

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2009/02705

101 Braeside Avenue Brighton

Replacement of existing conservatory with single storey rear extension.

Applicant: Mr Edward Manning

Officer: Chris Swain 292178

Approved on 02/03/10 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH02.09

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

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

4) BH03.03

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.

BH2009/02975

11 Brangwyn Court Brangwyn Way Brighton

Replacement of timber windows and door with UPVC. (Part Retrospective)

Applicant: Miss Cristine Gledhill

Officer: Chris Swain 292178

Approved on 10/03/10 DELEGATED

1) BH01.01

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

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

BH2010/00164

40 Beechwood Avenue Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Heidi Whitby-Thomas

Officer: Chris Swain 292178

Approved on 17/03/10 DELEGATED

1) UNI

The development is permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995 as amended.

PRESTON PARK

BH2009/02615

Windlesham School 190 Dyke Road Brighton

Alterations to existing classroom including removal of 1no roof-light and lowering of the East section of the building with new mono-pitched roof.

Applicant: Windlesham School Trust Ltd

Officer: Kate Brocklebank 292175

Approved on 02/03/10 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH11.01

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

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

3) BH11.02

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

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

4) UNI

The development hereby approved shall not be in use except between the hours of 8.30 to 16.00 Monday to Friday and shall not be in use at any time on Saturdays, Sundays and Bank Holidays.

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

5) UNI

The development hereby approved shall only be used as a classroom until 20th

May 2012. Unless otherwise agreed in writing by the Local Planning Authority, after 20th May 2012 the development may only be used as storage space ancillary to the school use of the site.

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

BH2009/02797

106 Waldegrave Road Brighton

Erection of bicycle shelter to front of property.

Applicant: Dr Matthew Adams

Officer: Jonathan Puplett 292525

Refused on 02/03/10 PLANNING COMMITTEE

1) UNI

The proposal, by reason of its materials, size and siting in a small, elevated front garden area, would be prominent and visually intrusive. Views of the front elevation and bay window of the existing property would be obscured and the proposal would appear as an incongruous and inappropriate feature, harming the character and appearance of the existing property, and the surrounding street scene and Preston Park Conservation Area. The proposal is therefore contrary to Policies HE6, QD1, QD2, and QD14 of the Brighton & Hove Local Plan.

BH2009/02932

269 Preston Drove Brighton

Replacement of existing 2no. air conditioning units with 2 new units and construction of door to rear of store at first floor level to provide access to roof. Installation of a metal cantilevered platform with access ladder and metal handrail to perimeter of flat roof. Installation of 2no. extracts on western elevation at ground floor level. (Retrospective).

Applicant: Co-operative

Officer: Chris Swain 292178

Approved on 02/03/10 DELEGATED

1) UNI

Within 28 days of the date of this permission the hereby approved platform with associated ladder and perimeter railings shall be painted/powdercoated black and retained as such thereafter.

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

2) UNI

Access to the flat roof 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.

BH2009/03042

83 Beaconsfield Villas Brighton

Construction of side entrance porch to provide private access to basement flat.

Applicant: Brighton & Hove City Council

Officer: Sonia Kanwar 292359

Approved on 17/03/10 DELEGATED

1) BH01.01

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

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

unimplemented permissions.

2) BH03.03

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

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

BH2009/03053

353 Ditchling Road Brighton

Erection of a two storey side extension.

Applicant: Mr Anthony Connelly

Officer: Aidan Thatcher 292265

Approved on 10/03/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

No development shall commence until full details of the rear (west) facing first floor windows to the dressing and en suite rooms confirming that these shall be glazed with obscured glass together with the details of restricted openings have been submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in strict accordance with the approved details and thereafter be permanently retained as such.

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

BH2009/03124

2 & 5 Copper Beeches Rookery Close Brighton

Loft conversion to flats 2 and 5, incorporating rooflights to existing flat roof.

Applicant: Mr Nic Beric

Officer: Chris Swain 292178

Approved on 12/03/10 DELEGATED

1) BH01.01

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

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

BH2009/03129

3 Lovers Walk Brighton

External alterations and refurbishment, including replacement sash windows to front, rear and side (South) elevations, installation of 2no. solar thermal panels to front and rear roof slopes, extension of roof eaves at rear, and external insulation and acrylic render to walls.

Applicant: Mr Mischa Hewitt

Officer: Anthony Foster 294495

Approved on 25/02/10 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

Before works commence a sample of the proposed acrylic render, demonstrating the surface finish and through-colour, must be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

4) UNI

Before works commence section details at no less than 1:5 scale showing the treatment and detailing of the south-east and north-east corners of the building's walls must be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

5) UNI

Notwithstanding the submitted details, the new double-glazed sash windows to the front elevation must match the external dimensions, profiles and detailing of the existing windows. Before works commence 1:1 scale joinery details of the existing and proposed windows must be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2009/03152

Greenacres 13-17 Preston Park Avenue Brighton

Replacement of louvre windows to north and south elevations with double glazed uPVC frames and replacement uPVC louvre windows to plant rooms.

Applicant: Greenacres Brighton Ltd

Officer: Sonia Kanwar 292359

Approved on 25/02/10 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.

BH2010/00042

19a Shaftesbury Place Brighton

Demolition of courtyard garage complex and erection of three town houses.

Applicant: Mr Peter Bradford

Officer: Aidan Thatcher 292265

Refused on 17/03/10 DELEGATED

1) UNI

The submitted drawings are inadequate. No detail is provided of the ground floor front (north) elevation, resulting in insufficient information to consider the design detailing of the this part of the proposal, contrary to Policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development by reason of its design, height, bulk, massing and elevational treatment is an overdevelopment of the site that would relate poorly to development in the surrounding area including the adjoining Preston Park Conservation Area and would appear overly dominant and incongruous in the street scene. As such the proposal is contrary to policies QD1, QD2, QD3 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development, by reason if its design, bulk, siting, height and massing, would have a detrimental impact on the amenities of the neighbouring residents by virtue of overlooking, loss of privacy and the creation of an overbearing impact and as such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development would increase the risk to users of the public highway from the increased demand for car parking on the highway and as such would be contrary to policies TR1 and TR7 of the Brighton & Hove Local Plan.

5) UNI5

The proposed development would result in a harmful impact on the amenities of the future occupiers by virtue of noise and disturbance from the existing timber workshop which adjoins the site to the west and the Brighton to Lewes Railway line to the North. As such the development would be contrary to policy QD27 and SU10 of the Brighton & Hove Local Plan.

6) UNI6

The applicant has failed to demonstrate that the internal layout of the proposed residential units would fully comply with Lifetime Homes Standards and as such the development is contrary to policy HO13 of the Brighton & Hove Local Plan and Planning Advisory Note 03 'Accessible Housing and Lifetime Homes'.

BH2010/00149

37 Cleveland Road Brighton

Installation of 1no. roof-light on front roof slope and porthole window in front gable.

Applicant: Mr Jesse Marshall

Officer: Helen Hobbs 293335

Approved on 16/03/10 DELEGATED

1) BH01.01

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

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

2) BH12.05

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

roof.

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

BH2010/00192

4 Highcroft Mews Highcroft Villas Brighton

Demolition of existing rear extension and erection of replacement single storey rear extension with balcony above.

Applicant: Mr Daniel McHenry

Officer: Steven Lewis 290480

Approved on 09/03/10 DELEGATED

1) BH01.01

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

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

2) BH03.02

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

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

3) UNI

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

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

4) UNI

Other than the balcony area indicated on the approved plans, access to the remainder of the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and shall not be used as a roof garden, terrace, patio or similar amenity area.

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

REGENCY

BH2008/03631

62 Preston Street Brighton

Conversion of maisonette to form 1 flat and 1 maisonette including construction of 2 dormers to side elevation (amended description).

Applicant: Mr Nilkanth Patel

Officer: Jason Hawkes 292153

Finally Disposed of on 01/03/10 DELEGATED

BH2009/02332

Brighton Square and 19-21 Meeting House Lane Brighton

Replacement of existing crittal windows and doors with aluminium windows and doors, replacement of timber weatherboard with fibre cement weatherboard and replacement of timber fascia with painted UPVC fascia.

Applicant: Mr Derek Hunnisett

Officer: Christopher Wright 292097

Approved on 15/03/10 DELEGATED

1) BH01.01

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

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

2) UNI

The replacement fascia board and bay window cladding hereby permitted shall not be installed until samples of each material have been provided on site prior to works commencing, and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out and retained in accordance with the approved samples.

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

3) UNI

The replacement windows and doors hereby permitted shall not be installed until sample windows of each style to be used have been provided and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out and retained 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.

4) UNI

The replacement windows and doors hereby permitted shall not be installed until full details of trickle vents have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out and retained in accordance with the approved details.

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

5) UNI

The replacement fascia board hereby permitted shall not be installed until full details of strip lengths and the method by which each strip of fascia board will be joined to another have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out and retained 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.

BH2009/03016

137 Kings Road Brighton

Display of 1 No. Internally illuminated static fascia sign and 1 No. Internally illuminated static wall sign.

Applicant: Holiday Inn

Officer: Mark Thomas 292336

Approved on 04/03/10 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to

display has been given by the Local Planning Authority.

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.07

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.

BH2009/03030

10 Bartholomew Square Brighton

Display of 3no. internally illuminated fascia signs.

Applicant: Subway Realty Ltd

Officer: Steven Lewis 290480

Refused on 03/03/10 DELEGATED

1) UNI

The signs by reason of their scale, raised contoured box sign design, and boxed halo lit method of illumination would harm the character and appearance of the area and fail to take into account and would harm the historical appearance and setting of the adjacent listed building and conservation area. This is contrary to policies HE9 and QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 - Advertisements.

BH2009/03061

First Floor Front Flat 22 Norfolk Square Brighton

Insertion of softwood doors and fanlights to the front of the property

Applicant: Mrs Marie-Anne Diedhiou-Roy

Officer: Mark Thomas 292336

Approved on 10/03/10 DELEGATED

1) BH01.01

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

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

2) UNI

The new door and fanlight window frames hereby approved shall be of painted softwood in a colour to match the existing French doors and shall be glazed with crown glass on the external faces of the double glazed sealed units and shall not have 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

Notwithstanding the details of the doors and fanlights submitted, no development shall take place until full details of the proposals have been submitted to and approved by the local authority in writing, including; 1:20 elevations and sections, and 1:1 sectional profiles of the existing and new French doors and fanlights; and the works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: Having regard to the lack of clarity of the submitted drawings and photographs, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2009/03062

First Floor Flat 22 Norfolk Square Brighton

Insertion of soft wood doors and fanlights to the front of the property.

Applicant: Mrs Marie-Anne Diedhiou-Roy

Officer: Mark Thomas 292336

Approved on 15/03/10 DELEGATED

1) BH01.05

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

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

2) UNI

The new door and fanlight window frames hereby approved shall be of painted softwood in a colour to match the existing French doors and shall be glazed with crown glass on the external faces of the double glazed sealed units and shall not have 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

Notwithstanding the details of the doors and fanlights submitted, no development shall take place until full details of the proposals have been submitted to and approved by the local authority in writing, including; 1:20 elevations and sections, and 1:1 sectional profiles of the existing and new French doors and fanlights; and the works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: Having regard to the lack of clarity of the submitted drawings and photographs, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2009/03071

193 Western Road Brighton

Display of 1 No. Non-Illuminated fascia sign (retrospective).

Applicant: Mr Neil Adams

Officer: Adrian Smith 01273 290478

Approved on 25/02/10 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.

BH2009/03094

14 East Street Brighton

Replacement of existing projecting sign on front elevation.

