the Tree Protection Method Statement (Section 5 of the Arboricultural Report submitted on the 20th January 2010) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adjacent trees are not adversely affected by the development in accordance with policy QD16 of the Brighton & Hove Local Plan.

BH2009/02994

52 Davigdor Road Hove

Erection of a three storey extension to front elevation and a loft conversion incorporating rooflights and solar panels.

Applicant: Mr Dominic Severs

Officer: Adrian Smith 01273 290478

Refused on 16/02/10 DELEGATED

1) UNI

Policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan require that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and the surrounding area. The

proposed development, by virtue of its bulk and form, incongruous roofline, blank front elevations, over-proliferation of rooflights and solar panels, and the lack of continuity to the overall fenestration, represents a poorly designed series of additions to the recipient property that would be harmful to both the appearance of the building and the character of the surrounding area, contrary to the above policies.

BH2009/03100

7 Avondale Road Hove

Application for Removal of Condition 4 of Planning Application BP/31718/M/13370/68, which states that the garages shown to be constructed within the buildings shall be retained as such an in particular shall not be converted into living accommodation.

Applicant: Dr Fiona Cowden

Officer: Guy Everest 293334

Approved on 17/02/10 DELEGATED

HANGLETON & KNOLL

BH2009/02793

21 Tudor Close Hove

Change of Use from residential dwelling (C3) to residential dwelling with day child minding facilities (C3/D1).

Applicant: Mrs Karen Fothergill

Officer: Clare Simpson 292454

Refused on 09/02/10 DELEGATED

1) UNI

The proposed change of use would involve a significant number of children occupying the property and utilising the outdoor play area. Given the close proximity to neighbouring properties, and the number of children proposed to attend the facility, there is potential for significant noise and disturbance to arise. The applicant has failed to demonstrate that the change of use can be implemented without harming the residential amenity of neighbouring occupiers. The proposal is contrary to policy HO26, QD27 and SU10 of the Brighton & Hove Local Plan.

BH2009/02985

1 The Down Hove

Construction of decking to rear. (Retrospective)

Applicant: S Dimitri

Officer: Steven Lewis 290480

Refused on 23/02/10 DELEGATED

1) UNI

The decking, by reason of its height and position relative to surrounding properties, results in an increase in overlooking and consequential loss of privacy to adjoining occupiers, and has overbearing an presence. It thereby results in a loss of residential amenity, contrary to policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/03148

26 Gleton Avenue Hove

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr R Barker

Officer: Charlotte Hughes 292321

Approved on 18/02/10 DELEGATED

BH2010/00167

83 Holmes Avenue Hove

Certificate of Lawfulness for the proposed development of a loft conversion including hip to barn end roof extension, rear dormer, side window and rooflights to front and rear.

Applicant: Mrs Rachel Baker

Officer: Charlotte Hughes 292321

Approved on 18/02/10 DELEGATED

NORTH PORTSLADE

BH2009/02583

Mile Oak Community Centre Chalky Road Brighton

Installation of anti-climb square fence to front and side elevation. (Retrospective)

Applicant: Brighton & Hove City Council

Officer: Wayne Nee 292132

Approved on 09/02/10 DELEGATED

BH2009/03072

409 Mile Oak Road Portslade Brighton

Installation of balustrade to form roof terrace above existing rear extension. (Retrospective)

Applicant: Mr Chris Bartlett

Officer: Adrian Smith 01273 290478

Refused on 10/02/10 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan state that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The roof terrace, by virtue of its projection, elevated position, and proximity to neighbouring boundaries, forms a visually inappropriate and prominent addition to the property that has resulted in a substantial increase in direct and perceived overlooking and subsequent loss of privacy to surrounding properties to the detriment of their residential amenity. The proposal is thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/00074

36 Graham Crescent Portslade Brighton

Certificate of Lawfulness for proposed loft conversion incorporating side gable extension, rear dormer and 3 no. roof-lights to front roof slope.

Applicant: Mr Phil Maidment

Officer: Charlotte Hughes 292321

Refused on 15/02/10 DELEGATED

1) UNI

The proposed hip-to-gable roof extension is not permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995, as amended, as it would extend the plane of an existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

SOUTH PORTSLADE

BH2009/01746

Land at Rear of 43 - 45 Norway Street

Construction of a new three-storey building comprising 4no self-contained flats, with roof-lights and rear dormers. Provision of bin and cycle stores.

