

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

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

**Applicant:** Mr Manoj Shah

**Officer:** Aidan Thatcher 292265

**Approved on 18/03/10 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.01**

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

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

**3) BH04.01A**

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

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

**4) BH05.05A**

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

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

A completed pre-assessment estimator will not be acceptable.

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

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

**5) BH05.06A**

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

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

**6) BH06.01**

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

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

**7) BH06.03**

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

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

**8) BH07.07**

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

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

**9) BH14.02**

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

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

**10) UNI**

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

approval of the Local Planning Authority.

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

**11) UNI**

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

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

**12) UNI**

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

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

**13) UNI**

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

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

**14) UNI**

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

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

**15) UNI**

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

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

**16) UNI**

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

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

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

A completed pre-assessment estimator will not be acceptable.

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

*Building Design.*

**17) UNI**

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

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

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

**18) UNI**

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

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

**19) UNI**

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

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

**20) UNI**

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

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

**21) UNI**

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

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

**22) UNI**

Access to the rear (north) facing flat roof over the ground floor retail element of the development hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

### **23) UNI**

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

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

### **BH2010/00072**

#### **32 Warmdene Road Brighton**

Erection of conservatory to rear.

**Applicant:** Mr Patrick Dale

**Officer:** Sonia Kanwar 292359

**Approved on 26/03/10 DELEGATED**

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

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

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

### **BH2010/00133**

#### **Carden Park Play Area Carden Hill Brighton**

Installation of play equipment exceeding 4 metres in height.

**Applicant:** Brighton & Hove City Council

**Officer:** Chris Swain 292178

**Approved on 25/03/10 DELEGATED**

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

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

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

### **BH2010/00172**

#### **Highmead Braypool Lane Brighton**

Erection of a detached garage.

**Applicant:** Mr & Mrs Clay

**Officer:** Sonia Kanwar 292359

**Approved on 19/03/10 DELEGATED**

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

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

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

#### **2) UNI**

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

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

### **3) UNI**

The windows to the southern and western elevations of the garage hereby approved shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

### **4) UNI**

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

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

### **5) UNI**

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

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

### **6) UNI**

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

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

## **BH2010/00181**

### **8 & 9 Church Hill Brighton**

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

**Applicant:** Mr Keith Honeywood

**Officer:** Anthony Foster 294495

**Approved on 06/04/10 DELEGATED**

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

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

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

#### **2) BH12.06**

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

Authority.

*Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and for this reason would wish to control any future development proposals to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.*

### **3) UNI**

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

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

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

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

### **4) UNI**

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

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

### **5) UNI**

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

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

### **6) UNI**

All chimneys and their chimney pots shall be retained.

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

### **7) UNI**

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

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

### **8) UNI**

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

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

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

**9) UNI**

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

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

**BH2010/00307**

**419B Ditchling Road Brighton**

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

**Applicant:** Mr Anthony Rogers

**Officer:** Sonia Kanwar 292359

**Approved on 31/03/10 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The roof-lights on the northern elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**4) UNI**

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

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

**PRESTON PARK**

**BH2009/02362**

**Flat 4 23 York Villas Brighton**

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

**Applicant:** Mr Bruce Whattam

**Officer:** Helen Hobbs 293335

**Approved on 22/03/10 DELEGATED**

**1) BH01.01**

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



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

**BH2009/02828**

**The Booth Museum 194 Dyke Road Brighton**

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

**Applicant:** Brighton & Hove City Council

**Officer:** Liz Arnold 291709

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

**1) BH01.05**

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

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

**BH2009/03136**

**Land Rear Of 177 Ditchling Road Brighton**

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

**Applicant:** Mr Malcolm Kemp

**Officer:** Kate Brocklebank 292175

**Refused on 01/04/10 DECISION ON APPEAL**

**1) UNI**

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

**2) UNI2**

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

**BH2010/00039**

**17 Preston Road Brighton**

Erection of first floor rear extension.

**Applicant:** Mr Kamber Koluman

**Officer:** Helen Hobbs 293335

**Approved on 23/03/10 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

### **3) UNI**

The proposed window on the south east elevation of the extension shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

### **4) UNI**

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

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

## **BH2010/00053**

### **29 Stanford Avenue Brighton**

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

**Applicant:** Mr & Mrs Starkey

**Officer:** Sonia Kanwar 292359

**Approved on 19/03/10 DELEGATED**

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

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

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

#### **2) BH12.05A**

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

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

## **BH2010/00064**

### **9 Florence Road Brighton**

Demolition of 3 no. single storey garages.

**Applicant:** Mr Shahram Moallemi

**Officer:** Ray Hill 293990

**Approved on 22/03/10 DELEGATED**

#### **1) BH01.04**

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

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

## **BH2010/00086**

### **51 Exeter Street Brighton**

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

**Applicant:** Mr Timothy Howard

**Officer:** Sonia Kanwar 292359

**Approved on 19/03/10 DELEGATED**

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

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

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

*unimplemented permissions.*

**2) BH02.04**

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

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

**3) BH03.03**

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

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

**BH2010/00099**

**137 Preston Drove Brighton**

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

**Applicant:** Mr Peter Dougill

**Officer:** Helen Hobbs 293335

**Approved on 31/03/10 DELEGATED**

**BH2010/00220**

**10 Preston Park Avenue Brighton**

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

**Applicant:** Mr Peter Franks

**Officer:** Aidan Thatcher 292265

**Approved on 30/03/10 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.08**

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

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

**3) BH04.01A**

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

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

#### **4) BH05.03A**

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

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

A completed pre-assessment estimator will not be acceptable.

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

#### **5) BH05.04A**

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

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

#### **6) BH05.10**

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

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

#### **7) BH06.01**

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

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

#### **8) BH06.02**

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

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

#### **9) BH06.04**

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

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

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

**10) BH11.01**

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

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

**11) BH11.02**

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

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

**12) BH12.01**

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

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

**13) BH12.03**

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

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

**14) BH12.04**

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

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

**15) BH12.05A**

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

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

**16) UNI**

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

southern boundary to the first floor rear terrace (to unit no. 5) of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

**17) UNI**

All new doors shall be painted softwood and where including windows provided with concealed trickle vents and shall be retained as such.

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

**18) UNI**

No works shall take place until full details of the proposed works, including 1:20 scale details, including sections, of the new windows, doors and railings and 1:5 scale details of the new gauged brick headers over the windows, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**19) UNI**

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

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

**BH2010/00221**

**10 Preston Park Avenue Brighton**

Demolition of existing rear extension and conservatory.

**Applicant:** Mr Peter Franks

**Officer:** Aidan Thatcher 292265

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

**1) BH01.04**

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

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

**BH2010/00238**

**14 Semley Road Brighton**

Installation of roof-light to front roof slope.

**Applicant:** Mrs Morag Chambers

**Officer:** Chris Swain 292178

**Approved on 26/03/10 DELEGATED**

**1) BH01.01**

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

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

## **2) BH12.05**

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

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

## **BH2010/00401**

### **43 Cleveland Road Brighton**

Erection of a single storey side extension incorporating rooflights.

**Applicant:** Mrs V Kay

**Officer:** Liz Arnold 291709

**Approved on 07/04/10 DELEGATED**

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

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

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

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

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

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

#### **3) UNI**

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 15th February 2010 shall be implemented in strict accordance with the approved details.

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

## **REGENCY**

### **BH2009/02266**

#### **Flat 3 7 Montpelier Terrace Brighton**

Internal alterations to form additional bathroom.