Applicant: Aura-Soma Products Ltd

Officer: Jason Hawkes 292153

Refused on 11/03/10 DELEGATED

1) UNI

Policy QD12 of the Brighton & Hove Local Plan states that sensitively designed and located signs which contribute to the visual amenity of the area will be permitted, signs which are detrimental to visual amenity will not be allowed. Policy HE9 states that advertisements and signs within conservation areas will only be allowed where they would not have an adverse effect on the character and appearance of the conservation area and its setting. Supplementary Planning Document 7 on Advertisements further outlines the Councils design guidelines for appropriate signs in conservation areas. The proposed sign (1000mm by 760mm) is significantly larger than the existing sign (720mm by 600mm) and this increase in size would result in an unsympathetic, oversized and unduly prominent addition which would detract from the character and appearance of the host building and surrounding conservation area. The scheme is therefore contrary to the abovementioned policies and guidance.

BH2010/00021

6 Montpelier Crescent Brighton

Conversion of first floor flat to create new one bedroom flat and a self contained studio flat. External alterations to rear extension.

Applicant: Mr Harwood Properties Ltd

Officer: Jason Hawkes 292153

Refused on 08/03/10 DELEGATED

1) UNI

Policy QD27 of the Brighton & Hove Local Plan states that planning permission will not be granted for any development where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health. The proposed conversion to provide 2 no. residential units would result in a poor layout for the rear studio flat with insufficient sized living areas. The self-contained studio flat would represent a poor standard of accommodation and the proposal would result in a cramped and confined internal environment that would provide substandard living conditions for future occupiers. The proposal is therefore contrary to the provisions of Brighton & Hove Local Plan policy QD27. Whilst it is acknowledged that the proposed development may lead to some minor physical improvements to this Grade II listed building, these considerations are not sufficient to outweigh the harm that would result for the reasons as set out above.

BH2010/00032

77 West Street Brighton

Application for approval of details reserved by condition 2 of application BH2009/01724.

Applicant: Inventive Leisure

Officer: Christopher Wright 292097

Approved on 01/03/10 DELEGATED

BH2010/00085

Upper Promenade South Of East Street Kings Road Brighton

Installation of temporary display boards for art and photographic exhibition and temporary structure to house retail outlet along upper promenade for 6 month period.

Applicant: Brighton & Hove City Council

Officer: Adrian Smith 01273 290478

Approved on 04/03/10 DELEGATED

1) UNI

The retail unit and exhibition stands hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission commencing on or before the 30th September 2010.

Reason: The building hereby approved is not considered suitable as a permanent form of development to safeguard the character and appearance of the seafront and its strategic setting, and to comply with policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.

BH2010/00389

Car Park Site Clifton Hill Brighton

Non material amendment to BH2007/03022 for addition of external basement light wells to 2 no units. Adjustment of external ground level behind boundary wall to Powis Grove to create extended light well/garden area. Minor adjustment to window configuration to north and south elevations. Reconfiguration of basement plan (no impact at ground level).

Applicant: Mr Dave Savin

Officer: Paul Earp 292193

Approved on 15/03/10 DELEGATED

ST. PETER'S & NORTH LAINE

BH2008/03683

The Old Courtroom 118 Church Street Brighton

Installation of sign to south elevation and hanging sign to west elevation.

Applicant: Ms Jemma Treweek

Officer: Sonia Kanwar 292359

Approved on 09/03/10 GOVERNMENT OFFICE FOR THE WEST MIDLANDS

1) 01.05AA

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

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

BH2009/02330

45 Gloucester Street Brighton

Conversion of garage to office (B1) and external alterations.

Applicant: Fintilly Properties LLP

Officer: Jonathan Puplett 292525

Approved on 25/02/10 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 infill of the garage and access doors hereby approved shall be finished to

match in material, colour, style, bonding and texture of the existing walls alongside.

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

BH2009/02494

Land Rear of 24 Dyke Road Brighton

Demolition of existing garages and associated extensions and construction of a detached 2 storey building containing 2 no. one bedroom flats.

Applicant: Thornton Properties Ltd

Officer: Anthony Foster 294495

Refused on 01/03/10 DELEGATED

1) UNI

The proposed development, by reason of scale and layout, is considered to be an overdevelopment of the site, that provides inadequate separation to the site boundaries, and fails to provide adequate private external amenity space for future occupiers, contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3, QD27, HO4 and HO5.

2) UNI2

The proposed development would result in an increased sense of enclosure and loss of outlook for the adjoining occupiers of 24 Dyke Road, contrary to Brighton & Hove Local Plan policies QD3, QD27 and HO4.

3) UNI3

The proposed development, by reason of its design and scale, would relate poorly to the neighbouring properties, resulting in an incongruous appearance within the street scene which would be detrimental to the character and appearance of the surrounding area and the West Hill Conservation Area, contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3 and HE6.

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'.

BH2009/02495

Land Rear of 24 Dyke Road Brighton

Demolition of existing garages and associated extensions.

Applicant: Thornton Properties Ltd

Officer: Anthony Foster 294495

Refused on 01/03/10 DELEGATED

1) UNI

The Local Planning Authority is not prepared to permit the demolition of the existing buildings in the absence of an acceptable replacement scheme for the site, as this could result in the creation of an unsightly area of land that would be detrimental to the character and appearance of the West Hill conservation area, which would be contrary to policy HE8 of the Brighton & Hove Local Plan.

BH2009/02713

114 Church Street Brighton

Change of use of existing retail storage area (A1) at first floor level to allow for flexible use as holiday accommodation (C1) and retail display area (A1).

Applicant: Mr John Harrington

Officer: Kate Brocklebank 292175

Approved on 11/03/10 DELEGATED

1) BH01.01

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

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

2) BH05.09

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

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

3) UNI

No development shall take place until details of a scheme to provide sustainable transport infrastructure including cycle parking for residents and visitors, 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 addresses the travel demand arising from the intensification of use on the site in accordance with Brighton & Hove Local Plan policies SU15, TR1, TR14, TR19 and QD28 of the Brighton & Hove Local Plan.

4) UNI

This permission shall endure for the sole benefit of the applicant Mr John Harrington, and shall be for the period during which the premises are occupied by the applicant, after which time the change of use hereby approved shall cease and the premises shall revert to its former use as A1 (retail).

Reason: To protect and retain retail floorspace and individual shops in accordance with policy SR8 of the Brighton & Hove Local Plan.

BH2009/02794

11 London Road Brighton

Conversion of first and second storeys of retail unit to 5 no. bedroom dwelling. Erection of first floor rear conservatory and steel staircase for rear access. Reinstatement of front windows to first and second floors.

Applicant: Derando Investment Partners Limited Partnership

Officer: Jonathan Puplett 292525

Refused on 02/03/10 DELEGATED

1) UNI

The applicant has failed to demonstrate that the proposal would address, in a sustainable manner, the travel demand that it would generate and as such the proposal is contrary to policy TR1 of the Brighton & Hove Local Plan.

2) UNI

The proposed timber fencing/screens to the rear and front roof terraces by reason

of their elevated position and materials, would appear as uncharacteristic and incongruous features within the London Road and Providence Place street scenes. As such they would be of detriment to the character and appearance of the existing building and surrounding area. As such the proposal is contrary to policy QD2 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The proposed rear extension, by reason of its elevated position, footprint and scale, roof design and the design and proportions of the windows and doors, would result in an extension that was out of character with the existing building and would appear incongruous within the rear street scene. As such the proposal would be of detriment to the character and appearance of the existing building and surrounding area, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/02883

22-23 London Road Brighton

Display of 2 no. internally and externally illuminated fascia signs, 1 no. internally illuminated fascia sign and 1 no. internally illuminated projecting sign.

Applicant: Caskade Caterers Ltd

Officer: Helen Hobbs 293335

Approved on 01/03/10 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2009/02972

67 Queens Road Brighton

New shopfront.

Applicant: Mr H Hattwm

Officer: Chris Swain 292178

Refused on 25/02/10 DELEGATED

1) UNI

The proposal, by reason of design and proposed materials would be an unsympathetic and incongruous alteration that fails to represent an improvement in the design of the existing shopfront and is detrimental to the character and appearance of the existing property, the Queens Road street scene and the surrounding area within the West Hill conservation area. As such the proposal is contrary to policies QD1, QD2, QD14 and QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document on Shop Front Design (SPD02).

BH2009/02990

95 Trafalgar Street Brighton

Installation of new shop front and relocation of ATM cash machine. (Part-Retrospective).

Applicant: Bankmachine Ltd

Officer: Jonathan Puplett 292525

Approved on 17/03/10 DELEGATED

1) BH01.01

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

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

2) UNI

The shopfront and fascia hereby approved shall be of painted timber.

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

3) UNI

The shop windows hereby approved shall not be obscured, blanked out or covered over with plastic films, paint or other materials without the prior written permission of the local planning authority.

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

4) UNI

Notwithstanding the approved details, no works shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

- i) 1:1 scale external joinery sections,
- ii) a 1:10 scale plan of the layout of the proposed tile paving to the entrance recess,
- iii) a 1:10 scale reverse ceiling plan of the entrance recess soffit,
- iv) details of the roller shutter, which shall be of an open lattice type.

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 policy HE6 of the Brighton & Hove Local Plan.

BH2009/03051

99 Buckingham Road Brighton

Erection of conservatories at rear to ground and lower floor flats, creation of roof terrace to first floor flat above existing garage, removal of stairs to the rear of the building and relocated to the rear of the garden. Replacement of existing double doors to rear of ground floor flat with new windows.

Applicant: Mr Satish Kainth

Officer: Anthony Foster 294495

Approved on 03/03/10 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

- i) 1:50 scale elevations, plans and sections of the basement level rear extension and conservatory,
- ii) 1:20 scale sample elevations of all new external windows and doors,
- iii) 1:1 scale sectional profiles of the external joinery including the windows and doors, their cills, reveals, thresholds and steps,
- iv) A 1:1 scale section of the jointing of the lead roof sheets, which should be lead "broom-handle" joints, and of the eaves and fascia details of the basement level rear extension.
- v) a 1:5 scale sample elevation and section of balustrading above the single storey side extension,
- vi) a 1:50 scale elevation and plan of the new steps,
- vii) details and samples of the materials for the new steps, and the works shall be carried out and completed 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 QD14 and HE6 of the Brighton & Hove Local Plan.

4) UNI

No furniture, plants, garden structures, trellises or fences, ornaments or other objects shall be erected, positioned or stored on the flat roof of the single storey

side extension in a position that would be visible from Buckingham Road.

Reason: Such items or structures would be incongruous and out of character at roof level and in order to preserve the character of the building and the conservation area in accordance with Brighton & Hove Local Plan Policy HE6.

5) UNI

The stone treads and risers of the existing steps that are to be demolished shall be salvaged and reused for the treads and risers of the new steps.

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

6) UNI

The new conservatory and the windows and doors of the basement level rear extension shall be of painted timber and constructed using traditional joinery details and shall not have visible trickle vents.

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

7) UNI

The new balustrading, plinth walls of the conservatories and the blocking up of the doorway and works of making good to the walls shall be carried out externally in smooth render in a cement/lime/sand render mix down to ground level. The walls shall be lined out with ashlar joint lines to match the original building and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings. The render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the existing building and retained as such thereafter.

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

BH2009/03179

5 West Hill Street Brighton

Alterations to front elevation incorporating replacement of existing UPVC windows with new timber sash windows including new mouldings and cills, reconstruction of parapet over first floor bay window and existing concrete roof tiles to be replaced with grey slate.

Applicant: Mr Tony Harris

Officer: Helen Hobbs 293335

Approved on 15/03/10 DELEGATED

1) BH01.01

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

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

2) BH12.04

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

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

3) UNI

The profiles of all the mouldings shall match those at No. 7 West Hill Street.

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

BH2010/00113

41 Bond Street Brighton

Conversion and extension of existing retail unit to create 1 no. two bedroom maisonette, 1 no. self-contained one bedroom flat and 1 no. live/work unit by the addition of 2 new floors with mansard roof, a rear extension and alterations to existing elevations.