Applicant: Mr E Bibizadeh

Officer: Guy Everest 293334

Refused on 10/02/10 PLANNING COMMITTEE

1) UNI

The introduction of four residential units into a site of restricted size is an overdevelopment by reason of its bulk, size and intensity of use. The proposal is thereby contrary to the provisions of policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The introduction of external balconies at first floor level extending across the entire width of the building would result in an increased level of actual and perceived overlooking to neighbouring gardens to the south and would thereby be materially detrimental to the amenities of the occupants of these properties contrary to the provisions of policies QD3 and QD27 of the Brighton & Hove Local Plan.

BH2009/02949

80 Trafalgar Road Portslade

Change of use from betting office (A2) to hot food takeaway (A5) incorporating new shop front and external extraction flue to side elevation.

Applicant: Ms N Sahin

Officer: Christopher Wright 292097

Refused on 12/02/10 DELEGATED

1) UNI

The application does not make clear the materials from which the proposed new shopfront would be manufactured. In addition, the style, including the glazing configuration and absence of traditional shopfront features, is incongruous with the character of the host building and discordant with adjoining shopfronts. As such the development would be harmful to visual amenity and contrary to the requirements of policies QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD02: Shop Front Design.

2) UNI2

By reason of the material, siting and proportions, including the height and width, the installation of the extraction flue proposed would be detrimental to the appearance of the host building and would stand out as an incongruous and inappropriate feature in the street scene, giving rise to visual harm and contrary to the aims of policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

STANFORD

BH2009/01722

Cardinal Newman Catholic School The Upper Drive Hove

Erection of a new detached two storey Design and Technology teaching block.

Applicant: Cardinal Newman Catholic School

Officer: Paul Earp 292193

Approved on 09/02/10 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) BH05.06

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 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' 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) 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.

5) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied. *Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.*

6) 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.

7) UNI

Details of the design and specification of the solar panels to the front of the building shall be submitted and approved prior to commencement of works and installed in strict accordance with the approved plans.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenity of the area and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.

8) UNI

Trees shall only be felled outside the period 1st March - 1st October.

Reason: To ensure bats and nesting birds and their nests are not accidentally killed, injured or disturbed during felling and to comply with policy QD17 of the Brighton & Hove Local Plan.

9) UNI

Prior to the commencement of works 3 no. bat hibernation boxes, 2 no. tit boxes and 1 no. owl box shall be erected within the grounds of the school in accordance with details to be submitted to the Local Planning Authority and thereafter be maintained.

Reason: To compensate for the ecological loss of trees on the site and to comply with policy QD17 of the Brighton & Hove Local Plan.

10) UNI

The proposal shall be carried out in accordance with the Site Waste Management Plan submitted on 14 August 2009.

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

BH2009/02893

47 Hill Drive Hove

Construction of a 5 bedroom house.

Applicant: Mr Farnood Asghari-Coliveri

Officer: Clare Simpson 292454

Approved on 08/02/10 DELEGATED

1) 02.04A

No cables, wires, aerials, pipework (except rainwater downpipes as shown on 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.

2) 02.05A

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 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

3) 04.02A

The new dwelling(s) shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the

Brighton & Hove Local Plan.

4) 06.03A

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

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

5) BH01.01

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

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

6) 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.

7) 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.

8) UNI

The windows on the south west and north east elevations shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

9) 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 policies QD1 and QD15 of the Brighton & Hove Local Plan.

10) UNI

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

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

BH2009/02989

34 Elizabeth Avenue Hove

Erection of conservatory to rear.

Applicant: Dr & Mrs Ather

Officer: Steven Lewis 290480

Refused on 04/02/10 DELEGATED

1) UNI

The proposal would, by reason of its mass and projection, result in an adverse effect on the amenities of occupiers of the adjoining property at No.36 Elizabeth Avenue, by way of (a) an overbearing effect and consequential sense of enclosure, and (b) a loss of outlook. This would be contrary to policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan which seek to protect amenity.

BH2009/03037

101 Goldstone Crescent Hove

Erection of single storey orangery style rear extension.