**Applicant:** Mr Stephen Lawrence

**Officer:** Jason Hawkes 292153

**Approved on 07/04/10 DELEGATED**

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

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

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

#### **2) BH13.11**

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

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

**BH2009/02267**

**7 Montpelier Terrace Brighton**

Replacement railings to South and East boundaries.

**Applicant:** Mr Stephen Lawrence

**Officer:** Jason Hawkes 292153

**Approved on 06/04/10 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

- i) 1:1 scale sections and elevations of the new railings' finials and toprail profile, the gate hinges and latch and the method of fixing of the railings into the walls.
- ii) 1:10 sample elevations of the proposed new railings, the queen posts, back stays and gates, and the works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: As insufficient information has been submitted to ensure the preservation and enhancement of the Listed building in accordance with policies HE1, HE4 and HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

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

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

**4) UNI**

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

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

**BH2009/03047**

**123-124 Western Road Brighton**

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

**Applicant:** Mr David Hutchison

**Officer:** Jason Hawkes 292153

**Approved on 22/03/10 PLANNING COMMITTEE**

**1) BH01.01**

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

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

**2) BH07.03**

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



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

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

**3) BH07.04**

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

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

**4) UNI**

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

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

**5) UNI**

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

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

**6) UNI**

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

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

**7) UNI**

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

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

**8) UNI**

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

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

**9) UNI**

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

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

**BH2009/03131**

**7 to 8 Union Street Brighton**

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

**Applicant:** Mr Patrick Moorhead

**Officer:** Adrian Smith 01273 290478

**Refused on 31/03/10 DELEGATED**

**1) UNI**

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

**BH2009/03132**

**The Lanes Car Park Black Lion Street Brighton**

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

**Applicant:** Brighton & Hove City Council

**Officer:** Jason Hawkes 292153

**Approved on 31/03/10 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

## **6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

## **7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

## **BH2010/00020**

### **29 Western Road Brighton**

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

**Applicant:** Mr Alex Michaels

**Officer:** Guy Everest 293334

**Refused on 19/03/10 DELEGATED**

#### **1) UNI**

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

## **BH2010/00090**

### **5 Clifton Place Brighton**

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

**Applicant:** Mr Tim Shortall

**Officer:** Adrian Smith 01273 290478

**Refused on 26/03/10 DELEGATED**

#### **1) UNI**

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

**BH2010/00096**

**194 Western Road Brighton**

Installation of new shop front (retrospective).

**Applicant:** DSG International Plc

**Officer:** Adrian Smith 01273 290478

**Approved on 31/03/10 DELEGATED**

**BH2010/00100**

**Flat 3 7 Bedford Square Brighton**

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

**Applicant:** Miss Lizzie Steele

**Officer:** Christopher Wright 292097

**Refused on 26/03/10 DELEGATED**

**1) UNI**

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

**BH2010/00101**

**Flat 3 7 Bedford Square Brighton**

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

**Applicant:** Miss Lizzie Steele

**Officer:** Christopher Wright 292097

**Refused on 26/03/10 DELEGATED**

**1) UNI**

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

**2) UNI2**

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

**BH2010/00134**

**Flat 10 Windlesham Court Windlesham Gardens Brighton**

Replacement of timber windows with UPVC windows.

**Applicant:** Mr Anthony Murfitt

**Officer:** Charlotte Hughes 292321

**Approved on 07/04/10 DELEGATED**

**1) BH01.01**

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

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

**BH2010/00179**

**194 Western Road Brighton**

Installation of roof mounted mechanical plant and access ladder.

**Applicant:** DSG International Plc

**Officer:** Adrian Smith 01273 290478

**Approved on 31/03/10 DELEGATED**

**1) BH01.01**

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

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

**BH2010/00299**

**18 Hampton Place Brighton**

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

**Applicant:** Ms Judy Bow

**Officer:** Jason Hawkes 292153

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

**1) BH01.05**

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

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

**2) UNI**

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

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

**3) UNI**

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

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

**4) UNI**

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

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

**5) UNI**

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

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

#### **6) UNI**

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

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

#### **7) UNI**

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

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

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

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

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

#### **8) UNI**

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

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

#### **9) UNI**

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

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

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

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

### **BH2010/00300**

#### **18 Hampton Place Brighton**

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

**Applicant:** Ms Judy Bow

**Officer:** Jason Hawkes 292153

**Approved on 06/04/10 DELEGATED**

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

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

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

#### **2) UNI**

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

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

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

**3) UNI**

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

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

**4) UNI**

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

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

**5) UNI**

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

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

**6) UNI**

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

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

**7) UNI**

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

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

**8) UNI**

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

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



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

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

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

### **BH2010/00337**

#### **24 Castle Street Brighton**

Partial demolition of existing building to form internal courtyard.

**Applicant:** Olivia Group

**Officer:** Jason Hawkes 292153

**Approved on 07/04/10 DELEGATED**

#### **1) BH01.04**

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

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

#### **2) BH12.08**

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

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

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

### **BH2009/02613**

#### **11 Roundhill Street Brighton**

Replacement double glazed timber sliding sash windows to front elevation.

**Applicant:** Mrs Rosie Dunton

**Officer:** Liz Arnold 291709

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

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

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

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

#### **2) UNI**

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

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

### **BH2009/02831**

#### **11-12 Trafalgar Street / 25 Pelham Square Brighton**

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

**Applicant:** R T Warren Investments Ltd

**Officer:** Hamish Walke 292101

**Approved on 18/03/10 DELEGATED**

#### **1) 01.01AA**

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

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

### **BH2009/03117**

#### **9 Terminus Place Brighton**

Erection of first floor rear extension.

**Applicant:** Mr Mark Sekula

**Officer:** Chris Swain 292178

**Approved on 22/03/10 DELEGATED**

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

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

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

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

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

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

#### **3) BH12.03**

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

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

**4) UNI**

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

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

**BH2009/03130**

**New England Street Car Park Providence Place Brighton**

Display of 1 no. internally illuminated projecting sign.

**Applicant:** Brighton & Hove City Council

**Officer:** Liz Arnold 291709

**Approved on 24/03/10 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**8) UNI**

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

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

**BH2009/03153**

**147 North Street Brighton**

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

**Applicant:** Co-operative Group

**Officer:** Helen Hobbs 293335

**Approved on 25/03/10 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

#### **7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

#### **BH2010/00041**

##### **24 Albert Road Brighton**

Erection of side extension over existing garage.

**Applicant:** Mr Z Solomon

**Officer:** Aidan Thatcher 292265

**Approved on 23/03/10 DELEGATED**

##### **1) UNI**

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

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

##### **2) UNI**

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

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

##### **3) UNI**

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

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

##### **4) UNI**

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

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

**5) UNI**

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

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

**6) UNI**

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

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

**7) UNI**

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

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

**8) UNI**

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

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

**9) UNI**

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

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

**10) UNI**

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

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

**11) UNI**

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

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

**BH2010/00070**

**Ground Floor 20 New Road Brighton**

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

**Applicant:** Mr Paul Sutherland

**Officer:** Aidan Thatcher 292265

**Approved on 22/03/10 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The doors to the shopfront hereby approved shall be painted softwood and shall be retained as such.