Applicant: Mr George Georgio

Officer: Ray Hill 293990

Refused on 15/03/10 DELEGATED

1) UNI

The addition of two extra storeys to the building would be out of keeping with the variations of building heights and the varied skyline of Bond Street and as such, would be detrimental to the character and historic skyline and roofscape of this part of the North Laine Conservation Area contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan and Supplementary planning Guidance Note No.1 Roof Extensions and Alterations.

2) UNI2

The proposed second floor balcony and fourth floor rear facing roof terrace, by virtue of their siting and design, would result in overlooking, loss of privacy and potential noise and disturbance, adversely affecting the amenities of the occupiers of the residential properties on the upper floors of No's 39-40 Bond Street, contrary to policies QD27 and SU10 of the Brighton & Hove Local Plan.

WITHDEAN

BH2005/06702

214 Preston Road Brighton

Demolition of 5 existing garages.

Applicant: Trafalgar Estates

Officer: Jason Kaye 293990

Finally Disposed of on 05/03/10 DELEGATED

BH2009/02936

54 Eldred Avenue Brighton

Erection of single storey rear extension.

Applicant: Miss Vanessa Woods

Officer: Christopher Wright 292097

Approved on 03/03/10 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) BH03.03

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

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

the Brighton & Hove Local Plan.

4) BH06.02

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.

BH2009/02937

54 Eldred Avenue Brighton

Variation of condition 3 of application BN89/0506/f in order to allow two dental practitioners and support staff to operate at the premises.

Applicant: Ms Vanessa Woods

Officer: Christopher Wright 292097

Approved on 03/03/10 DELEGATED

1) UNI

This permission shall endure for the benefit of two dental practitioners and support staff only.

Reason: To restrict the intensity of the use of the property in the interests of the amenity of the area.

BH2009/03083

68 Peacock Lane Brighton

Erection of single storey extension to front and rear. Loft conversion incorporating 2no front & 1no side dormers, raised roof height, roof-lights and associated works.

Applicant: Mr & Mrs Clark

Officer: Jason Hawkes 292153

Approved on 25/02/10 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 proposed side windows facing east hereby approved shall be obscure glazed and non-opening unless any parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and thereafter retained as such, unless otherwise agreed with the local planning authority in writing.

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

BH2009/03149

Land Adjacent to 1 Woodside Avenue Brighton

Erection of 4no storey dwelling with basement and rear garden terraces.

Applicant: Mr Derek Levy

Officer: Clare Simpson 292454

Refused on 04/03/10 DELEGATED

1) UNI

The proposed development, by virtue of its bulk, form and massing, including site coverage, is excessive for this prominent plot in an elevated position. When viewed in context with neighbouring properties and local surroundings, the development would appear unduly dominant. The proposal is considered discordant with the established built form and topography of the area and harmful to the character and appearance of its surroundings. The development would thereby be contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

The provision of a four storey house in an elevated position within close proximity to the boundaries with of neighbouring properties is considered to be intrusive and un-neighbourly, detrimental to the residential amenity of neighbouring occupiers. The development is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2010/00038

36a Dyke Road Avenue Brighton

Application for approval of details reserved by conditions 2 and 8 of application BH2008/02113.

Applicant: Mr M De Bruxelles

Officer: Jason Hawkes 292153

Approved on 01/03/10 DELEGATED

BH2010/00055

8 Compton Road Brighton

Erection of decking in garden to rear.

Applicant: Miss Saskia Harden

Officer: Steven Lewis 290480

Approved on 26/02/10 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 hereby permitted shall be carried out in strict accordance with the Site Waste Management Plan submitted with the application and received on 08/01/2010.

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

3) UNI

The proposed decking and balustrade shall be constructed of timber and the proposed rear facing retaining wall shall be faced in render and painted to match that of the existing dwelling, and shall thereafter be retained.

Reason: to ensure a satisfactory finish to the development and in the interest of the visual amenity of the area, to accord with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2010/00056

76 Dyke Road Avenue Brighton

Two storey rear extension. Single storey side extension with 2no. roof-lights.

Applicant: Mr T P Milligan

Officer: Wayne Nee 292132

Refused on 05/03/10 DELEGATED

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed extension, by virtue of its scale, height, massing, and projection close to the road frontage, would result in an unduly obtrusive and imposing feature that would be detrimental to the street scene of Tongdean Lane. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/00106

28 Bankside Brighton

Raised timber decking with patio doors to rear elevation.

Applicant: Mr Charles Davies

Officer: Steven Lewis 290480

Approved on 08/03/10 DELEGATED

1) BH01.01

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

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

BH2010/00132

36A Dyke Road Avenue Brighton

Application for approval of details reserved by conditions 6, 12, 14 and 16 of application BH2008/02113.

Applicant: Mr Mathew de Bruxelles

Officer: Jason Hawkes 292153

Split Decision on 10/03/10 DELEGATED

1) UNI

GRANT approval of the details reserved by conditions 6, 12 & 16 of planning application BH2008/02113 subject to the informatives:

1) UNI

The Local Planning Authority is not in a position to discharge condition 14 because drawing no. 276/10 received on the 18 January 2010 indicates a revised layout to that approved under planning permission reference BH2008/02113. The drawing includes an amended and re-sited vehicular entrance resulting in the loss of a Holly tree, together with an amended parking layout. The removal of the Holly tree and the amended access and parking layout do not form part of the approved scheme for which planning permission was granted on 7 October 2008. The revisions result in significant and material alterations to the approved development, not least to the landscaping of the proposal, which should be fully considered under a new planning application to assess their potential impacts on,

inter alia, visual and residential amenity, and highway safety, in the interests of good planning.

BH2010/00303

8a Colebrook Road Brighton

Non material amendment to BH2008/02252 for alterations to front bay roof and changing of store door to window.

Applicant: Ms Laura Street

Officer: Clare Simpson 292454

Approved on 01/03/10 DELEGATED

1) 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.

2) UNI

The proposed pitched roof for the front bay and change the side access door to a window does not result in significant changes to the design and appearance of the development or have an impact on neighbouring occupiers. The works do not take the development beyond the scope of the original planning permission.

BH2010/00366

8 Friar Crescent Brighton

Non material amendment to BH2009/01467 to move wall from boundary to accommodate gutter.

Applicant: Mr Gary Pattison

Officer: Clare Simpson 292454

Approved on 10/03/10 DELEGATED

EAST BRIGHTON

BH2009/02103

1 Rock Street Brighton

Installation of new air-conditioning unit with external wall mounted condenser to side (Retrospective).

Applicant: Alliance Boots

Officer: Helen Hobbs 293335

Approved on 08/03/10 DELEGATED

1) UNI

Noise associated with plant and machinery (specifically, the external condenser unit required for the new air conditioning) shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997.

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

2) UNI

The air conditioning unit shall only be in use between 08.00hrs to 19.00hrs Monday to Saturday, with no use on Sundays or Bank Holidays.

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

BH2009/03137

Peter Pan Adventure Golf Course Madeira Drive Brighton

Remodelling of adventure golf course including 6 new holes, replacement security fencing and replacement caddy hut.

Applicant: Mr Roy Morris

Officer: Helen Hobbs 293335

Approved on 17/03/10 DELEGATED

1) BH01.01

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

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

2) UNI

The fence shown on the approved drawings shall be painted gray and shall be retained as such.

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

3) UNI

The caddy hut shown on the approved drawings shall be painted green before being brought into use and shall be retained as such.

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

HANOVER & ELM GROVE

BH2009/01775

154-155 Lewes Road Brighton

Replacement UPVC windows.

Applicant: Mr Paul Foreman

Officer: Helen Hobbs 293335

Approved on 08/03/10 DELEGATED

1) BH01.01

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

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

BH2009/03036

126 Lewes Road Brighton

Change of use of basement (storage) to form one 1no. bedroom flat and creation of front access.

Applicant: Mr Gary Ablewhite

Officer: Aidan Thatcher 292265

Refused on 15/03/10 DELEGATED

1) UNI

The proposed basement studio unit would be largely enclosed and would receive inadequate natural light and a poor outlook and would therefore fail to provide an acceptable residential environment for future occupiers, contrary to Brighton & Hove Local Plan policy QD27.

2) UNI2

The location of the proposed cycle parking space is largely inaccessible, due to its location at basement level, and particularly having regard to the constrained, narrow staircase access which would render the space unusable and thus would be contrary to Brighton & Hove Local Plan policy TR14.

BH2009/03097

39 Scotland Street Brighton

Certificate of Lawfulness for a proposed loft conversion incorporating rear dormer and rooflights to front elevation.

Applicant: Mrs Mary Saunders

Officer: Sonia Kanwar 292359

Approved on 15/03/10 DELEGATED

BH2009/03098

39 Scotland Street Brighton

Erection of single storey rear extension.

Applicant: Mrs Mary Saunders

Officer: Helen Hobbs 293335

Approved on 15/03/10 DELEGATED

1) BH01.01

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

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

2) BH03.02

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.

BH2010/00059

20 Hanover Crescent Brighton

Provision of new railings to North and West boundaries of front garden, including new gate, refurbishment of existing railings to South boundary and retiling of stone path and steps with black and white tiles.

Applicant: Mr Neil Smith

Officer: Chris Swain 292178

Approved on 05/03/10 DELEGATED

1) BH01.05

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

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

2) UNI

The external surfaces of the front garden walls shall be rendered and painted to match the external surfaces of the existing building.

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

3) UNI

The hereby approved railings and associated gate on the western and northern boundaries; should be cast iron, painted black and match exactly the design and dimensions of the existing railings to the southern boundary and retained as such thereafter.

4) UNI

No works shall take commence until samples of the Ennerdale tiles and marble nosing to be used in the construction of the path and steps hereby approved have been submitted to and approved in writing by the Local Planning Authority. The

works shall be carried out in strict accordance with the approved details.

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

5) UNI

No works shall commence until a scale 1:5 floor plan of a sample section of the stone path and steps, 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.

6) UNI

No works shall commence until a scale 1:5 drawing of the finial, the profile of the top rail and a section through the upright of the railings hereby approved 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. Reason: To ensure the satisfactory preservation of this listed building

BH2010/00082

25 Ryde Road Brighton

Application for approval of details reserved by condition 2 of application BH2009/02500.

Applicant: Mr Philip Shrimpton

Officer: Helen Hobbs 293335

Approved on 25/02/10 DELEGATED

BH2010/00112

14 Richmond Terrace Brighton

Certificate of Lawfulness for proposed change of use from dentist surgery (D1) to Jewish Student Centre (D1).

Applicant: Mr Z. Lewis

Officer: Ray Hill 293990

Approved on 09/03/10 DELEGATED

HOLLINGDEAN & STANMER

BH2009/02413

Engineering 1 University Of Sussex North South Road Brighton

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

Applicant: University Of Sussex

Officer: Liz Arnold 291709

Approved on 09/03/10 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

BH2009/02762

40 Waverley Crescent Brighton

Replacement of single storey rear extension and creation of rear timber decking and stairs down to garden (retrospective).

Applicant: Miss Sarah Balmforth

Officer: Helen Hobbs 293335

Approved on 12/03/10 DELEGATED

1) 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.

2) UNI

Within 3 months of the date of this decision, the extension should be painted white and shall be maintained as such thereafter.

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

BH2009/02911

Roedale Burstead Close Brighton

Demolition of residential home and the development of a 5 storey building containing twenty four affordable flats with 24 parking spaces.

Applicant: Downland Housing Association

Officer: Ray Hill 293990

Approved on 11/03/10 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.07

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

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

3) BH03.01

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

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

4) BH04.01

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

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

5) BH05.01

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 4 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 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.

6) 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.

7) 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.

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) BH11.01

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall

include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

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

11) BH11.02

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

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

12) 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.

13) UNI

Construction of the development shall not commence until details of the means of surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: To ensure that adequate surface water drainage is available prior to the development commencing and to comply with policy SU5 of the Brighton & Hove Local Plan.

14) UNI

No development shall take place until details of the children's playground have been submitted to and approved in writing by the Local Planning Authority. The playground shall be implemented in full prior to the occupation of the development and permanently retained for use thereafter.