Applicant: Alan Hobden

Officer: Steven Lewis 290480

Approved on 12/02/10 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.

BH2009/03184

20 Benett Drive Hove

Roof extension including barn hip and gable ends and single storey side extension (amended design).

Applicant: Mr Thomas O'Connor

Officer: Adrian Smith 01273 290478

Approved on 24/02/10 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 rooflights other than those expressly authorised by this permission shall be constructed in the east or west side roof planes of the development hereby permitted without planning permission obtained from the Local Planning Authority.

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

BH2010/00073

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

Approved on 09/02/10 DELEGATED

BH2010/00244

21 Lloyd Road Hove

Non material amendment to BH2007/00029 for change of materials for the garage section of the proposed house from timber cladding to an Azulen natural stone look tile.

Applicant: Mr Tim Harding

Officer: Clare Simpson 292454

Refused on 24/02/10 DELEGATED

WESTBOURNE

BH2009/02942

123-125 Portland Road Hove

Display of internally-illuminated fascia and hanging signs.

Applicant: Sainsbury's Supermarkets Ltd

Officer: Adrian Smith 01273 290478

Approved on 15/02/10 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.

BH2009/03008

19 Pembroke Crescent Hove

Erection of ground floor rear side extension incorporating rear glazed doors and roof light.

Applicant: Mr Eddie Marshall

Officer: Christopher Wright 292097

Approved on 24/02/10 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

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

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

BH2009/03116

134 Portland Road Hove

Approval of details reserved by conditions 2 and 3 of application BH2009/01343.

Applicant: Mr Barry Cox

Officer: Christopher Wright 292097

Approved on 18/02/10 DELEGATED

BH2009/03157

60 Cowper Street Hove

Erection of a single storey rear extension.

Applicant: Ms Ruth Preston

Officer: Steven Lewis 290480

Refused on 16/02/10 DELEGATED

1) UNI

The proposed extension would result in a tunnelling effect and have a detrimental harmful impact upon the amenities of the occupiers of 62 Cowper Street by reason of a loss of light, overshadowing and outlook. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/03173

33 Hogarth Road Hove

Erection of a single storey rear extension replacing existing conservatory.

Applicant: Mr & Mrs A & S Jackson

Officer: Wayne Nee 292132

Approved on 12/02/10 DELEGATED

1) BH01.01

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

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

2) BH02.09

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

BH2010/00048

Flats 2 & 3 35 Pembroke Crescent Hove

Certificate of Lawfulness for proposed alterations to existing 2 no. flats at front of property to form 1 no. maisonette.

Applicant: Mr Matthew Keenan

Officer: Charlotte Hughes 292321

Approved on 15/02/10 DELEGATED

WISH

BH2009/02603

10 Boundary Road Hove

Single storey rear extension and alterations to shop front to provide separate access to existing Maisonette (part retrospective).

Applicant: Mr Luke Jobling

Officer: Charlotte Hughes 292321

Approved on 05/02/10 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

Prior to the installation of the door hereby approved, detailed scaled elevations are to be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and maintained 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.

BH2009/02882

Wish Road Pavilion Wish Road Hove

Installation of 6 no. external lights to existing Pavilion building.

Applicant: Brighton & Hove City Council

Officer: Wayne Nee 292132

Approved on 15/02/10 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.

BH2009/02978

11 Middleton Avenue Hove

Certificate of Lawfulness for a proposed roof conversion with side pitched roof dormer, rooflights to front elevation and rear flat roof dormer with windows and French doors. Replacement of disused garage doors with new window.

Applicant: Mr Anthony Lloyd

Officer: Jason Hawkes 292153

Approved on 15/02/10 DELEGATED

BH2009/03044

57 St Leonards Gardens Hove

Erection of single storey rear extension.

Applicant: Mrs C Thompson

Officer: Charlotte Hughes 292321

Approved on 15/02/10 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.

BH2009/03119

1 Mansfield Road Hove

Erection of single storey rear extension, demolition of existing garage and erection of replacement double garage. Erection of single storey side extension and widening of existing crossover.

Applicant: Mr & Mrs Fuller

Officer: Steven Lewis 290480

Approved on 22/02/10 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) BH03.02

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.