

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2009/02233

57 Wilmington Way Patcham Brighton

Erection of two storey detached dwelling in rear garden, with shared principal access from Wilmington Way.

Applicant: Mr Tony Paice

Officer: Ray Hill 293990

Refused on 30/04/10 DELEGATED

1) UNI

The proposed development, by virtue of its size and prominent siting, would adversely affect the amenities of the occupiers of the adjoining residential properties resulting in over-dominance, an increased sense of enclosure and visual intrusion, contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposal, by virtue of the size, siting and discordant appearance of the dormer window serving the stairwell on the western elevation of the building, does not constitute a high quality design in its own right and would be detrimental to the character and visual amenity of the locality, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 - Roof Alterations and Extensions.

3) UNI3

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

4) UNI4

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

BH2009/02239

57 Wilmington Way Patcham Brighton

Erection of two storey detached dwelling in rear garden, with access from lane at rear of Wilmington Way.

Applicant: Mr Tony Paice

Officer: Ray Hill 293990

Refused on 30/04/10 DELEGATED

1) UNI

The proposed development, by virtue of its size and prominent siting, would adversely affect the amenities of the occupiers of the adjoining residential properties resulting in over-dominance, an increased sense of enclosure and visual intrusion, contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposal, by virtue of the size, siting and discordant appearance of the dormer window serving the stairwell on the western elevation of the building,

does not represent a high quality design in its own right and would be detrimental to the character and visual amenity of the locality, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 - Roof Alterations and Extensions.

3) UNI3

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

4) UNI4

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

5) UNI5

The proposed development, by virtue of the excessive length and narrow width of the access track, would be likely to result in manoeuvring difficulties and additional stopping, turning and reversing traffic, adversely affecting the safety of the users of the highway, contrary to policies TR1 and TR7 of the Brighton & Hove Local Plan.

BH2010/00195

4 Overhill Way Brighton

Demolition of existing detached garage and erection of two storey side extension.

Applicant: Mr & Mrs Clare

Officer: Helen Hobbs 293335

Approved on 18/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/00284

37 Overhill Drive Brighton

Certificate of Lawfulness for proposed loft conversion including hip to barn end roof extension and rooflights to front, side and rear elevations. Alterations to existing conservatory including re-roofing.

Applicant: Mr Luis Coghlin

Officer: Jonathan Puplett 292525

Approved on 17/05/10 DELEGATED

BH2010/00386

Sussex House Crowhurst Road Brighton

Alteration to layout of front parking area to allow for the provision of 1 no. additional standard parking space and 1 no. additional disabled bay.

Applicant: Sussex Police Authority

Officer: Liz Arnold 291709

Approved on 29/04/10 DECISION ON APPEAL

1) BH01.01

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

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

2) BH05.10

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

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

BH2010/00515

4 Beechwood Avenue Brighton

Erection of first floor side extension incorporating roof extension above.

Applicant: Mr & Mrs J Chaytor

Officer: Jonathan Puplett 292525

Approved on 06/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/00615

23 Kenmure Avenue Patcham Brighton

Erection of single storey rear and side extension replacing existing conservatory and single storey detached annexe in rear garden replacing existing garage.

Applicant: Mr D Nicholls

Officer: Liz Arnold 291709

Approved on 17/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement, stated on drawing no. 3210.2A submitted on the 6th May 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.

3) UNI

The annexe development hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single private dwelling house and shall at no time be converted to a self-contained unit.

Reason: In order to protect the amenities of neighbouring properties and in accordance with policies QD27 of the Brighton & Hove Local Plan.

BH2010/00684

133 Woodbourne Avenue Brighton

Erection of two storey side extension; erection of front porch and ground floor bay with pedestrian ramp and alteration to first floor window.

Applicant: Mr Richard Pawluk & Mrs Sarah Pawluk

Officer: Jonathan Puplett 292525

Approved on 30/04/10 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) BH03.02

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

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

3) UNI

The first floor shower room window shall not be glazed otherwise than with obscured glass and top hung 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.

BH2010/00685

40 Windmill View Brighton

Erection of a two storey rear extension.

Applicant: Mr & Mrs Yeates

Officer: Helen Hobbs 293335

Approved on 30/04/10 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) 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.

4) UNI

Reasonable facilities shall be given to the County Planning Authority, including rights of regular access to a person, or persons, authorised by that Authority, during any construction work in order to prepare archaeological records. At least three weeks notice in writing shall be given to the County Planning Authority, and their nominated representatives, of the date when work on site is likely to start

Reason: To enable the recording of any items of historical or archaeological interest, as the development is likely to disturb remains of archaeological interest, and to comply with policy HE12 of the Brighton & Hove Local Plan.