Reason: To ensure the provision of satisfactory outdoor recreation space and to comply with policy HO6 of the Brighton & Hove Local Plan.

15) UNI

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

Reason: To ensure the safe development of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

16) UNI

Prior to the commencement of the development, detailed drawings, including levels, sections and constructional details of the proposed road, surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to

and approved in writing by the Local Planning Authority.

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

17) UNI

Construction of the development shall not commence until details of the proposed means of foul sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: To ensure that adequate foul sewage drainage is available prior to the development commencing and to comply with policy SU5 of the Brighton & Hove Local Plan.

18) UNI

No development shall take place until details of the green/ living wall on the eastern elevation of the building have been submitted to and approved in writing by the Local Planning Authority. The green/ living wall shall be implemented in full as approved and thereafter permanently retained.

Reason: To enhance the appearance of the development and the bio-diversity of the area and to comply with policies QD1, QD2, QD17 and NC7 of the Brighton & Hove Local Plan.

19) UNI

No development shall take place until details of the brown roof have been submitted to and approved in writing by the Local Planning Authority. The brown roof shall be implemented in full as approved and thereafter permanently retained.

Reason: To enhance the appearance of the development and the bio-diversity of the area and to comply with policies QD1, QD2, QD17 and NC7 of the Brighton & Hove Local Plan.

20) UNI

No development shall take place until details of the proposed bat and bird boxes are submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes shall be implemented as approved and permanently retained thereafter.

Reason: To enhance the bio-diversity of the area and to comply with policy QD17 of the Brighton & Hove Local Plan.

BH2009/02912

2 Freehold Terrace Brighton

Demolition of existing dwelling house and erection of a block of 8 flats.

Applicant: Roche Barrett Estates

Officer: Ray Hill 293990

Refused on 26/02/10 DELEGATED

1) UNI

The proposed development by virtue of its height, bulk, massing and prominent siting, would result in an over-development of the site, appearing out of keeping with the character of the area and detrimental to the visual amenity of the street scene, contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

2) UNI

The proposed development fails to meet the travel demands that it creates or helps to maximise the use of sustainable transport. The Local Planning Authority would expect the scheme to make an appropriate contribution towards local sustainable transport infrastructure. In the absence of such an agreement in that respect, the scheme is contrary to policies TR1, TR19, SU15 and QD28 of the Brighton & Hove Local Plan.

3) UNI

The proposed roof terraces would result in overlooking to the front and rear

gardens of No's 4 & 6 Freehold Terrace, adversely affecting the privacy of the occupiers contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2009/02941

Arts D & E Buildings University of Sussex Falmer

Demolition of existing Arts D & E Buildings, removal of temporary Russell Building and construction of new 4no storey academic building, new 2no storey Lecture Theatre and associated landscaping.

Applicant: The University of Sussex

Officer: Anthony Foster 294495

Approved on 11/03/10 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. Any such amended strategy shall be carried out in strict accordance with the agreed details.

Reason: To prevent the contamination of the underlying aquifer and to comply with policies SU3 and SU11 of the Brighton & Hove Local Plan.

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) BH11.02

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

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

5) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected

contamination shall be dealt with. Any such amended strategy shall be carried out in strict accordance with the agreed details.

Reason: To prevent the contamination of the underlying aquifer and to comply with policies SU3 and SU11 of the Brighton & Hove Local Plan.

6) UNI

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

7) UNI

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

8) UNI

Details relating to a scheme of improvements to the existing Bramber House bus stop are to be submitted to and approved in writing by the Local Planning Authority. The scheme of improvements shall be fully implemented in accordance with the approved details prior to occupation of the development hereby approved.

Reason: To ensure satisfactory accessibility is provided for the users of the existing public transport network in accordance with policy TR2 of the Brighton & Hove Local Plan.

9) UNI

No development shall take place until a detailed photographic record of Arts D and E has been undertaken by a person or body approved by the Local Planning Authority and in accordance with a written scheme submitted to and approved in writing by the Local Planning Authority.

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

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, demolition work on Arts D shall only be carried out in the period from 1 September to 1 November.

Reason: In the absence of full survey information, to ensure the protection of potential Bat roosts and to comply with policy QD18 of the Brighton & Hove Local Plan.

11) UNI

Unless otherwise agreed in writing, no development shall commence until details of the construction of the biodiversity roof has been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the proposed seed mix. The scheme shall then be carried out in accordance with the approved details.

Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.

12) UNI

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

13) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 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.

14) UNI

The development hereby approved shall be carried out in accordance with the details set out in the Flood Risk Assessment Supplementary Report dated August 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.

15) UNI

Prior to the commencement of development on site a Construction Environment Management Plan shall be submitted and approved in writing by the Local Planning Authority. The works upon site shall be carried out in strict accordance with the approved plan thereafter.

Reason: To reduce construction traffic generation and the impact of construction vehicles using the surround vehicular network in accordance with policy TR1 of the Brighton & Hove Local Plan.

16) UNI

Prior to first occupation of the development a Travel Plan (a document setting out a package of measures tailored to the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on the car) for the development shall be submitted to the Local Planning Authority. The Travel Plan shall be approved in writing prior to first occupation of the development and shall be implemented as approved thereafter. The Travel Plan shall include a process of annual monitoring and reports to quantify if the specified targets are being met,

and the council shall be able to require proportionate and reasonable additional measures for the promotion of sustainable modes if it is show that monitoring targets are not being met.

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

17) UNI

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

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

18) UNI

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

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

19) UNI

Notwithstanding the submitted drawings, the development hereby approved shall not be commenced until full details of the cycle parking layout have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be implemented in full prior to first occupation in strict accordance with the approved details. A minimum of 42 cycle parking spaces shall be provided.

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

20) UNI

The development shall be carried out in strict accordance with the approved Site Waste Management Plan dated 11 September 2009.

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

21) UNI

Samples of the materials to be used in the construction of the hard landscaping of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be fully implemented in accordance with the approved details prior to occupation of the development hereby approved.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

22) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted, including those relating to the adjacent linked building, 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.

23) UNI

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted to and approved in writing by the Local Planning Authority and the works shall be undertaken in accordance with the approved details.

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

MOULSECOOMB & BEVENDEAN

BH2009/03169

Falmer High School Lucraft Road Brighton

Application for approval of details reserved by conditions 16, 18, 19, 23, 24 and 28 of application BH2009/01729.

Applicant: Brighton & Hove City Council

Officer: Kate Brocklebank 292175

Split Decision on 15/03/10 DELEGATED

1) UNI

GRANT approval of the details reserved by conditions 16, 18, 19 and 28 subject to full compliance with the submitted details.

1) UNI

Refuse approval of the details reserved by conditions 23 and 24 on the grounds of insufficient information.

BH2010/00257

Stanmer Park Link Road Falmer Brighton

Non material amendment to BH2001/02418/FP for realignment of link road.

Applicant: Brighton & Hove Albion Football Club Ltd

Officer: Mick Anson 292354

Approved on 01/03/10 DELEGATED

QUEEN'S PARK

BH2009/01437

91 Queens Park Road Brighton

Replacement shopfront, retention of and alterations to existing decked area.

Applicant: Wild Cherry Ltd

Officer: Jonathan Puplett 292525

Approved on 01/03/10 DELEGATED

1) BH01.01

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

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

2) UNI

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

Reason: As insufficient information has been submitted, to ensure a satisfactory appearance to the proposed shopfront and to comply with policy QD10 of the Brighton & Hove Local Plan and SPD02 - Shop Front Design.

3) UNI

Notwithstanding the information stated on the application form, the window/door frames to the shopfront hereby approved shall be of timber construction and shall not be formed from powder coated aluminium.

Reason: For clarification, to ensure a satisfactory appearance to the proposed shopfront in keeping with the character of the existing building and the surrounding area and to comply with policy QD10 of the Brighton & Hove Local Plan and SPD02 - Shop Front Design.

BH2009/02437

105 St Georges Road Brighton

Installation of 1 no. air conditioning unit to rear of building (retrospective).

Applicant: Alliance Boots

Officer: Helen Hobbs 293335

Refused on 12/03/10 DELEGATED

1) UNI

The proposal, by reason of its appearance, location and visibility, would be unduly prominent within the street scene and would therefore detract from the appearance of the building and adversely affect the visual amenities enjoyed by neighbouring properties within the East Cliff Conservation Area. The proposal is therefore contrary to policies QD1, QD2 and QD14 and HE6 of the Brighton & Hove Local Plan.

BH2009/02702

80B St James's Street Brighton

Change of use of basement level from retail (A1) to tattoo studio (Sui Generis). (Part retrospective)

Applicant: Inka

Officer: Chris Swain 292178

Approved on 16/03/10 DELEGATED

1) 01.01AA

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

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

2) UNI

Access to the shared facilities, including adequate storage space at basement level of 80B St James's Street and the toilet facilities at the basement level of 80C St James's Street should be provided for the use of the A1 retail shop at ground floor level and retained as such thereafter at all times.

Reason: To protect the viability of the ground floor A1 retail shop, No.80B St James's Street, in accordance with policy SR5 of the Brighton & Hove Local Plan.

3) UNI

The basement level shall only be used as a tattoo studio. Upon cessation of the use hereby approved the premises shall be reinstated to the 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

4) UNI

The premises shall not be open or in use except between the hours of 09.00 and 19.00 hours on Monday to Saturday, and between 11.00 to 17.00 hours on Sunday.

Reason: To safeguard the amenities of the locality in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2009/02736

8 Marine Parade Brighton

Display of internally illuminated fascia signs and poster frame and non-illuminated banner signs.

Applicant: Mitchells & Butler

Officer: Sonia Kanwar 292359

Approved on 01/03/10 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

Notwithstanding the submitted plans, the fascia signs hereby approved shall have individually halo or internally illuminated letters on an unlit fascia, or be externally spot-lit.

Reason: To safeguard the character and appearance of the East Cliff Conservation Area and to comply with policy HE9 of the Brighton & Hove Local Plan.

9) UNI

The banner signs hereby granted consent shall not be installed or erected until any existing flags and flag poles have been permanently removed from the building and the elevations made good.

Reason: To safeguard the character and appearance of the East Cliff Conservation Area and to comply with policy HE9 of the Brighton & Hove Local Plan.

BH2009/02917

Land rear of 21 West Drive Brighton

Application for removal of condition 7 of application BH2006/02010 approved on appeal which states that no development shall take place until arrangements have been agreed in writing with the local planning authority and put in place to ensure that, with the exception of disabled persons, no occupier of the proposal shall obtain a resident's parking permit within any residents' parking zone which may be in force in the area.

Applicant: Ms Kris Puryear

Officer: Aidan Thatcher 292265

Approved on 08/03/10 DELEGATED

BH2009/03005

34 Down Terrace Brighton

Loft conversion incorporating recessed roof terrace to rear and roof lights to front.

Applicant: Dr Uwe Dornbusch

Officer: Helen Hobbs 293335

Approved on 11/03/10 DELEGATED

1) BH01.01

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

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

BH2009/03089

Units 3 4 5 6A 6B 7 Lower Promenade Madeira Drive Brighton

Change of use to art studio (B1) with ancillary retail (A1) use

Applicant: Jane Pinnock

Officer: Liz Arnold 291709

Approved on 09/03/10 DELEGATED

1) BH01.01

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

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

2) UNI

The shutters shown on the approved plans shall be painted cream, as stated on drawing no. 256770/05/03RevD submitted on the 20th January 2010, prior to the occupation of the units.

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

BH2009/03170

1 Burlington Street Brighton

Replacement of railings at rear first floor extension terrace.

Applicant: Mr Anthony Hyde

Officer: Sonia Kanwar 292359

Approved on 17/03/10 DELEGATED

1) BH01.05

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

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

2) UNI

The finish of the railings hereby approved shall match in colour the masonry on the rear façade.