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

**BH2010/00080**

**51 Church Street Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Mike Lancaster

**Officer:** Sonia Kanwar 292359

**Approved on 19/03/10 DELEGATED**

**1) BH01.01**

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

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

**BH2010/00104**

**30 West Hill Road Brighton**

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

**Applicant:** Ms C Creeke

**Officer:** Chris Swain 292178

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

**1) BH01.01**

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

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

**2) UNI**

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

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

**BH2010/00135**

**Playground St Nicholas Park Dyke Road Brighton**

Installation of play equipment exceeding 4 metres in height.

**Applicant:** Brighton & Hove City Council

**Officer:** Chris Swain 292178

**Approved on 25/03/10 DELEGATED**

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

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

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

### **2) UNI**

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

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

### **3) UNI**

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

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

## **BH2010/00141**

### **29 Park Crescent Terrace Brighton**

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

**Applicant:** Mr Dylan Carbonell-Ferrer

**Officer:** Chris Swain 292178

**Refused on 31/03/10 DELEGATED**

### **1) UNI**

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

## **BH2010/00171**

### **5 West Hill Street Brighton**

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

**Applicant:** Mr Tony Harris

**Officer:** Helen Hobbs 293335

**Approved on 31/03/10 DELEGATED**

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

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

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

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

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

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



### **3) UNI**

No works shall take place until further details of the proposed railings have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

### **BH2010/00187**

#### **10 Zion Gardens Brighton**

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

**Applicant:** Mr J Walker

**Officer:** Anthony Foster 294495

**Refused on 22/03/10 DELEGATED**

#### **1) UNI**

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

#### **2) UNI2**

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

#### **3) UNI3**

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

#### **4) UNI4**

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

### **BH2010/00226**

#### **51 Church Street Brighton**

Proposed rear dormer.

**Applicant:** Mr Mike Lancaster

**Officer:** Sonia Kanwar 292359

**Refused on 19/03/10 DELEGATED**

#### **1) UNI**

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

### **BH2010/00304**

#### **36 Church Street Brighton**

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

**Applicant:** P Lincoln & N Dowsing

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

**1) UNI**

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

**1) UNI**

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

**WITHDEAN**

**BH2009/03082**

**108 Eldred Avenue Brighton**

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

**Applicant:** Mr & Mrs Watson

**Officer:** Adrian Smith 01273 290478

**Refused on 18/03/10 DELEGATED**

**1) UNI**

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

**BH2010/00196**

**1 Copse Hill Brighton**

Erection of single storey side extension.

**Applicant:** Mr Scott Brady

**Officer:** Mark Thomas 292336

**Refused on 19/03/10 DELEGATED**

**1) UNI**

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

**2) UNI2**

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

## **BH2010/00242**

### **25 Hazeldene Meads Brighton**

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

**Applicant:** Mr Steve McLean

**Officer:** Guy Everest 293334

**Refused on 25/03/10 DELEGATED**

#### **1) UNI**

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

#### **2) UNI2**

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

## **EAST BRIGHTON**

### **BH2009/02627**

#### **4 St Marks Street Brighton**

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

**Applicant:** Ms Beatrice Lelic

**Officer:** Chris Swain 292178

**Approved on 22/03/10 DELEGATED**

#### **1) UNI**

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

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

### **BH2009/03183**

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

Insertion of front and rear rooflights.

**Applicant:** Mr Robert Mellor

**Officer:** Chris Swain 292178

**Approved on 23/03/10 DELEGATED**

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

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

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

## **2) BH12.05A**

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

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

### **BH2010/00207**

#### **8 Chesham Street Brighton**

Erection of single storey rear extension to ground floor.

**Applicant:** Ms Sharmila Nebhrajani

**Officer:** Helen Hobbs 293335

**Approved on 06/04/10 DELEGATED**

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

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

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

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

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

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

### **HANOVER & ELM GROVE**

### **BH2009/03031**

#### **28 Southover Street Brighton**

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

**Applicant:** Ms Pelin Karayaka

**Officer:** Chris Swain 292178

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

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

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

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

#### **2) UNI**

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

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

### **HOLLINGDEAN & STANMER**

### **BH2009/03006**

#### **University of Sussex Lewes Road Brighton**

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

**Applicant:** Mr Rob French

**Officer:** Liz Arnold 291709

**Approved on 29/03/10 DECISION ON APPEAL**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**BH2009/03151**

**11 Park Road Brighton**

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

**Applicant:** Mr Philip Harris

**Officer:** Aidan Thatcher 292265

**Approved on 22/03/10 DELEGATED**

**BH2010/00051**

**Hollingbury Park Golf Club Ditchling Road Brighton**

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

**Applicant:** Brighton & Hove City Council

**Officer:** Helen Hobbs 293335

**Approved on 25/03/10 DELEGATED**

**1) BH01.01**

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

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

**BH2010/00067**

**Arts A University of Sussex Falmer Campus Falmer Brighton**

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

**Applicant:** University of Sussex

**Officer:** Anthony Foster 294495

**Approved on 22/03/10 DELEGATED**

**BH2010/00191**

**Saunders Park Playground Lewes Road Brighton**

Installation of play equipment exceeding 4 metres in height.

**Applicant:** Brighton & Hove City Council

**Officer:** Chris Swain 292178

**Approved on 25/03/10 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

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

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

*the Brighton & Hove Local Plan.*

**4) UNI**

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

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

**MOULSECOOMB & BEVENDEAN**

**BH2009/03155**

**Unit 1 Fairway Trading Estate Eastergate Road Brighton**

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

**Applicant:** Brighton & Hove City Council

**Officer:** Kate Brocklebank 292175

**Approved on 24/03/10 PLANNING COMMITTEE**

**1) BH01.01**

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

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

**2) UNI**

No works shall commence until details of sustainability measures shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials. The development shall be carried out in strict accordance with the approved details prior to first occupation.

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

**3) UNI**

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

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

**4) UNI**

The vehicle parking area shown on the approved plan number 32612601-02 revision A submitted on 9th March 2010 shall be carried out in accordance with the approved details prior to first occupation and shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

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

**5) UNI**

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

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

## **6) UNI**

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

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

## **7) UNI**

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

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

## **8) UNI**

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

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

## **9) UNI**

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

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

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

## **10) UNI**

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

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

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

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



### **11) UNI**

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

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

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

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

### **12) UNI**

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

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

### **13) UNI**

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plan number 32612601-01 revision A submitted on 9th March 2010 have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

## **BH2010/00110**

### **139 Ladysmith Road Brighton**

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

**Applicant:** Mr Zahy Deen

**Officer:** Anthony Foster 294495

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

### **1) UNI**

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

### **2) UNI2**

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

## **BH2010/00114**

### **Changing Rooms Adjacent Playing Fields Village Way Brighton**

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

**Applicant:** University of Brighton

**Officer:** Liz Arnold 291709

**Approved on 31/03/10 DELEGATED**

#### **1) UNI**

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

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

## **BH2010/00170**

### **78 Dewe Road Brighton**

Erection of rear extension at first floor level.