BH2010/00825

60 Vale Avenue Brighton

Erection of second storey rear extension above existing rear extension incorporating a pitched roof.

Applicant: Mr & Mrs Evans

Officer: Helen Hobbs 293335

Approved on 17/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/00915

6 Warmdene Road Brighton

Erection of single storey side extension at first floor level including loft conversion and roof extension with rooflights to front and rear.

Applicant: Mr Mark Spence

Officer: Chris Swain 292178

Approved on 17/05/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted in the southern side elevation of the property 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.

PRESTON PARK

BH2009/02727

General Building 157-159 Preston Road, Brighton

Erection of 5 storey side extension and extension to fourth floor. Installation of stairwell and lift shaft projected forward of existing building. New entrance foyer with amended access facilities. Amended facing treatments to exterior of building.

Applicant: Altyre Securities Ltd

Officer: Ray Hill 293990

Approved on 12/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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) BH03.02

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

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

4) BH05.09

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

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

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) 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.

BH2009/03065

40 Hythe Road Brighton

Erection of porch to front elevation.

Applicant: Mr R Salmon

Officer: Chris Swain 292178

Approved on 30/04/10 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.

BH2010/00129

22 Southdown Road Brighton

Installation of rooflight to front roofslope.

Applicant: Mr Simon Hull

Officer: Chris Swain 292178

Approved on 06/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/00315

29A Preston Park Avenue Brighton

Loft conversion with raised roof height to match existing and insertion of 6no rooflights.

Applicant: Mr and Mrs Lance

Officer: Liz Arnold 291709

Approved on 17/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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) BH12.05A

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.

BH2010/00317

St Marys House 38 - 39 Preston Park Avenue Brighton

Application for approval of details reserved by conditions 6 and 8 of application BH2008/00650.

Applicant: Kathy Yeeles

Officer: Ray Hill 293990

Approved - no conditions on 18/05/10 DELEGATED

BH2010/00544

Downs Junior School Rugby Road Brighton

Alterations to footpath to create a ramped approach and formation of ramp to playground area at rear.

Applicant: Brighton & Hove City Council

Officer: Helen Hobbs 293335

Approved on 04/05/10 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) BH13.09

The railings shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

Report from:

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 until samples of the materials, including the proposed brick to the new plinth on the rear ramp and the concrete paving and any replacement stone to be used on the front ramp, 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 HE 1 of the Brighton & Hove Local Plan.

BH2010/00573

Whistler Court 26 Preston Park Avenue Brighton

Variation of condition 3 to allow double glazed windows to be installed in some flats only, in the first instance.

Applicant: Whistler Court Ltd

Officer: Helen Hobbs 293335

Approved on 13/05/10 DELEGATED

BH2010/00601

218 Dyke Road Brighton

Erection of ground floor rear kitchen and cold store extension with associated extension of kitchen extract ducting.

Applicant: Bar and Kitchen

Officer: Chris Swain 292178

Approved on 12/05/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Noise associated with 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.

4) UNI

The proposed flue, hereby approved shall be rendered to match the existing building and the chimney pot installed prior to the system being brought into use and shall be maintained as such thereafter.

Reason: To safeguard the appearance of the building and to comply with policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/00818

48 Edburton Avenue Brighton

Erection of single storey lean-to rear extension with rooflights and installation of new window to rear

Applicant: S & D Sherley-Price

Officer: Chris Swain 292178

Refused on 12/05/10 DELEGATED

1) UNI

The proposed extension, by reason of its height, design and close proximity to the shared boundary would result in a detrimental overbearing impact and sense of enclosure towards No.46 Edburton Avenue, detracting from the residential amenity currently enjoyed by this property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

REGENCY

BH2010/00251

9 Pool Valley Brighton

Proposed structural repairs and replacement to tiled window bays at first floor on front elevation.

Applicant: Cue Property Holdings Ltd

Officer: Charlotte Hughes 292321

Approved on 17/05/10 DELEGATED

1) BH01.01

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

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

2) UNI

No works shall take place until a sample of the new mathematical tiles to be used have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out 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.

BH2010/00253

9 Pool Valley Brighton

Proposed structural repairs and replacement to tiled window bays at first floor on front elevation.

Applicant: Cue Property Holdings Ltd

Officer: Charlotte Hughes 292321

Approved on 17/05/10 DELEGATED

1) BH01.05

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

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

2) BH13.12

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

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

3) UNI

No works shall take place until a sample of the new mathematical tiles to be used have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out 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.