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

BH2010/00138

98 Albion Hill Brighton

Loft conversion incorporating rooflights to front and rear roofslopes. Replacement of existing front casement window with timber sash window. Insertion of timber sash window to front elevation and replacement of window with door to the rear.

Applicant: Ms Rachel Cooper

Officer: Chris Swain 292178

Refused on 16/03/10 DELEGATED

1) UNI

The proposed insertion of an additional first floor window to the front elevation would result in an incongruous feature that detracts from the appearance and character of the property and disrupts the uniform rhythm of the Albion Hill street scene to the detriment of the visual amenity of the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

ROTTINGDEAN COASTAL

BH2009/01489

Ocean Heights Roedean Road Brighton

Demolition of existing dwelling and construction of 7 residential apartments. (Part-retrospective).

Applicant: Mr Jerry Vasse

Officer: Ray Hill 293990

Approved on 09/03/10 DELEGATED

1) BH02.07

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

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

2) BH04.01

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

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

3) BH05.04

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

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

4) 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.

5) BH06.03

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

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

6) BH11.02

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

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

7) UNI

That part of the flat roof at third floor level adjoining the north-western elevation of the building shall be used for maintenance purposes only as indicated on drawing no. 009/07A and shall not be used as a roof garden, terrace, patio, or similar amenity area.

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

8) UNI

The windows in the south-eastern and north-western side elevations of the building shall not be glazed otherwise than with obscure glass and top hung with restricted ventilation opening only and thereafter permanently retained as such.

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

9) UNI

The privacy screens to the balconies and terraces shall be installed prior to the occupation of the development and thereafter permanently retained.

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

BH2009/02634

8 Lewes Mews Arundel Place Brighton

Erection of conservatory to rear.

Applicant: Mr Neville Barker

Officer: Helen Hobbs 293335

Approved on 10/03/10 DELEGATED

1) BH01.01

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

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

2) BH03.02

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.

BH2009/02815

20 Bristol Gardens Brighton

Erection of external fire escape stairway.

Applicant: Mr Luke Jobling

Officer: Chris Swain 292178

Approved on 08/03/10 DELEGATED

1) BH01.05

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

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

2) UNI

The hereby approved external fire escape staircase and associated access gate shall be painted black and retained as such thereafter.

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

BH2009/02816

20 Bristol Gardens Brighton

Erection of external fire escape stairway.

Applicant: Mr Luke Jobling

Officer: Chris Swain 292178

Approved on 25/02/10 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 proposed external fire escape staircase hereby approved shall only be used for emergencies and maintenance and for no other purpose whatsoever.

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

3) UNI

The hereby approved external fire escape staircase and associated access gate shall be painted black and retained as such thereafter.

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

BH2009/02858

4 Bishopstone Drive Brighton

Loft conversion incorporating extension of the roofslope to the rear with dormers to both side elevations, erection of pitched roof with gable over existing flat roof extension at rear and velux rooflights to front roofslope.

Applicant: Mr L Phillips

Officer: Chris Swain 292178

Refused on 08/03/10 DELEGATED

1) UNI

The proposal, by reason of its size, height, design and materials would result in bulky and unsympathetic alterations that relate poorly to the existing building and form an incongruous and over dominant element within the street scene and are detrimental to the appearance and character of the building and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions.

BH2009/02884

13 Mayfield Court Lustrells Vale Saltdean Brighton

Replacement of all windows and doors with uPVC units (part retrospective).

Applicant: Ms Lynne Dodwell

Officer: Chris Swain 292178

Approved on 12/03/10 DELEGATED

1) BH01.01

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

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

BH2009/02904

The Meadows 18 Roedean Way Brighton

Demolition of existing house and construction of new 3 storey four bedroom dwelling with flat roof, second floor roof terrace, car parking and bin store and addition of swimming pool extension.

Applicant: Mr Dean Golding

Officer: Liz Arnold 291709

Approved on 01/03/10 DELEGATED

1) BH01.01

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

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

2) BH02.01

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

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

3) BH03.01

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

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

4) BH04.01A

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

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

5) BH05.10

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

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

6) BH06.01

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

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

7) BH06.03

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

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

8) BH07.07

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

prior to the occupation of the development and shall thereafter be retained as such.

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

9) BH11.01

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

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

10) BH11.02

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

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

11) BH14.01

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

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

12) BH14.02

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

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

13) BH15.06

No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

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

14) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 25th November 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.

15) UNI

Before development commences and notwithstanding the details shown on the approved plans, revised details of the structural glass balustrade shown at second floor (top) level shall be submitted to and approved in writing by the Local Planning Authority. The revised details shall include the use of obscured glazing and shall increase the height of the screen to a minimum of 1.7m, unless otherwise agreed in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details and maintained as such thereafter.

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

16) UNI

Prior to the commencement of development on site, full details of the proposed photovoltaic cells and geothermal ground source heat pump shall be submitted to the Local Planning Authority and shall not be installed until approved in writing. The measures must be implemented in strict accordance with the approved details and thereafter maintained as such.

Reason: To ensure a satisfactory appearance to the development, an efficient level of energy reduction and to comply with policies QD1, QD2 and SU2 of the Brighton & Hove Local Plan.

17) UNI

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

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

18) UNI

Access to the west facing side flat roof 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 loss of privacy and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

19) UNI

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) or STROMA under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for the residential unit 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 the residential unit has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

20) UNI

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

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

21) UNI

Notwithstanding drawing no. PL23 submitted on the 25th November 2009, the ground floor rear east facing window (to the room identified as office on drawing no. PL23) shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

BH2009/02983

32 The Cliff Roedean Brighton

Alterations and enlargement of existing dormers on front, rear and side elevations, construction of porch on front elevation and terrace to rear. (Part-retrospective)

Applicant: Mr Al-Kadi

Officer: Chris Swain 292178

Refused on 09/03/10 DELEGATED

1) UNI

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

BH2009/03032

Grand Ocean Hotel Longridge Avenue Saltdean

Application for variation of condition 4 of application BH2004/03555/FP to allow the gym to open between the hours of 06.00 - 22.00.

Applicant: Explore Living

Officer: K Haffenden 292361

Approved on 26/02/10 DELEGATED

1) UNI

The premises of the D1 and D2 use, except the gymnasium, shall not be open or in use except between the hours of 07.30 and 20.00 Mondays to Fridays, and between 08.00 and 18.00 on Saturdays and not at anytime on Sundays. The gymnasium shall not be open or in use except between the hours of 6.00 and 22.00 each day.

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

2) UNI

The gymnasium shall be for the sole use of the occupiers of the residential units within the development.

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

BH2009/03048

20 Rodmell Avenue Saltdean Brighton

Erection of a two storey side extension incorporating a new hipped pitched roof.

Applicant: Mr Simon Barnard

Officer: Chris Swain 292178

Approved on 08/03/10 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH03.03

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

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

BH2009/03066

1 Upper Cottages Ovingdean Road Ovingdean Brighton

Demolition of existing dormer and side extension and erection of a two-storey extension to the West elevation.

Applicant: Ms M Thompson

Officer: Jonathan Puplett 292525

Approved on 08/03/10 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

The eaves and soffits of the two storey extension shall match exactly the eaves of the existing dwelling.

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

4) UNI

The roof tiling of the two storey extension hereby approved, including the hip and ridge tiles, shall match exactly the tiles of the original house. All roof ventilation and extract outlets shall use flush, concealed slate or tile vents, to match the roof covering, and concealed ridge and eaves ventilators.

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

5) UNI

The walls of the two storey extension shall be smooth rendered and painted with smooth masonry paint to match the walls of the original building.

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

6) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no 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 QD14 and HE6 of the Brighton & Hove Local Plan.

7) UNI

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

- i) 1:20 sample elevations and sections and 1:1 scale sectional profiles of the new windows and doors and their cills, reveals, thresholds and steps
- ii) 1:20 scale elevations of the single storey kitchen extension
- iii) 1:1 scale sections of the boarding of the walls
- iv) Details of materials, including the paving of the entrance porch;

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 policy HE6 of the Brighton & Hove Local Plan.

BH2009/03147

3 Arundel Terrace Brighton

Internal alterations and refurbishment to dwelling house (part retrospective).

Applicant: Mr Gary Whelan

Officer: Helen Hobbs 293335

Refused on 16/03/10 DELEGATED

1) UNI

Insufficient and inaccurate information has been provided with the application with regards to the ceilings, fireplaces, cornices and dado rails, to demonstrate that the works would ensure the satisfactory preservation of this listed building. The proposal therefore fails to comply with policy HE1 of the Brighton & Hove Local Plan.

2) UNI2

The spotlights and third floor cornice are inappropriate modern interventions to the listed structure and would have a harmful impact upon the historic character of the Grade I listed building and is therefore contrary to policy HE1 of the Brighton & Hove Local Plan and SPGBH 11.

BH2010/00081

68-70 High Street Rottingdean Brighton

Application for approval of details reserved by condition 14 of application BH2007/00617.

Applicant: The Denes Motors Ltd

Officer: Hamish Walke 292101

Approved on 09/03/10 DELEGATED

BH2010/00122

4 Challoners Mews Rottingdean Brighton

Alterations to existing projecting right dormer to rear elevation by creation of inset section in the roof and larger window.

Applicant: Mr Graham George

Officer: Sonia Kanwar 292359

Approved on 15/03/10 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

BH2010/00123

3 Challoners Mews Rottingdean Brighton

Alterations to existing projecting left dormer to rear elevation by creation of inset section in the roof and larger window, incorporating repositioning of 2 no. roof-lights.

Applicant: Mrs Valerie Whittle

Officer: Sonia Kanwar 292359

Approved on 15/03/10 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

BH2010/00155

7 Lustrells Crescent Saltdean Brighton

Erection of ground floor side extension.

Applicant: Mr David Roberts

Officer: Chris Swain 292178

Approved on 17/03/10 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH03.03

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

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

BH2010/00176

Flat 3 10 Sussex Square Brighton

Application for approval of details reserved by condition 2 of application BH2009/01448.

Applicant: Miss Catherine Fisher

Officer: Helen Hobbs 293335

Approved - no conditions on 17/03/10 DELEGATED

WOODINGDEAN

BH2009/03027

10 Downsview Avenue Woodingdean Brighton

Loft conversion including new pitched roof, dormer to south, east facing gable end and associated works.

Applicant: Mr Steve Emery

Officer: Anthony Foster 294495

Refused on 15/03/10 DELEGATED

1) UNI

The proposed roof extension by virtue of its size, increased height, bulk and design would form an incongruous and unsightly feature, detrimental to the character and appearance of the building and the surrounding area. The

proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

2) UNI2

The proposed side dormer window, by virtue of its size, positioning and inappropriate design, would form incongruous and unsightly feature, detrimental to the character and appearance of the building and the surrounding area. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2010/00028

432 Falmer Road Brighton

Certificate of lawfulness for a proposed development of two side dormers.

Applicant: Mr M Peters

Officer: Chris Swain 292178

Approved on 02/03/10 DELEGATED

BH2010/00054

93 The Ridgway Brighton

Erection of conservatory to rear.

Applicant: Mr Jamie Tillett

Officer: Sonia Kanwar 292359

Approved on 03/03/10 DELEGATED

1) BH01.01

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

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

BRUNSWICK AND ADELAIDE

BH2009/02938

Flat 6 34 Brunswick Terrace Hove

Internal alterations to change layout of residential apartment. (Part-retrospective)

Applicant: Mr Philip Jeffrey

Officer: Charlotte Hughes 292321

Approved on 25/02/10 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.

BH2009/03041

49 Brunswick Road Hove

Conversion of existing house in multiple occupation (HMO) to form 3 no. 1 bed self-contained flats and 4 no. self contained studio flats, replacement windows to rear elevation and erection of a single storey extension to existing lower ground floor flat. Alterations to front boundary wall.

Applicant: Harwood Properties Ltd.

Officer: Jason Hawkes 292153

Approved on 01/03/10 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) BH02.09

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

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

4) 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) BH05.03A

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

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

A completed pre-assessment estimator will not be acceptable.