**Applicant:** Ms E Blackburn

**Officer:** Sonia Kanwar 292359

**Refused on 24/03/10 DELEGATED**

#### **1) UNI**

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

#### **2) UNI2**

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

## **QUEEN'S PARK**

## **BH2009/02429**

### **Brighton Magistrates Court Edward Street Brighton**

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

**Applicant:** HMCS South East Region

**Officer:** Chris Swain 292178

**Approved on 22/03/10 DELEGATED**

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

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

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

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

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

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

**3) UNI**

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

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

**4) UNI**

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

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

**BH2009/03038**

**Saunders Glass Sussex Place Brighton**

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

**Applicant:** Hope Homes

**Officer:** Anthony Foster 294495

**Refused on 18/03/10 DELEGATED**

**1) UNI**

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

**2) UNI2**

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

**3) UNI3**

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

**4) UNI4**

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

**5) UNI5**

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

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

**BH2009/03077**

**Former Thwaites Garage 33 Mighell Street Brighton**

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

**Applicant:** SPV Mighell Street Ltd

**Officer:** Mick Anson 292354

**Refused on 22/03/10 PLANNING COMMITTEE**

**1) UNI**

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

**2) UNI**

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

**3) UNI**

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

**4) UNI**

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

**5) UNI**

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

**6) UNI**

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

**7) UNI**

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

### **8) UNI**

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

### **9) UNI**

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

### **10) UNI**

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

### **11) UNI**

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

## **BH2009/03078**

### **Former Thwaites Garage 33 Mighell Street Brighton**

Demolition of existing garage and flint wall.

**Applicant:** SPV Mighell Street Ltd

**Officer:** Mick Anson 292354

**Refused on 01/04/10 PLANNING COMMITTEE**

### **1) UNI**

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

### **2) UNI2**

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

## **BH2010/00117**

### **23 Bristol Road Brighton**

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

**Applicant:** Miss Sarah Rossiter

**Officer:** Jonathan Puplett 292525

**Refused on 29/03/10 DELEGATED**

## **BH2010/00143**

### **Former Wholesale Fruit & Vegetable Market Circus Street Brighton**

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

**Applicant:** Brighton & Hove City Council

**Officer:** Kathryn Boggiano 292138

### **Approved on 18/03/10 PLANNING COMMITTEE**

#### **1) BH02.08**

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

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

#### **2) BH06.02**

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

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

#### **3) UNI**

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

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

#### **4) UNI**

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

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

## **5) UNI**

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

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

## **6) UNI**

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

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

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

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

## **7) UNI**

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

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

## **8) UNI**

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

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

## **ROTTINGDEAN COASTAL**

### **BH2009/03070**

#### **72-74 High Street Rottingdean Brighton**

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

**Applicant:** Mr P Ghazal

**Officer:** Hamish Walke 292101

**Approved on 25/03/10 DELEGATED**

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

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

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

#### **2) UNI**

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

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

### **BH2009/03134**

#### **Flat 5 28 Sussex Square Brighton**

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

**Applicant:** Mr Christopher Hoare

**Officer:** Sonia Kanwar 292359

**Approved on 29/03/10 DELEGATED**

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

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

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

#### **2) BH13.06**

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

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

#### **3) UNI**

All internal pipework relating to the vent hereby approved shall be concealed within the ceiling void and shall be retained as such thereafter.

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

#### **4) UNI**

No works shall take place until full details of the proposed underfloor heating system (including its depth) have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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



**BH2009/03150**

**49 Roedean Crescent Brighton**

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

**Applicant:** Mr & Mrs O'Hara

**Officer:** Sonia Kanwar 292359

**Approved on 18/03/10 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**BH2009/03166**

**8 Bevendean Avenue Saltdean Brighton**

Erection of a pitched roof two storey side extension.

**Applicant:** Mr Chris Tugwell

**Officer:** Helen Hobbs 293335

**Approved on 19/03/10 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**BH2010/00065**

**Land Rear of 50 Roedean Crescent Brighton**

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

**Applicant:** M Rosenberg

**Officer:** Anthony Foster 294495

**Approved on 22/03/10 DELEGATED**

**1) BH01.01**

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

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

## **2) BH02.03**

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

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

## **3) BH03.01**

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

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

## **4) BH04.01**

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

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

## **5) BH06.01**

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

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

## **6) BH06.03**

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

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

## **7) BH11.02**

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

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

### **8) BH14.01**

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

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

### **9) BH14.02**

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

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

### **10) BH15.06**

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

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

### **11) UNI**

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

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

### **12) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Building Research Establishment issued Final Code Certificate confirming that the residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

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

### **13) UNI**

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

accordance with the approved details and maintained as such thereafter.

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

**14) UNI**

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

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

**15) UNI**

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

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

**16) UNI**

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

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

**17) UNI**

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

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

A completed pre-assessment estimator will not be acceptable.

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

**18) UNI**

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

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

**BH2010/00068**

**11 Westmeston Avenue Saltdean Brighton**

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

**Applicant:** Mrs Helen Brumsen

**Officer:** Sonia Kanwar 292359

**Approved on 31/03/10 DELEGATED**

**BH2010/00069**

**11 Westmeston Avenue Saltdean Brighton**

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

**Applicant:** Mrs Helen Brumsen

**Officer:** Sonia Kanwar 292359

**Approved on 31/03/10 DELEGATED**

**1) BH01.01**

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

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

**BH2010/00212**

**Grand Ocean Hotel Longridge Avenue Saltdean Brighton**

Construction of three new residential units within existing listed building.

**Applicant:** Explore Living

**Officer:** Katie Rasdall 292361

**Approved on 24/03/10 DELEGATED**

**1) BH01.05**

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

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

**2) BH13.02**

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

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

**3) UNI**

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

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

**4) UNI**

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

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

### **BH2010/00302**

#### **Marina Way and Mariners Quay Brighton**

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

**Applicant:** Southern Water Services Ltd

**Officer:** Aidan Thatcher 292265

**Approved on 06/04/10 DELEGATED**

### **BH2010/00320**

#### **31 Withyham Avenue Saltdean Brighton**

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

**Applicant:** First Touch Properties

**Officer:** Helen Hobbs 293335

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

### **BH2010/00384**

#### **Plot 4 Royles Close Rottingdean Brighton**

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

**Applicant:** Stephen Trafford

**Officer:** Kathryn Boggiano 292138

**Approved on 18/03/10 DELEGATED**

## **WOODINGDEAN**

### **BH2009/01824**

#### **Warren Plantation Warren Road Woodingdean Brighton**

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

**Applicant:** Brighton & Hove City Council

**Officer:** Kate Brocklebank 292175

**Approved on 30/03/10 PLANNING COMMITTEE**

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

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

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

#### **2) BH14.01**

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

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

#### **3) BH14.02**

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

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

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

#### **4) UNI**

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

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

#### **5) UNI**

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

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

#### **6) UNI**

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

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD15, NC3, NC6 and NC7 of the Brighton & Hove Local Plan.*

#### **7) UNI**

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

*Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies NC3 and QD16 of the Brighton & Hove Local Plan.*

### **BH2009/03164**

#### **37 Stanstead Crescent Brighton**

Erection of pitched roof two storey side and rear extensions.

**Applicant:** Mr Kevin Thorpe

**Officer:** Sonia Kanwar 292359

**Approved on 18/03/10 DELEGATED**

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

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

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

#### **2) BH02.04**

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

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

**3) BH03.03**

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

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

**BH2010/00165**

**47 Selhurst Road Brighton**

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

**Applicant:** Douglas Graham Investments Ltd

**Officer:** Kate Brocklebank 292175

**Approved on 19/03/10 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.01**

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

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

**3) BH06.01**

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

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

**4) BH06.03**

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

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

**5) BH06.04**

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

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



## **6) BH11.02**

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

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

## **7) UNI**

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

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

## **8) UNI**

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

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

## **9) UNI**

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

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

## **10) UNI**

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

*Reason: To ensure the provision of satisfactory facilities for the storage of refuse and bicycles and to comply with policies QD1, QD27 and TR14 of the Brighton & Hove Local Plan.*

### **11) UNI**

The windows on the north roofslope servicing the bathrooms and on the side elevations servicing the en-suite bathrooms shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

### **12) UNI**

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

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

### **13) UNI**

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

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

A completed pre-assessment estimator will not be acceptable.