BH2010/00287

47 Temple Street Brighton

Change of use from residential dwelling (C3) to language school (D1).

Applicant: Mr Baja

Officer: Clare Simpson 292454

Refused on 12/05/10 DELEGATED

1) UNI

Policy HO8 of the Brighton & Hove Local Plan requires the retention of residential units to ensure the adequate supply of the city's housing stock. The proposed change of use would result in the loss of a good-sized residential unit suitable for family occupation. The proposal is contrary to policy HO8 of the Brighton & Hove Local Plan.

2) UNI2

The applicant has failed to demonstrate that the proposed language school would provide an accessible community facility and has failed to demonstrate that the change of use would not have adverse impact on the residential character the locality or the residential amenity of neighbouring occupiers. The proposal would be contrary to policy HO19 and QD27 of the Brighton & Hove Local Plan.

BH2010/00346

7 Victoria Road Brighton

Alterations to roof to form a hidden sunken external roof space incorporating removal and replacement of external features.

Applicant: Mr & Mrs Christopher Jackson

Officer: Clare Simpson 292454

Refused on 19/05/10 DELEGATED

1) UNI

The property is a Grade II listed building located within the Montpelier and Clifton Hill Conservation area. The proposal would result in a significantly altered roof form which would not be sympathetic to the existing building and harm the historic character of the listed building. The inappropriate roof form would be visible from the neighbouring properties and would detract from the character of the Conservation Area when viewed from these properties. As such, the proposal would be contrary to policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2010/00347

7 Victoria Road Brighton

Alterations to roof to form a hidden sunken external roof space incorporating removal and replacement of external features.

Applicant: Mr & Mrs Christopher Jackson

Officer: Clare Simpson 292454

Refused on 18/05/10 DELEGATED

Report from:

1) UNI

The property is a Grade II listed building located within the Montpelier and Clifton Hill Conservation area. The proposal would result in a significantly altered roof form which would not be sympathetic to the existing building and would result in an incongruous roof profile to the property. The works would harm the historic character and appearance of the listed building. The development would be contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2010/00485

26-27 East Street Brighton

Internal refurbishment to existing retail unit and 2 no. non-illuminated fascia signs and 1 no. non-illuminated hanging sign (Retrospective).

Applicant: Links of London

Officer: Charlotte Hughes 292321

Approved on 30/04/10 DELEGATED

1) UNI

Within two months of the date of this consent, 1:10 scale front and side elevations of the hanging sign and 1:5 scale elevations and sections of the fascia sign shall be submitted to and approved in writing by the Local Planning Authority. Notwithstanding the signage already installed on the building, 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 the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

2) UNI

Within two months of the date of this consent, floor plans and sections at 1:50 scale showing details of the precise routing of the air-conditioning pipework and ducting shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

Within two months of the date of this consent, 1:1 joinery sectional profiles of the new door and architrave joinery work shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

4) UNI

The gap behind the dry lining of the walls shall be fully ventilated to prevent the accumulation of damp. Prior to any works being carried out, details of the method of ventilation shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2010/00506

16B Montpelier Crescent Brighton

Application for approval of details reserved by conditions 2 and 3 of application BH2009/02594

Applicant: Mr Toby Ombler

Officer: Jason Hawkes 292153

Approved on 19/05/10 DELEGATED

BH2010/00540

St Stephens Hall Montpelier Place Brighton

Application for approval of details reserved by conditions 3, 4 and 9 of application BH2009/00802

Applicant: Miss Nikki Homewood

Officer: Clare Simpson 292454

Approved on 30/04/10 DELEGATED

BH2010/00620

54 Churchill Square Russell Place Brighton

Change of Use from retail (A1) to mixed use retail and coffee shop (A1/A3).

Applicant: Standard Life Investments

Officer: Steven Lewis 290480

Approved on 10/05/10 DELEGATED

1) BH01.01

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

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

BH2010/00632

St Stephens Hall Montpelier Place Brighton

Application for approval of details reserved by conditions, 7, 8, 10, 12, 13 and 14 of application BH2009/00802.

Applicant: BHT

Officer: Clare Simpson 292454

Split Decision on 30/04/10 DELEGATED

1) UNI

Grant approval of the details reserved by conditions 7, 8, 12, 13 and 14 of application BH2009/00802

1) UNI

Refuse approval of details reserved by condition 10 of application BH2009/00802
The lanterns above the external doors to the front elevation are not acceptable, as these are a poor imitation of traditional lanterns and not authentic.

BH2010/00633

44 Victoria Street Brighton

Certificate of Lawfulness for proposed conversion from 2no flats into single residential dwelling including altered entrance.