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

6) BH05.04A

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

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

7) 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.

8) BH13.11

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

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

9) UNI

No development shall take place until full details (including joinery profiles) of the new windows and doors to the rear extension have been submitted to and approved by the Local Planning Authority in writing. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter. The reinstatement of the original windows and doors in the approved extension will be deemed acceptable.

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

10) UNI

No development shall take place until full details (including 1:50 sample elevations and materials) of the works to the front and rear elevations, re-roofing, front boundary wall and gate have been submitted to and approved by the Local Planning Authority in writing. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2009/03112

55 Western Road Hove

Installation of new shop front, incorporating ATM. Installation of screened plant to rear of shop.

Applicant: Sainsbury's Supermarkets Limited

Officer: Adrian Smith 01273 290478

Refused on 12/03/10 DELEGATED

1) UNI

The proposed shopfront, by virtue of its sliding door with a thick-set frame and irregular glazing dimensions, fails to respect the style, proportions and detailing of the parent building and surrounding shopfronts. It would therefore be harmful to the continuity, character and appearance of the both the host building and the wider Brunswick Town conservation area, contrary to policies QD5, QD10 & HE6 of the Brighton & Hove local plan, SPD02 'shop front design', and PPG15 'Planning and the Historic Environment'.

2) UNI2

Notwithstanding the submitted application, the initial and revised plans do not accurately reflect the overall dimensions of the shopfront, and fail to accurately represent the fascia and glazing details of the adjacent shopfronts. Given such

inaccuracies it is not reasonably possible to make an accurate assessment of the design proposal within the context of the site and surrounds, having regard to policies QD5, QD10 & HE6 of the Brighton & Hove local plan, SPD02 'shop front design', and PPG15 'Planning and the Historic Environment'.

BH2010/00215

Garden Flat 65 Lansdowne Place Hove

Non-material amendment to BH2006/03580 for alterations to an existing window by reducing window head level by 250mm and clear single glazing replacing obscure glass.

Applicant: Mr Dean Peni

Officer: Christopher Wright 292097

Approved on 11/03/10 DELEGATED

CENTRAL HOVE

BH2009/02373

Flat 2 7 Albany Villas Hove

Erection of log cabin & decking to rear garden.

Applicant: Mr Gary Cissell

Officer: Steven Lewis 290480

Refused on 09/03/10 DELEGATED

1) UNI

There is insufficient information to fully assess the impact of the proposed decking. Notwithstanding the lack of information, the scale and coverage of the decking is not considered to preserve or enhance the historical character and appearance of the Cliftonville conservation area, contrary to policies HE6, QD1 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

There is insufficient information to fully assess the impact of the proposed decking. Notwithstanding the lack of information, the scale and coverage of the decking is not considered to preserve or enhance the historical character and appearance of the Cliftonville conservation area, contrary to policies HE6, QD1 and QD14 of the Brighton & Hove Local Plan.

BH2009/02760

Rear of unit 9 Hove Manor Hove Street Hove

Change of use of redundant store at rear of hairdressing salon (A1) to create 1no. two bedroom flat (C3)

Applicant: Rimex Investments Limited

Officer: Paul Earp 292193

Approved on 10/03/10 DELEGATED

1) BH01.01

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

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

2) BH04.01A

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

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

3) BH05.09

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) BH06.03

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.

BH2009/02902

4A Tisbury Road Hove

Replacement of existing door with sash window and replacement of existing window with French doors to rear.

Applicant: Mr Jimmy James

Officer: Adrian Smith 01273 290478

Approved on 25/02/10 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 supplied in the application, the proposed infill walls of the lower kitchen doorway shall be made good to match the existing material, finish and colour of the building.

Reason: To ensure the satisfactory preservation of the building and wider Willett Estate conservation area, and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2009/02965

Lower Ground Floor Flat Courtenay House Courtenay Terrace Hove

Internal alterations and formation of French Doors on front elevation and alterations to windows and doors at rear.

Applicant: Mr Michael Grimwood

Officer: Jason Hawkes 292153

Approved on 25/02/10 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 seals of all new double glazing shall be white and thereafter 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

The chimney breast / fireplace in the proposed en-suite bathroom (existing bedroom 2) shall be retained as indicated on drawing ADC315/04B.

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

BH2009/03025

24 Fourth Avenue Hove

Replacement white timber windows and door to match existing to front and rear elevations.

Applicant: Mr Graham Willis

Officer: Steven Lewis 290480

Approved on 25/02/10 DELEGATED

1) 01.01AA

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

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

2) UNI

Notwithstanding the approved plans, no works shall commence until satisfactory design details of the proposed replacement timber front door have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development, to protect the historical character and appearance of The Avenues conservation area and to comply with policy HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09 (Architectural Details).

3) UNI

Notwithstanding the approved plans, the windows shall match those of the original in terms of their style, glazing pattern and method of opening.

Reason: To ensure a satisfactory appearance to the development, to protect the historical character and appearance of The Avenues conservation area and to comply with policy HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09 (Architectural Details).

BH2009/03034

Flat 28 4 Grand Avenue Hove

Internal alterations to layout of flat.

Applicant: Mr Terry Varnfield

Officer: Jason Hawkes 292153

Approved on 04/03/10 DELEGATED

1) 01.05AA

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

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

2) UNI

The new cornices proposed shall be an exact match in terms of size, design and finish to the existing cornice in the property and shall be retained as such thereafter.

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

BH2009/03096

35 Medina Villas Hove

Proposed retention of basement W.C. reducing height of roof over. New French doors and enlarged window in lieu of existing windows to the lower ground floor rear and new roof-lights over second floor bathroom.

Applicant: Stuart Payton

Officer: Clare Simpson 292454

Approved on 02/03/10 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the detail shown on drawing number TA451/33B received on the 10th February 2010, no works shall take place until full details of the proposed double doors including 1:20 scale elevations and scale drawings of joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2009/03108

113 to 119 Consecutive Blatchington Road Hove

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

Applicant: Peacocks Stores Ltd

Officer: Steven Lewis 290480

Approved on 10/03/10 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

amenity.

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2009/03110

34 Medina Villas Hove

Proposed external alterations to existing house.

Applicant: Mr & Mrs Richard Bianco

Officer: Clare Simpson 292454

Approved on 08/03/10 DELEGATED

1) BH01.01

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

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

BH2010/00049

113 to 119 Consecutive Blatchington Road Hove

Installation of new shop front, air conditioning units on roof (South) and associated works.

Applicant: Peacocks Stores Ltd

Officer: Steven Lewis 290480

Approved on 15/03/10 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the details shown on the submitted plans, no works shall commence until satisfactory design details of the proposed replacement roller shutter to the lift entrance door upon the east facing elevation have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to accord with policies QD1, QD10, QD14 and HE6 of the Brighton & Hove Local Plan and supplementary planning document 02 - Shopfronts.

BH2010/00152

Flat 6 4 Grand Avenue Hove

Internal alterations to layout of flat.

Applicant: Mr & Mrs L Boden

Officer: Jason Hawkes 292153

Approved on 08/03/10 DELEGATED

1) BH01.05

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

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

GOLDSMID

BH2009/03102

55 Fonthill Road Hove

Certificate of lawfulness for proposed hip to gable roof extension, rear dormer, front rooflights and single storey rear extension.

Applicant: Stephanie Harding

Officer: Mark Thomas 292336

Refused on 10/03/10 DELEGATED

1) UNI

The proposed dormer extension is not permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995, as amended, in that the edge of the enlargement closest to the eaves of the original roof would be less than 20 centimetres from the eaves of the original roof and thereby fails to comply with Condition B.2 (b) of Class B of said Order.

BH2009/03104

Land to the rear of 48 Old Shoreham Road Hove

Erection of 1 No. four bedroom detached house.

Applicant: Mr G Khalil

Officer: Christopher Wright 292097

Approved on 04/03/10 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH06.01

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

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

4) BH06.02

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) 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.

6) BH11.02

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

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

7) UNI

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

Reason: To protect the trees which are to be retained on the site in the interests of the visual amenities of the area and to comply with policies QD1, QD16 and QD27 of the Brighton & Hove Local Plan.

8) UNI

No development shall commence until the precise details of the method for laying the foundations of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall thence be carried out in accordance with the approved details.

Reason: To protect the trees which are to be retained on the site, in particular T6 (Ash), in the interests of the visual amenities of the area and to comply with policies QD1, QD16 and QD27 of the Brighton & Hove Local Plan.

9) UNI

No development shall commence until a method statement for the laying out of the access driveway has been submitted to and approved in writing by the Local Planning Authority. The development shall thence be carried out in accordance with the approved details.

Reason: To protect the trees which are to be retained on the site in the interests of the visual amenities of the area and to comply with policies QD1, QD16 and QD27 of the Brighton & Hove Local Plan.

10) UNI

The hard surfaces hereby approved shall be made of porous materials and retained as such 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 application site.

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

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment or STROMA issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 or above 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.

12) UNI

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) or STROMA under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve a minimum of Code level 5 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 5 or above 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.

13) UNI

No development shall take place until samples of the materials (including the opaque glass on the southern elevation, 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. The development shall be carried out in accordance with the approved details.

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

14) UNI

Notwithstanding the drawings submitted, both the staircase glazing on the western flank elevation and the two windows on the eastern flank elevation of the dwelling hereby permitted shall be obscure glazed and/or fixed shut in a fashion to be submitted to and approved in writing by the Local Planning Authority, and retained as such thereafter.

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

15) UNI

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

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

BH2010/00298

44 Wilbury Avenue Hove

Certificate of Lawfulness for a proposed loft conversion incorporating rear dormer and rooflights to front and side.

Applicant: Ms Sarah Shaw

Officer: Steven Lewis 290480

Approved on 09/03/10 DELEGATED

BH2010/00339

127 Sackville Road Hove

Erection of wire/timber cat enclosure on existing flat roof to rear (Retrospective)

Applicant: Mr Jonathan Scott

Officer: Mark Thomas 292336

Refused on 09/03/10 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The development represents an incongruous and inappropriately bulky addition to the rear of the recipient property and results in unacceptable harm to the character and appearance of both the recipient building and the wider area. The proposal is therefore contrary to the abovementioned policy.

BH2010/00359

Ground Floor Flat 78 Denmark Villas Hove

Non-material amendment to BH2009/01798 to replace style of conservatory from glass room design to double-glazed UPVC conservatory.

Applicant: Mr Brian McClave

Officer: Wayne Nee 292132

Refused on 10/03/10 DELEGATED

BH2010/00376

21 York Avenue Hove

Non-material amendment to BH2009/02535 for re-sizing of proposed circular window to front dormer, with additional band of circular feature brickwork; raising of velux roof windows to front elevation; re-wording of waste minimisation statement.

Applicant: Ms Renate Eriksen

Officer: Adrian Smith 01273 290478

Approved on 12/03/10 DELEGATED

HANGLETON & KNOLL

BH2009/03046

Mill View Hospital Nevill Avenue Hove

Erection of single storey extension to the north elevation and refurbishment to the existing building, Pavilion Ward

Applicant: Sussex Partnership NHS Foundation Trust

Officer: Paul Earp 292193

Approved on 04/03/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

BH2009/03068

Knoll Recreation Ground Stapley Road Hove

Installation of 4 no. floodlights to existing multi-sport area.

Applicant: Mr Rob Dumbrill

Officer: Paul Earp 292193

Approved on 12/03/10 DELEGATED

1) BH01.01

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

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

2) UNI

The floodlights shall not be illuminated except for between the hours of 08.00 and 22.00 hours on any day.

Reason: To safeguard residential amenity and to comply with policies QD26 & QD27 of the Brighton & Hove Local Plan.

3) UNI

Prior to the development hereby approved being brought into use, the floodlights shall be tested and adjusted to minimise light spillage and impact upon surrounding dwellings in consultation with the local planning authority. The lights shall be maintained in the approved position thereafter unless otherwise agreed in writing by the local planning authority.]