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

## **BRUNSWICK AND ADELAIDE**

### **BH2009/02105**

#### **Garages Opposite 6-10 St Johns Road Hove**

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

**Applicant:** Mr Howard Coulson

**Officer:** Clare Simpson 292454

**Approved after Section 106 signed on 25/03/10 PLANNING COMMITTEE**

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

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

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

#### **2) BH02.06**

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

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

### **3) BH05.05**

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

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

A completed pre-assessment estimator will not be acceptable.

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

### **4) BH05.06**

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

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

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

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

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

### **6) BH12.01**

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

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

### **7) BH12.05**

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

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

#### **8) BH12.08**

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

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

#### **9) UNI**

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

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

#### **10) UNI**

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

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

#### **11) UNI**

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

*Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

#### **12) UNI**

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

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

#### **13) UNI**

No development shall take place until full details of the proposed solar panels have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

#### **14) UNI**

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

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

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

#### **15) UNI**

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

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

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

**BH2009/02661**

**19 Lansdowne Place Hove**

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

**Applicant:** Leaders

**Officer:** Wayne Nee 292132

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

**1) UNI**

The gas pipe hereby permitted shall be repainted within two months of the date of this permission in the required colour (BS4800 08 B 15) to prevent the copper from showing through. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**BH2009/03111**

**55 Western Road Hove**

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

**Applicant:** Sainsbury's Supermarkets Limited

**Officer:** Adrian Smith 01273 290478

**Refused on 22/03/10 DELEGATED**

**1) UNI**

Policies QD12 and HE9 of the Brighton & Hove Local Plan state that advertisements and signs should be sensitively designed and located, kept to a minimum, and carefully designed so that they do not have an adverse impact on the historic character or setting of the host building or a conservation area. The proposed fascia signs would, by reason of their depth, bulky canister lettering and differing methods of illumination, be detrimental to the uniformity, character and setting of the building and the wider Brunswick Town Conservation Area, contrary to local plan policies HE9, QD12 and SPD07 'Advertisements'.

**2) UNI2**

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

**BH2009/03162**

**Flat 1 48 Brunswick Square Hove**

Installation of new gas service and new central heating system.

**Applicant:** Dr Susana Price

**Officer:** Wayne Nee 292132

**Approved on 18/03/10 DELEGATED**

**1) 01.05AA**

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

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

**2) UNI**

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

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

**BH2010/00144**

**34 Lansdowne Place Hove**

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

**Applicant:** Farnpoint Ltd

**Officer:** Paul Earp 292193

**Approved on 31/03/10 DELEGATED**

**1) BH01.01**

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

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

**2) BH06.02**

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

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

**BH2010/00145**

**34 Lansdowne Place Hove**

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

**Applicant:** Farnpoint Ltd

**Officer:** Paul Earp 292193

**Approved on 31/03/10 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

No works shall take place until full details of the proposed door to the bedroom, and its surround, have been submitted to the Local Planning Authority at a scale of 1:20. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**BH2010/00162**

**Store at rear of 34 Adelaide Crescent Hove**

Proposed roof-lights to North & East roof slopes.

**Applicant:** Miss Katie McKinnon

**Officer:** Charlotte Hughes 292321

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

**1) BH01.05**

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

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

## **BH2010/00282**

### **51 Holland Road Hove**

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

**Applicant:** A J D A Partnership

**Officer:** Christopher Wright 292097

**Approved on 31/03/10 DELEGATED**

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

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

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

#### **2) UNI**

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

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

#### **3) UNI**

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

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

#### **4) UNI**

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

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

#### **5) UNI**

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

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

## **BH2010/00292**

### **LGFF 93 Lansdowne Place Hove**

Internal alterations.

**Applicant:** Ms Selina Logan

**Officer:** Mark Thomas 292336

**Approved on 31/03/10 DELEGATED**



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

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

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

### **2) UNI**

The external pipe work hereby approved shall be painted to match the colour of the recipient property, and retained as such unless agreed in writing by the Local Planning Authority.

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

## **BH2010/00305**

### **15 Cross Street Hove**

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

**Applicant:** Mr Brian Oliver

**Officer:** Adrian Smith 01273 290478

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

### **1) UNI**

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

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

### **2) UNI**

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

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

### **3) UNI**

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

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

## **BH2010/00381**

### **Flat 1 35 Adelaide Crescent Hove**

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

**Applicant:** Mr Paul Stead

**Officer:** Mark Thomas 292336

**Approved on 07/04/10 DELEGATED**

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

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

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

**2) UNI**

No works shall take place until samples of the glass to be used in the construction of the storm shutters hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

**BH2010/00382**

**Flat 1 35 Adelaide Crescent Hove**

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

**Applicant:** Mr Paul Stead

**Officer:** Mark Thomas 292336

**Approved on 07/04/10 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

No works shall take place until samples of the glass to be used in the construction of the storm shutters hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

**CENTRAL HOVE**

**BH2010/00036**

**1 Sussex Road Hove**

Reinstate box sash front elevation first floor window.

**Applicant:** Mrs Annette Woolman

**Officer:** Clare Simpson 292454

**Approved on 30/03/10 DELEGATED**

**1) BH01.01**

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

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

**BH2010/00043**

**Rear of 53 Sackville Road Hove**

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

**Applicant:** Whiter Than White Laboratories

**Officer:** Guy Everest 293334

**Refused on 23/03/10 DELEGATED**

**1) UNI**

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

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

## **2) UNI**

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

### **BH2010/00139**

#### **50 Church Road Hove**

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

**Applicant:** Mr Roy Pook

**Officer:** Adrian Smith 01273 290478

**Approved on 24/03/10 DELEGATED**

### **BH2010/00268**

#### **Land To Rear Of 142 Church Road Hove**

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

**Applicant:** Peemark Ltd

**Officer:** Jason Hawkes 292153

**Refused on 29/03/10 DELEGATED**

## **1) UNI**

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

## **2) UNI**

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

### **GOLDSMID**

### **BH2009/02462**

#### **Flat 20 Drive Lodge 68-70 The Drive Hove**

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

**Applicant:** Direct Residential

**Officer:** Mark Thomas 292336

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

**Approved on 07/04/10 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02871**

**Flat 1 21 Wilbury Avenue Hove**

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

**Applicant:** Mr Peter Seccombe

**Officer:** Charlotte Hughes 292321

**Approved on 07/04/10 DELEGATED**

**1) BH01.01**

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

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

**BH2009/03087**

**Beresford Court Somerhill Road Hove**

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

**Applicant:** Mr M Sorokin

**Officer:** Paul Earp 292193

**Refused on 24/03/10 DELEGATED**

**1) UNI**

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

**BH2009/03088**

**64 Goldstone Villas Hove**

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

**Applicant:** Media Exchange

**Officer:** Christopher Wright 292097

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

**1) BH01.01**

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

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

**2) BH06.02**

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

*Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and*

to comply with policy TR14 of the Brighton & Hove Local Plan.