Reason: To safeguard residential amenity and to comply with policies QD26 & QD27 of the Brighton & Hove Local Plan.

BH2009/03091

The Martlets Hospice Wayfield Avenue Hove

Erection of a single storey extension with dual pitched roof to north east elevation.

Applicant: Mrs Caroline Lower

Officer: Guy Everest 293334

Approved on 01/03/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2010/00033

61 Hallyburton Road Hove

Erection of front porch (amendment to approved application BH2009/02384)

Applicant: Mr & Mrs Jonathan Pons

Officer: Clare Simpson 292454

Approved on 09/03/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2010/00046

11 Meads Avenue Hove

Erection of single storey extension to side.

Applicant: Mr James Canham

Officer: Adrian Smith 01273 290478

Refused on 25/02/10 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 front infill extension, by virtue of its juxtaposition with the main dwelling, represents a poorly designed addition 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.

BH2010/00107

Land Adjacent To The Bungalow 11 Hangleton Lane Hove

Creation of new residential dwelling.

Applicant: Mr Jerjes Philips

Officer: Adrian Smith 01273 290478

Refused on 17/03/10 DELEGATED

1) UNI

Policies QD1, QD2, QD3 and HE6 of the Brighton & Hove Local Plan seek to ensure that developments within conservation areas demonstrate a consistently high standard of design which takes into account the height, scale, and bulk of existing buildings, and the scale and character or appearance of the area. The proposed building, by virtue of its sunken position, raised boundary treatments, inappropriate design and its close proximity to historic buildings, has little regard to the scale, form, and character of the surrounding area. It would result in the overdevelopment of the site and would be an alien addition which would detract from the character and appearance of the street scene and the wider Hangleton conservation area. The scheme is therefore contrary to the above policies.

2) UNI2

Policies HE1 and HE3 of the Brighton & Hove local plan state that development will not be permitted where it would have an adverse impact on the historic character of listed buildings and their setting, by way of siting, bulk, scale, materials, and layout. The application site forms part of the setting of the Grade II* listed Hangleton Manor to the south, and falls within the curtilage of the Grade II listed Rookery Cottage to the east. The proposed development, by reason its sunken position, its close proximity to the listed grouping resulting in the loss of associated original garden space, and its inappropriate design, represents an overdevelopment of the site that would be harmful to the character and setting of the surrounding listed buildings, contrary to the above policies.

3) UNI3

Policy QD27 of the Brighton & Hove Plan states that planning permission will not be granted where a development would cause material harm and loss of amenity to the residents of neighbouring properties. The proposed dwelling would, by virtue of its position and proximity, be overlooked by west facing windows to Rookery Cottage thereby resulting in a mutual loss of privacy and would, by virtue of its significantly raised northern boundary, result in the loss of light and outlook to the rear of No.11 Hangleton Lane. The proposal is therefore contrary to the above policy.

4) UNI4

Notwithstanding the submitted application, the plans fail to adequately detail existing and proposed boundary treatments, whilst providing inconsistent and contradictory boundary lines with Rookery Cottage. Given such inaccuracies it is not reasonably possible to make an accurate assessment of the design proposal having regard to the context of the site, its surrounds, and its potential impact on the adjacent Grade II listed buildings and boundaries. Without such information the proposal conflicts with policies QD1, QD2, HE1 & HE6 of the Brighton & Hove local plan, and PPG15 'Planning and the Historic Environment'.

NORTH PORTSLADE

BH2009/02868

2 Sefton Road Mile Oak Portslade Brighton

Certificate of Lawfulness for a proposed loft extension incorporating the erection of a rear dormer.

Applicant: Mr Robin Birchley

Officer: Wayne Nee 292132

Approved on 11/03/10 DELEGATED

SOUTH PORTSLADE

BH2008/03427

33 Mile Oak Road Brighton

Demolition of non-original extensions to existing property and conversion with new extensions to 2 x three bedroom and 1 x two-bedroom houses. Erection of 2 x new three bedroom houses on same site - creation of new public footpath along Northern boundary of Mile Oak Road including repositioning of flint boundary wall (amended scheme).

Applicant: Mr Russell Pinsent

Officer: Clare Simpson 292454

Approved on 09/03/10 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.03

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

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

3) BH02.04

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

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

4) BH02.07

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

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

5) BH05.01

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

6) BH05.02

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

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

7) BH05.03

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

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

A completed pre-assessment estimator will not be acceptable.

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

8) BH05.04

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

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

9) 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.

10) 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.

11) 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.

12) 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 (including at least 5 replacement trees), 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.

13) UNI

Prior to development commencing an Arboriculture Report shall be submitted to and approved by the Local Planning Authority in writing. The report shall survey all trees and shall include an Arboriculture Method Statement outlining suitable protection measures in accordance with BS 5837 - 2005 - Trees on Development Sites. All works on site shall be carried out in accordance with approved details for the duration of the construction works.

Reason: To protect the existing trees on site and in accordance with policy QD16 of the Brighton & Hove Local Plan.

14) UNI

Notwithstanding the details submitted for the ground floor of the semi-detached houses revised drawings shall be submitted showing accessible WC facilities on the ground floor and all the new dwellings shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority. The development shall be carried out in strict accordance with the approved 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.

15) UNI

Unless otherwise approved in writing by the Local Planning Authority, the development shall be carried out and completed strictly in accordance with approved drawings.

Reason: in the interests of the character and appearance of the surrounding area in accordance with QD1 and HE10 of the Brighton & Hove Local Plan.

16) UNI

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

- i) the treatment of the eaves,
- ii) samples and details of all materials, including paving,
- iii) 1:20 sample elevations and sections and 1:1 scale sectional profiles of the new dormers, windows and doors, their cills, reveals, thresholds and steps, and porches,
- iv) a detailed landscaping scheme for the front and rear gardens, including hard and soft landscaping, level changes, reinstated paths, new paths and hard paving areas, fences, walls and gates, and the works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

Reason: in the interests of the character and appearance of the surrounding area in accordance with QD1 and HE10 of the Brighton & Hove Local Plan.

17) UNI

Before the work commences, a sample panel of flintwork shall be constructed on the site and shall be approved by the Local Planning Authority in writing and the works shall be carried out and completed to match the approved sample flint panel.

Reason: in the interests of the character and appearance of the surrounding area in accordance with QD1 and HE10 of the Brighton & Hove Local Plan.

18) UNI

All new flintwork shall match the original flint walls in the type of flints, coursing, density of stones, and the mortar's colour, texture, composition, lime content and method of pointing.

Reason: in the interests of the character and appearance of the surrounding area in accordance with QD1 and HE10 of the Brighton & Hove Local Plan.

19) UNI

The existing flint wall along the north boundary of the site shall be retained and before the residential units are first occupied. A new flint wall shall be constructed to replace the existing wall on the south boundary on Mile Oak Road which is to be demolished details of which should be submitted to and agreed in writing with the Local Planning Authority prior to commencement of development. The replacement wall should thereafter be erected in accordance with the agreed details before any of the dwellings hereby permitted are occupied.

Reason: in the interests of the character and appearance of the surrounding area in accordance with QD1 and HE10 of the Brighton & Hove Local Plan.

20) 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.

21) UNI

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed roadwork[s], surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to the Planning Authority and be subject to its approval, in consultation with this Authority.

Reason: In the interests of highway safety and in accordance with policies TR1 and TR7 of the Brighton & Hove Local Plan.

BH2009/03049

20 Gladstone Road Portslade Brighton

Erection of a single storey rear extension and installation of access ramp to side.

Applicant: Mr Rafael Girgis

Officer: Wayne Nee 292132

Approved on 01/03/10 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

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.

BH2009/03058

7-17 Old Shoreham Road Portslade Brighton

Application for approval of details reserved by conditions 2, 3, 4, 5, 6, 8, 9, 11, 14, 16, 23, 25, 27 & 28 of application BH2008/03440.

Applicant: Mr Jonathan Tate

Officer: Guy Everest 293334

Approved - no conditions on 08/03/10 DELEGATED

BH2009/03113

88 Victoria Road Portslade Brighton

Erection of a single storey extension to rear and alterations to vehicle access to front.

Applicant: Mr & Mrs A Hurst

Officer: Steven Lewis 290480

Approved on 04/03/10 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

HOVE PARK

BH2009/00761

Sackville Road Trading Estate Sackville Road Hove

Demolition of existing buildings with construction of new comprehensive development providing a mix of uses focusing around a new public square, including: an A1 food store, A1 non-food retailing, associated A2-A5 retailing, residential apartments, offices, underground car parking, associated infrastructure works including improved access, servicing and public realm improvements.

Applicant: Parkridge Developments

Officer: Nicola Hurley 292114

Approved on 02/03/10 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.06

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

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

3) 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) BH03.01

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

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

5) BH04.01

The new dwellings shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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

6) BH06.03

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

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

7) BH07.11

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

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

8) UNI

The A1 retail floor space and food store shall not be open to customers except between the hours of 07:00 and 21:00 Monday to Fridays and 08:00 and 18:00 Saturdays, Sundays, Bank or Public Holidays.

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

9) UNI

The office accommodation shall not be open except between the hours of 07:00 to 19:00 Monday to Fridays and not at any time on Saturdays, Sundays, Bank or Public Holidays.

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

10) UNI

The A3/A4/A5 units hereby permitted shall not be open to customers except between the hours of 08:00 and 23:00 on any day.

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

11) UNI

The retail units shall not be subsequently sub-divided into smaller units without the consent of the Local Planning Authority.

Reason: To ensure that the retail element does not prejudice the vitality and viability of the existing shopping centres and to comply with policy SR2 of the Brighton & Hove Local Plan.

12) UNI

Notwithstanding the approved floor plans, the development hereby permitted shall not commence until details of securing natural light and ventilation to the main bathrooms and en suite bathroom areas. 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, in accordance with policy SU2 of the Brighton & Hove Local Plan.

13) UNI

No development shall commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The scheme shall be implemented in full accordance with the agreed details.

Reason: To ensure that adequate surface water and foul sewerage drainage is available prior to the development commencing and to comply with policies SU4 and SU5 of the Brighton & Hove Local Plan.

14) UNI

No development shall commence until details of the proposed water infrastructure plans have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: To ensure that there is capacity in the local network to provide a water supply to the scheme and to comply with policies SU2, SU4 and SU5 of the Brighton & Hove Local Plan.

15) UNI

Prior to development commencing, a document shall be submitted to the Local Planning Authority, demonstrating how the arsenic and benzo-a-pyrene exceedances identified within the ground investigation report are to be dealt with to ensure that the development is fit for end use and that all significant pathways have been severed. These shall include building services and shall be submitted in writing to the Local Planning Authority for approval.

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

16) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The scheme shall be implemented fully with the agreed details.

Reason: In order to protect controlled groundwater and to comply with policies SU3, SU4, SU5 and SU11 of the Brighton & Hove Local Plan.

17) UNI

Prior to commencement of development a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It should also include any plan (a 'long-term monitoring and maintenance plan) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting to this to the Local Planning Authority.

Reason: In order to protect controlled groundwater and to comply with policies SU3, SU4, SU5 and SU11 of the Brighton & Hove Local Plan.

18) UNI

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system and

to comply with policies SU3, SU4, SU5 and SU11 of the Brighton & Hove Local Plan.

19) UNI

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: In order to protect controlled waters (groundwater) and to comply with policies SU3, SU4, SU5 and SU11 of the Brighton & Hove Local Plan.

20) UNI

All planting, seeding or turfing comprised in the Landscape and Public Realm Statement received on the 30th March 2009 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.

21) UNI

No development shall commence until fences for the protection of trees identified to be retained have been erected in accordance with the submitted Tree Assessment received on the 30th March 2009 and in accordance with BS5837 Protection of Trees to be Retained. 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.