**3) UNI**

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

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

**4) UNI**

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

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

**BH2009/03107**

**1 Addison Road Hove**

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

**Applicant:** Paulanto Ltd

**Officer:** Adrian Smith 01273 290478

**Refused on 19/03/10 DELEGATED**

**1) UNI**

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

**2) UNI2**

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

**BH2010/00031**

**FFF 76 Davigdor Road Hove**

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

**Applicant:** Mr K Dawson

**Officer:** Adrian Smith 01273 290478

**Approved on 18/03/10 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the

development has been submitted to and approved in writing by the local planning authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

*Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.*

### **3) UNI**

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

*Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.*

### **4) UNI**

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

*Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 of the Brighton & Hove Local Plan.*

### **5) UNI**

The proposed residential units shall be constructed to 'Lifetime Homes' standards in accordance with details that shall have first been agreed in writing by the local planning authority prior to commencement of development, unless otherwise agreed in writing by the local planning authority.

*Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.*

### **6) UNI**

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials. The development shall be carried out in strict accordance with the approved details.

*Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

## **BH2010/00105**

### **89 Holland Road Hove**

Erection of single storey rear/side extension, incorporating link to existing detached garage.

**Applicant:** Mr Richard Lloyd-Evans

**Officer:** Paul Earp 292193

**Approved on 31/03/10 DELEGATED**

**BH2010/00121**

**5 West View The Drive Hove**

Replacement of existing window with new uPVC french doors and side windows.

**Applicant:** Mr Arthur Owen

**Officer:** Steven Lewis 290480

**Approved on 22/03/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) UNI**

Notwithstanding the approved plans, no works shall commence until satisfactory design details of the proposed French doors have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: As a lack of detail was submitted with the application and to ensure a satisfactory appearance to the development and host the Brighton & Hove Local Plan.*

**BH2010/00150**

**Flat 1 17 Osmond Gardens Osmond Road Hove**

Erection of single storey rear extension with terrace and steps into garden.

**Applicant:** Miss Juliette Bidwell

**Officer:** Guy Everest 293334

**Approved on 29/03/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH03.03**

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

**BH2010/00166**

**Sussex County Cricket Club Eaton Road Hove**

Application for approval of details reserved by conditions 2, 5, 6, 7 & 17 of application BH2009/02276 (pertaining to the hospitality buildings only, and for no other aspects of the development).

**Applicant:** Sussex County Cricket Club

**Officer:** Paul Earp 292193

**Approved on 18/03/10 DELEGATED**

**BH2010/00225**

**37 Wilbury Villas Hove**

Erection of single storey rear extension.

**Applicant:** Mr B & Mrs P McKellar

**Officer:** Clare Simpson 292454

**Approved on 24/03/10 DELEGATED**

### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

### **2) BH02.09**

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

*Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

## **BH2010/00228**

### **37 Wilbury Villas Hove**

Certificate of Lawfulness for a proposed loft conversion incorporating three dormers to side elevation, one dormer to rear and rooflights to front roof slope.

**Applicant:** Mr B & Mrs P McKellar

**Officer:** Clare Simpson 292454

**Refused on 24/03/10 DELEGATED**

### **1) UNI**

The submitted drawings indicate side dormers which have sash openings within 1.7 metres of first floor level. In addition one of the side windows would be clear glass. Furthermore the dormer window on the rear roof slope would not be constructed with materials used in the construction of the exterior of the existing dwellinghouse. The development is thereby not permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995, as amended. The roof lights are not shown to comply with Schedule 2, Part 1, Class C of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

## **BH2010/00248**

### **Upper Unit 11 Lyndhurst Road Hove**

Application for approval of details reserved by conditions 2, 4 and 6 of application BH2009/01907.

**Applicant:** Mr D Webb

**Officer:** Jason Hawkes 292153

**Approved on 26/03/10 DELEGATED**

## **BH2010/00252**

### **54 Fonthill Road Hove**

Erection of single storey side extension to replace existing, incorporating roof-light. Creation of raised decking area to rear, including obscured glass screening and steps to garden.

**Applicant:** Mr James Tewkesbury

**Officer:** Wayne Nee 292132

**Approved on 29/03/10 DELEGATED**

### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

### **2) UNI**

The raised decking area hereby permitted shall not be brought into beneficial use until a 1.8 metre high privacy screen to the northern boundary with 56 Fonthill



Road has been erected in accordance with the details as shown on the approved drawings. The privacy screen shall thereafter be retained in situ for as long as the decking area is in existence.

*Reason: To protect the amenities of the occupiers of neighbouring residential property and to comply with the provisions of policy QD27 of the Brighton & Hove Local Plan.*

### **BH2010/00309**

#### **2 Livingstone Road Hove**

2 no. rooflights to rear elevation and soil pipe and ventilation outlet to front elevation.

**Applicant:** Mr & Mrs Kelly

**Officer:** Steven Lewis 290480

**Approved on 22/03/10 DELEGATED**

#### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

### **BH2010/00397**

#### **1 Wilbury Villas Hove**

Non material amendment to BH2008/01360 for alterations to internal layout at ground, first and second floor levels; retention of existing window and door openings to single-storey rear section, and rear second floor roof retained as existing.

**Applicant:** Mr R P Lallchand

**Officer:** Guy Everest 293334

**Approved on 29/03/10 DELEGATED**

#### **1) UNI**

The proposed revisions to the scheme approved under application reference BH2010/01360 do not result in significant changes to the appearance of the development or have an impact on neighbouring occupiers. The works do not therefore take the development beyond the scope of the original planning permission and do not warrant the submission of a further application for planning permission.

## **HANGLETON & KNOLL**

### **BH2010/00030**

#### **Goldstone Primary School Laburnum Avenue Hove**

Proposed galvanised metal ladder and landing with balustrade to gain access to water tank on flat roof above kitchen.

**Applicant:** Brighton & Hove City Council

**Officer:** Clare Simpson 292454

**Approved on 31/03/10 DELEGATED**

#### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**BH2010/00037**

**181 Nevill Avenue Hove**

Erection of conservatory to rear.

**Applicant:** Mr Simon Judd

**Officer:** Wayne Nee 292132

**Approved on 26/03/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**BH2010/00565**

**88 Applesham Avenue Hove**

Non material amendment to BH2007/00664 for approval for mono-pitch lean-to roof extension to dwelling - Amendment - flat roof rendered/glazed extension re same footprint as approved.

**Applicant:** Mr K Elliott

**Officer:** Clare Simpson 292454

**Refused on 19/03/10 DELEGATED**

**SOUTH PORTSLADE**

**BH2010/00119**

**Alma Cottage South Street Portslade Brighton**

Erection of two storey side extension and ground floor rear extension.

**Applicant:** Mr & Mrs L Watts

**Officer:** Wayne Nee 292132

**Refused on 29/03/10 DELEGATED**

**1) UNI**

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Policy HE6 of the Brighton & Hove Local Plan states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. The proposed side extension, by virtue of its scale, location, massing, design and fenestration detail, would form an inappropriate and incongruous addition which would result in material harm to the appearance and original character of the existing property. Furthermore, the prominence of this poorly designed extension within the street scene would be detrimental to the character and appearance of Portslade Old Town Conservation Area. The proposal is therefore contrary to the abovementioned policies.

**BH2010/00262**

**84A Station Road Portslade**

Certificate of Lawfulness for the existing use as a residential dwelling.

**Applicant:** Mr David Turner

**Officer:** Christopher Wright 292097

**Approved on 24/03/10 DELEGATED**

**BH2010/00324**

**39 Applesham Way Portslade**

Certificate of Lawfulness for proposed single storey rear extension incorporating 2 no. roof-lights.