22) UNI

Prior to development commencing the site shall be registered with the Considerate Constructors Scheme.

Reason: To ensure that the development is undertaken in a sustainable manner and to comply with Supplementary Planning Document SPD08 Sustainable Building Design.

23) UNI

The development shall provide a minimum of 330m² surface area of solar thermal collectors.

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.

24) UNI

The rainwater harvesting scheme proposed shall be implemented in its entirety and available from use prior to first occupation of residential units.

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.

25) UNI

Prior to commencement of development, evidence of the capacity for future

installation of PV panels on the roof shall be submitted to the Local Planning Authority. Evidence shall be submitted to the Local Planning Authority demonstrating that the potential locations are available to be utilised prior to first occupation of the residential units.

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.

26) UNI

No public house, bar or other form of drinking establishment in the development hereby permitted shall have a standing public floor space which exceeds 150 square metres.

Reason: To prevent noise, nuisance, disturbance and public disorder, to protect the amenities of the occupants of residential accommodation within the vicinity of the site and to comply with policies QD2, QD7, QD27 and SR12 of the Brighton & Hove Local Plan.

27) UNI

No alcohol shall be sold or supplied in any café or restaurant which has a public floorspace in excess of 150 square metres within the development hereby permitted except to persons who are taking meals on the premises and who are seated at tables.

Reason: To prevent noise, nuisance, disturbance and public disorder, to protect the amenities of the occupants of residential accommodation within the development and within the vicinity of the site and to comply with policies QD2, QD7, QD27 and SR12 of the Brighton & Hove Local Plan.

28) UNI

Notwithstanding drawing no. 0336-PD-133-A, only one of the units identified as unit 11, 12 or 13 shall be operated as a drinking establishment (as defined by Class A4 of the Use Classes Order) at any one time.

Reason: To safeguard the amenities of occupiers of nearby residential properties and to avoid concentrations of A4 uses in the interests of crime prevention, to comply with the aims of policies SR12 and QD27 of the Brighton & Hove Local Plan.

29) UNI

No development shall take place until large scale constructional detail of all external features and samples of materials and finishes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details.

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

30) UNI

No development shall take place until details of all roof top structures have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details.

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

31) UNI

No development shall take place until details of the Local Area of Play and Local Equipped Area of Play have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details, retained as such thereafter and maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: To ensure the satisfactory provision of children's equipped play space and to comply with policy HO6 of the Brighton & Hove Local Plan.

32) UNI

No development shall take place until full details of the communal recreational space to be provided at first floor level have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details, retained as such thereafter and maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: To ensure the satisfactory provision of causal/informal space and to comply with policy HO6 of the Brighton & Hove Local Plan.

33) UNI

No development shall take place until a revised car park layout plan has been submitted to and approved in writing by the Local Planning Authority. The revised car park layout shall include 4 electric vehicle charging points and 1 for 1 parking for the residential units.

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

34) UNI

Other than the mezzanine floor space referred to in the accompanying submission and shown on drawing no. 0336-PD-134-A, no further sub-division or creation of mezzanine floor space is permitted without the express permission of the Local Planning Authority.

Reason: To protect the vitality and viability of the existing shopping centres and to comply with policy SR2 of the Brighton & Hove Local Plan.

35) UNI

Prior to the commencement of development, plans, elevations and details of materials to be used in all gates, railing fences and other boundary treatments of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved drawings and details.

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

36) UNI

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

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

37) UNI

The employment/commercial building shall only be used for B1 use only and for no other purpose (including any other purpose in Class B2 or B8 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 in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

38) UNI

No development shall take place until an accessibility statement has been submitted to and approved in writing by the Local Planning Authority. This would need to look at the layout and accessibility of the whole of the site including the

public square as well as the accessibility of individual buildings. The development shall be implemented fully in accordance with the details contained within the Accessibility Statement and retained as such thereafter.

Reason: To ensure effective accessibility to the development and to comply with policies QD2 and HO13 of the Brighton & Hove Local Plan.

39) UNI

No development shall take place until details of the stack height of the proposed biomass CHP have been submitted to and approved in writing by the Local Planning Authority. The stack height of the proposed biomass plant should be in accordance with the Chimney Height Memorandum and be a minimum of three metres above roof height. This emission flue will be no closer than 4.5 metres vertical distance to the nearest residential window. The scheme shall be implemented in strict accordance with the agreed details.

Reason: To protect neighbouring residential amenity and to comply with policies SU9 and SU11 of the Brighton & Hove Local Plan.

40) UNI

No development shall take place until details of the source of the biofuel for the CHP has been submitted to and approved in writing by the Local Planning Authority. The CHP shall be operated in accordance with the agreed details.

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.

41) UNI

Notwithstanding details of the email dated 9 July 2009 confirming the scheme will be constructed in one phase, in the event of an introduction of a phased construction programme, no development shall commence until full details of the phased construction programme shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details unless otherwise agreed in writing.

Reason: So as to ensure the implementation of the entire scheme and to comply with policies TR1, TR2, TR4, TR7, TR14, TR18, TR19, SU2, QD1, QD2, QD3, QD4, QD5, QD6, QD15, QD16, HO2, HO3, HO4, HO5, HO6, HO13, EM3, SR1 and SR2 of the Brighton & Hove Local Plan.

42) UNI

None of the commercial units or residential units shall be occupied until the public realm works or roof top gardens have been implemented.

Reason: So as to ensure the implementation of the entire scheme and to comply with policies QD1, QD2, QD7 and HO6 of the Brighton & Hove Local Plan.

43) UNI

No development shall take place until a construction traffic management plan has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details.

Reason: To ensure the implementation of the development does not unduly affect the local road network in terms of traffic congestion and air quality and to comply with policies TR1, SU9 and SU11 of the Brighton & Hove Local Plan.

44) UNI

No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan.

45) UNI

A minimum of six units (four within the affordable accommodation and two within the market accommodation) are to be built to wheelchair standards to the satisfaction of the Local Planning Authority.

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

46) 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 4 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 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.

47) 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 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.

48) UNI

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'standard' BREEAM or a 'bespoke' BREEAM) and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

49) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post

Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 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.

50) UNI

Notwithstanding the submitted Construction and Demolition Statement, 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.

51) UNI

The office accommodation shall not be occupied until an operation plan is submitted and agreed in writing to the Local Planning Authority detailing how the office accommodation shall be serviced. This shall include details of frequency of deliveries and collections, times of deliveries and collections; associated areas/plant and vehicle types. The office accommodation shall operate in strict accordance with the operational plan agreed at all times.

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

52) UNI

No individual retail unit shall be occupied until an operation plan is submitted and agreed in writing to the Local Planning Authority detailing how the retail units shall be serviced. This shall include details of frequency of deliveries and collections, times of deliveries and collections, requirements of home delivery vehicles; associated areas/plant and vehicle types. The retail units shall operate in strict accordance with the operational plan agreed at all times.

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

53) UNI

Prior to occupation of the food store, an operation plan shall be submitted and agreed in writing to the Local Planning Authority detailing how the food store shall be serviced. This shall include details of frequency of deliveries and collections, times of deliveries and collections, requirements of home delivery vehicles; associated areas/plant and vehicle types. The food store shall operate in strict accordance with the operational plan agreed at all times.

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

54) UNI

No development shall take place until details of the acoustic screening to be installed along the perimeter of the roof top communal gardens at first floor level have been submitted to and approved in writing by the Local Planning Authority. The acoustic screening shall be implemented in strict accordance with the approved details prior to the occupation of the residential units and shall thereafter be retained as such.

Reason: To safeguard the amenities of future occupiers and to comply with policy

QD27 of the Brighton & Hove Local Plan.

55) UNI

The residential units shall be constructed as per the recommendations set out in the Noise and Vibration Report by Hann Tucker Associates (reference 14240/PPG24/1 dated 27 January 2009).

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

56) UNI

No individual unit shall be occupied 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 policy QD27 of the Brighton & Hove Local Plan

57) UNI

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

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

58) UNI

No individual unit shall be occupied 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.

BH2009/03109

53 Hill Brow Hove

Demolition of existing bungalow and erection of 2no. 3 storey dwelling houses.

Applicant: Mr Richard Lazaro-Silver

Officer: Clare Simpson 292454

Approved on 01/03/10 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future

development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH02.04

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

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

4) 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.

5) BH03.01

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

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

6) BH04.01A

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

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

7) BH05.01A

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.

8) 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.

9) 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.

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.

BH2010/00115

41 Tongdean Road Hove

Erection of single storey and two storey rear extension, single storey front extension and porch.

Applicant: Ms Sam Horsecroft

Officer: Steven Lewis 290480

Approved on 15/03/10 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) BH03.03

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

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

4) UNI

The north east side facing first floor window shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

5) UNI

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

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

BH2010/00158

8 Edward Avenue Hove

Erection of single storey rear extension and roof conversion including hip to gable extension at rear, 2 side dormers and 3 no. rooflights.

Applicant: Mr Redovan Oirdighi

Officer: Steven Lewis 290480

Refused on 08/03/10 DELEGATED

1) UNI

The proposed dormer extensions are considered poorly designed by reason of their siting, scale and boxy and bulky appearance. Due to the topography of the area and prominent siting of the dwelling, the dormers would form prominent unsympathetic roof alterations which would harm the character and appearance of the parent building and visual amenity of the area. This is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note 1: (Roof Extensions and Alterations).

BH2010/00163

12 Woodland Avenue Hove

Erection of single storey rear extension.

Applicant: Mr Charlie Scullion

Officer: Charlotte Hughes 292321

Approved on 09/03/10 DELEGATED

1) BH01.01

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

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

WESTBOURNE

BH2008/01240

137A Westbourne Street Hove

Certificate of Lawfulness for the proposed development of a loft conversion, including rear dormer and 2 no. rooflights on front roof slope. Replacement of existing rear pitched roof with second floor rear terrace and balustrading.

Applicant: P & R Properties

Officer: Wayne Nee 292132

Finally Disposed of on 01/03/10 DELEGATED

BH2009/02943

123-125 Portland Road Hove

Alterations to shopfront including insertion of ATM cash machine. Erection of external condenser unit to rear within timber plant enclosure (Retrospective).

Applicant: Sainsbury's Supermarkets Limited

Officer: Adrian Smith 01273 290478

Approved on 01/03/10 PLANNING COMMITTEE

1) UNI

Within two months 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 for approval by the local planning authority. The measures shall be implemented within one month of the local planning authority's written approval of the scheme in strict accordance with the approved details 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.

BH2009/03086

14 & 16 Langdale Gardens Hove

Erection of single storey rear extensions incorporating rooflights.

Applicant: Mr & Mrs J Steele

Officer: Jason Hawkes 292153

Approved on 02/03/10 DELEGATED

1) BH01.01

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

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

BH2009/03144

36 Walsingham Road Hove

First floor rear extension to form new two-bedroom flat. Remodelling of existing first floor flat including minor external alterations and loft conversion incorporating 4 new rooflights.

Applicant: Mr Roy Pook

Officer: Jason Hawkes 292153

Refused on 11/03/10 DELEGATED

1) UNI

Policies QD1 and QD14 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy HO4 states that residential development will be permitted at higher density where it can be demonstrated that the proposal exhibits a high standard of design. Policy HE6 states that proposals should preserve the character and appearance of the conservation area. The proposed extension, by virtue of its excessive size and inappropriate design, would form an unsympathetic feature to the building and would be out of character with the surrounding area. The scheme is therefore considered to detract from the character and appearance of the host property and surrounding conservation area and is contrary to the above policies.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. Due to the position and bulk of the first floor extension in close proximity to adjacent property to the south, the proposal results in a significant loss of outlook and a heightened sense of enclosure to the neighbouring property to the south. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

Withdrawn Applications

BH2010/00057

104 Wordsworth Street Hove

Certificate of Lawfulness for proposed erection of a single storey rear extension.

Applicant: Ms June Egerton

Officer: Steven Lewis 290480

WITHDRAWN ON 16/03/10