**Applicant:** Mr & Mrs B Banfield

**Officer:** Mark Thomas 292336

**Approved on 06/04/10 DELEGATED**

**HOVE PARK**

**BH2010/00009**

**11 Tongdean Road Hove**

Erection of two new 5 bedroom family homes

**Applicant:** Mr Chris Weatherstone

**Officer:** Guy Everest 293334

**Approved on 23/03/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH04.01A**

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling[\*s\*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

*Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.*

**3) BH05.01A**

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) or STROMA under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE or STROMA issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

**4) BH05.02A**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment or STROMA issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable*

*Building Design.*

**5) BH05.10**

The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

*Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.*

**6) BH06.04**

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

*Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.*

**7) BH12.01**

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**8) BH12.07**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

*Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.*

**9) UNI**

The first floor windows indicated on the hereby approved plans as being obscurely glazed shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

*Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**10) UNI**

No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site to OS Datum by means of spot heights and cross-sections; proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

*Reason: To ensure a satisfactory appearance to the development and to protect the amenity of surrounding neighbours in accordance with policies QD1, QD2, and QD27 of the Brighton & Hove Local Plan.*

### **11) UNI**

The landscaping scheme, as approved under condition 3, shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced with others of similar size and species, unless the Local Planning Authority give written consent to any variation.

*Reason: To enhance the appearance of the development and protect neighbouring residential amenity and to comply with policies QD15, QD16 and QD27 of the Brighton & Hove Local Plan.*

### **12) UNI**

No development shall take place until a scheme for the landscaping hard surfacing, means of enclosure and planting of the development has been submitted to and approved in writing by the Local Planning Authority. The details shall make particular provision for additional boundary fencing and landscaping along the northern boundary of the site and include details of planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme.

*Reason: To enhance the appearance of the development and protect neighbouring residential amenity and to comply with policies QD15, QD16 and QD27 of the Brighton & Hove Local Plan.*

### **13) UNI**

Prior to occupation of the hereby approved dwellings details of entrance gates to the site from Tongdean Road shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the agreed details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and HE6 of the Brighton & Hove Local Plan.*

### **BH2010/00035**

#### **57 Dyke Road Avenue Hove**

Certificate of Lawfulness for demolition of existing conservatory to rear and erection of replacement conservatory. Demolition and replacement of front boundary wall with associated railings and automatic gates.

**Applicant:** Mr & Mrs David Whitehouse

**Officer:** Paul Earp 292193

**Refused on 19/03/10 DELEGATED**

### **BH2010/00153**

#### **104 Nevill Road Hove**

Certificate of Lawfulness for proposed demolition of existing rear extension and erection of replacement single storey rear extension.

**Applicant:** Mr Martin Friel

**Officer:** Adrian Smith 01273 290478

**Approved on 24/03/10 DELEGATED**

### **BH2010/00184**

#### **30 Bishops Road Hove**

Construction of rear terrace incorporating underground storage area.

**Applicant:** Mr & Mrs James Groves

**Officer:** Wayne Nee 292132

**Approved on 06/04/10 DELEGATED**

### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

### **2) UNI**

The rear terrace hereby permitted shall not be brought into use until the privacy screen to the southern boundary with 28 Bishops Road has been erected in accordance with the details as shown on the approved drawings. The privacy screen shall thereafter be retained in situ at all times the terrace area is in use.

*Reason: To protect the amenities of the occupiers of neighbouring residential property and to comply with the provisions of policy QD27 of the Brighton & Hove Local Plan.*

## **BH2010/00186**

### **4 Dyke Close Hove**

Erection of single storey rear extension.

**Applicant:** Mr Stephen Spink

**Officer:** Wayne Nee 292132

**Approved on 19/03/10 DELEGATED**

### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

### **2) BH03.03**

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

## **BH2010/00234**

### **2 Chartfield Hove**

Erection of two storey side/rear (south west) extension and associated works.

**Applicant:** Mr Christopher Tunbridge

**Officer:** Wayne Nee 292132

**Refused on 29/03/10 DELEGATED**

### **1) UNI**

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed two storey side elevation extension - by virtue of its height, and the awkward relationship between the extension and the main roof of the property - would form an inappropriate addition which would harm the appearance of the existing property. The proposal would therefore be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

## **BH2010/00285**

### **4 Hove Park Way Hove**

Erection of a two-storey rear extension.

**Applicant:** Mr Jonathon Stern

**Officer:** Steven Lewis 290480

**Approved on 22/03/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH03.03**

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

**3) UNI**

The new window openings at first floor level to the northern elevation of the dwelling, as indicated on drawing no. RFA08/045/03A, shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

*Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2010/00342**

**18 Rigden Road Hove**

Single storey side extension.

**Applicant:** Ms Esme Floyd Hall

**Officer:** Guy Everest 293334

**Approved on 07/04/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH03.03**

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

**BH2010/00344**

**118 Woodland Avenue Hove**

Certificate of Lawfulness for proposed loft conversion incorporating 2no. side dormers and rooflights to front and side roofslopes.

**Applicant:** Mr Jason Hunt

**Officer:** Charlotte Hughes 292321

**Approved on 01/04/10 DELEGATED**

**WESTBOURNE**

**BH2009/02626**

**176 Portland Road Hove**

Installation of awning to front of shop.

**Applicant:** Bluebird Society for the Disabled

**Officer:** Mark Thomas 292336

**Approved on 22/03/10 DELEGATED**

### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

### **2) UNI**

No development shall take place until full details of the colouration of the proposed awning are submitted to, and approved in writing by, the Local Authority. Development shall be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.*

### **BH2009/02987**

#### **149-151 Kingsway Hove**

Demolition of existing semi-detached dwellings

**Applicant:** Stranmede Ltd

**Officer:** Clare Simpson 292454

**Refused on 19/03/10 DELEGATED**

### **1) UNI**

Policy HE8 of the Brighton & Hove Local Plan states that the demolition of a building within a Conservation Area, which makes a positive contribution to the character or appearance of the Conservation Area will only be permitted providing a) supporting evidence is submitted with the application which demonstrates that the building is beyond economic repair; b) viable alternative uses cannot be found for the building; and c) the redevelopment both preserves the character of the Conservation Area and would produce substantial benefits that would outweigh the building's loss. The existing building is not of merit, however to allow demolition where no acceptable replacement scheme has been identified would have a negative impact on the character and appearance of the Pembroke and Princes Conservation Area. The proposal is considered contrary to policy HE8 of the Brighton & Hove Local Plan.

### **BH2009/03128**

#### **GFF 45 Rutland Gardens Hove**

Proposed uPVC French doors to rear of property and replacement of timber windows with uPVC windows to south elevation.

**Applicant:** Mr Raj Nathan

**Officer:** Mark Thomas 292336

**Approved on 31/03/10 DELEGATED**

### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

### **BH2009/03159**

#### **Horizon 205 - 209 Kingsway Hove**

Alterations to front entrance steps after removal of existing chairlift.

**Applicant:** Austin Rees

**Officer:** Paul Earp 292193

**Approved on 19/03/10 DELEGATED**

### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.



*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH12.02**

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**BH2009/03167**

**42 Rutland Road Hove**

Change of use from retail (A1) with storage on first floor to residential dwelling (C3) including associated external alterations. (Part retrospective)

**Applicant:** Mr J Brand

**Officer:** Jason Hawkes 292153

**Approved on 18/03/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH02.07**

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

*Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**3) BH03.03**

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

**4) BH04.01**

The new dwelling[s] shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

*Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.*

**5) BH06.03**

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

*Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.*

**6) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, details of the new boundary wall, including an elevational drawing at a scale of 1:50, shall be submitted to and approved in writing by the Local Planning Authority within two months of the date of this permission. The wall shall thereafter be constructed in accordance with the approved details one month following approval of the details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.*

**7) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the proposed new bay window shall be constructed in accordance with details indicated on drawing no.2232/01 within two months of the date of this permission, and thereafter retained as such.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.*

**BH2010/00095**

**49 Portland Road Hove**

Erection of rear and side single storey extensions, rear first floor extension and change of use to office and staff room. Replacement of shop front, alterations and refurbishment of existing Veterinary Surgery.

**Applicant:** Mr Andrew Belton

**Officer:** Guy Everest 293334

**Approved on 26/03/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH03.03**

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

**BH2010/00148**

**49 Viceroy Lodge 143 Kingsway Hove**

Replacement UPVC windows.

**Applicant:** Mr Trevor Seymour

**Officer:** Mark Thomas 292336

**Approved on 07/04/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**BH2010/00424**

**4 Shakespeare Street Hove**

Installation of rear dormer to existing loft conversion.

**Applicant:** Mr Graham Highsted

**Officer:** Steven Lewis 290480

**Refused on 07/04/10 DELEGATED**

**1) UNI**

The proposed dormer is considered poorly designed, by reason of its size, scale, bulk, siting and detailing. The dormer would fail to relate well to the character and appearance of the host property, the wider terrace and roofscape; and would result in a prominent extension which would fail to emphasise or enhance the positive qualities of the surrounding area. This is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning

Guidance Note 1: Roof Extensions and Alterations.

## **2) UNI2**

The proposed roof lights by reason of their siting and number would fail to relate well to the character and appearance of the host property and would harm the visual amenity of the area. This is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1: Roof Extensions and Alterations.

### **BH2010/00582**

#### **60 Cowper Street Hove**

Certificate of Lawfulness for a proposed erection of a single storey rear extension.

**Applicant:** Ms Ruth Preston

**Officer:** Steven Lewis 290480

**Approved on 22/03/10 DELEGATED**

## **WISH**

### **BH2009/03011**

#### **66 Boundary Road Hove**

Display of 1 No. Non illuminated fascia sign incorporating static internally illuminated text and lozenge and 1 No. internally illuminated projection sign.

**Applicant:** The Boots Company

**Officer:** Wayne Nee 292132

**Approved on 23/03/10 DELEGATED**

#### **1) 10.01**

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

*Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

#### **2) 10.02**

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

*Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

#### **3) 10.03**

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

*Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

#### **4) 10.04**

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

*Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

#### **5) 10.05**

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

*Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

## **6) 10.06**

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

*Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

## **7) 10.07A**

The illumination of the advertisement shall be non-intermittent.

*Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.*

### **BH2010/00050**

#### **43 Middleton Avenue Hove**

Erection of single storey rear extension.

**Applicant:** Dr S Nene

**Officer:** Wayne Nee 292132

**Approved on 19/03/10 DELEGATED**

#### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

#### **2) BH03.03**

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

### **BH2010/00118**

#### **304 Portland Road & Land To Rear Of 304 Portland Road Hove**

Erection of 1no. Two storey dwelling house with associated works including demolition of existing extension to rear of retail unit and demolition of garage at land to the rear of the property. Alterations to existing retail unit including new door and access steps and replacement of existing door with new window to South elevation and replacement of existing door with new window to East elevation.

**Applicant:** Kitmarr Ltd

**Officer:** Adrian Smith 01273 290478

**Refused on 26/03/10 DELEGATED**

#### **1) UNI**

Policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan seek to ensure the efficient and effective use of sites with developments that demonstrate a high standard of design taking into account the height, scale, and bulk of existing buildings. The proposed building, by virtue of its scale, positioning and projection, would create a cramped form of development that would serve to close the visual gap at this corner location. It would be an overdevelopment of the

site thereby detracting from the character and appearance of the area, contrary to the above policies.

### **BH2010/00142**

#### **Land at rear of 240 Portland Road Hove**

Erection of a single storey building for (D1) use, resurfacing of access from Hogarth Road and the installation of controlled access gates.

**Applicant:** Mr Chris Constable

**Officer:** Christopher Wright 292097

**Approved on 31/03/10 DELEGATED**

#### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

#### **2) BH08.01**

- (i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:
  - (a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice;  
and, unless otherwise agreed in writing by the Local Planning Authority,
  - (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001;  
and, unless otherwise agreed in writing by the Local Planning Authority,
  - (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.
- (ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:
  - a) as built drawings of the implemented scheme;
  - b) photographs of the remediation works in progress; and
  - c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved

*Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.*

#### **3) UNI**

Unless otherwise agreed in writing by the Local Planning Authority the premises hereby permitted shall only be used for medical, education (excluding day nurseries and crèches) or art gallery use and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any

statutory instrument revoking and re-enacting that Order with or without modification).

*Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and the intensification of the use of the vehicular access and to comply with policies TR7 and QD27 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The use hereby permitted shall be carried on only by one practitioner and support staff only, unless otherwise approved in writing by the Local Planning Authority in an application on that behalf.

*Reason: The Local Planning Authority would wish to retain control over any subsequent intensification of the use of these premises in the interests of safeguarding the amenities of the area and the intensification of the use of the vehicular access and to comply with policies TR7 and QD27 of the Brighton & Hove Local Plan.*

#### **5) UNI**

The development hereby permitted shall not be occupied outside the hours of 8.00am until 7.00pm Monday to Friday and 8.00am until 5.00pm on Saturdays. The premises shall not be occupied on Sundays, Bank or Public Holidays.

*Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

#### **6) UNI**

The controlled gated access to the site from Hogarth Road shall be implemented in accordance with the details submitted and retained as such thereafter, for the lifetime of the development.

*Reason: To safeguard the amenities of the locality, in the interests of highway safety and in order to comply with policies QD27 and TR7 of the Brighton & Hove Local Plan.*

### **BH2010/00194**

#### **58 Braemore Road Hove**

Erection of single storey rear and side extension. (Retrospective)

**Applicant:** Mr Gary Wayne

**Officer:** Adrian Smith 01273 290478

**Approved on 23/03/10 DELEGATED**

#### **1) UNI**

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

*Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

### **BH2010/00231**

#### **46 Welbeck Avenue Hove**

Construction of first floor rear extension above existing.

**Applicant:** Mr Michael Sharp

**Officer:** Mark Thomas 292336

**Approved on 19/03/10 DELEGATED**

#### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

## **2) BH03.03**

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

### **BH2010/00289**

#### **35 Coleman Avenue Hove**

Erection of single storey rear extension with roof-lights.

**Applicant:** Mrs Velda Fairclough

**Officer:** Charlotte Hughes 292321

**Approved on 07/04/10 DELEGATED**

#### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

### **Withdrawn Applications**

#### **BH2010/00040**

##### **304 Portland Road Hove**

Conversion of existing maisonette to form 2 no. two bedroom flats and loft conversion to create studio flat incorporating front and rear rooflights.

**Applicant:** Kitmarr Ltd

**Officer:** Christopher Wright 292097

**WITHDRAWN ON 23/03/10**