Applicant: Mr Adrian Allan

Officer: Jason Hawkes 292153

Approved on 12/05/10 DELEGATED

BH2010/00634

44 Victoria Street Brighton

Alterations to front elevation to replace pair of entrance doors with single front door.

Applicant: Mr Adrian Allan

Officer: Jason Hawkes 292153

Approved on 12/05/10 DELEGATED

1) BH01.01

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

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

2) UNI

The new door and its frame shall be of painted softwood and the brickwork around the new door shall be finished in painted render to match the existing building.

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

BH2010/00682

Grosvenor Casino 9 Grand Junction Road Brighton

Display of 2no internally-illuminated fascia signs and non-illuminated frosted vinyl detail to shop front windows.

Applicant: Rank Gaming Division

Officer: Jason Hawkes 292153

Approved on 30/04/10 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.

BH2010/00698

Units 6 & 12 Regent Arcade Brighton

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

Applicant: Baron Homes Corporation Ltd

Officer: Charlotte Hughes 292321

Approved on 17/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and

existing background noise levels to be determined as per guidance provided in BS4142:1997.

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

5) UNI

No alcohol shall be served on the premises except to persons seated and consuming food prepared and purchased from the premises or as a result of waiter/ess service.

Reason: In the interest of public order and crime prevention and to protect neighbouring amenity in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2010/00758

30 Norfolk Road Brighton

Application for approval of details reserved by condition 4 of application BH2008/01308.

Applicant: Mr & Mrs Karmani

Officer: Wayne Nee 292132

Refused on 11/05/10 DELEGATED

1) UNI

The mouldings at the top and bottom of the column have a lack of decoration, and the top moulding is considered to be too long. The approved drawing 477/01 from BH2008/01308 showed more decorative mouldings and a shorter top moulding.

2) UNI2

No samples of materials have been submitted.

BH2010/00785

33 Victoria Street Brighton

Loft conversion incorporating rear dormer and rooflights to front and rear roofslopes.

Applicant: Mr Jim Johnson

Officer: Clare Simpson 292454

Refused on 17/05/10 DELEGATED

1) UNI

The proposed dormer window, by virtue of its close proximity to the windows in the neighbouring property to the rear, would cause a loss of privacy to the neighbouring occupiers and would constitute an un-neighbourly form of development. The proposed development would be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2010/00788

33 Victoria Street Brighton

Installation of railings and gate to front boundary wall.

Applicant: Mr Jim Johnson

Officer: Clare Simpson 292454

Approved on 17/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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

Unless otherwise agreed in writing, and for the avoidance doubt, the proposed

Report from:

railings, including the profiles of the finial and top rail shall match that of 15 Victoria Street and shall be retained as such thereafter. The railings shall be painted black and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to preserve the character of the Montpelier and Clifton Hill in accordance with policy QD1, QD14, and HE6 of the Brighton & Hove Local Plan.

ST. PETER'S & NORTH LAINE

BH2009/01826

73-75 Trafalgar Street Brighton

Amendments to application BH2007/00862 to include raising the height of parapets and mansards, changes to approved dormer design and other external alterations (Part-retrospective).

Applicant: G.B. Liners Ltd

Officer: Jonathan Puplett 292525

Approved after Section 106 signed on 12/05/10 DELEGATED

1) 02.04A

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

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

2) BH01.01

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

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

3) UNI

Unless otherwise agreed in writing, the following works shall be carried out and completed within three months of the date of the decision:

i) Roof dormers shall be altered to accord with drawing nos. 551,81: 102M, 123E and 124B.

ii) The decorative banding to the eastern elevation of the building shall be carried out in accordance with drawing no. 551,81: 102M and finished in render and painted to match the existing walls.

iii) New cill details to windows 'W17', 'W14' and 'W2' shall be carried out in accordance with drawing no. 551,81: 102M and painted to match the existing walls.

iv) A timber sliding sash window, 'W13', shall be installed in replacement of the existing casement design, in accordance with drawing no. 551,81: 102M.

v) The northernmost door and step detail to the eastern elevation of the building, 'dg1', shall be removed and replaced in accordance with drawing nos. 551,81: 102M and 127D, and the door shall be of painted timber.

vi) The roof parapet copings shall be cement coated and painted to match the walls below in accordance with drawing no. 551,81: 102M.

vii) The mono-pitch roof ridge to the rear of no. 74 Trafalgar Street shall be re-finished with a parapet wall with lead flashings in accordance with drawing no. 551,81: 102M, and the parapet detail shall be finished in render and painted to match the existing walls.

viii) The projecting bell mouth drip details over the four windows and two doors to the east elevation of the building shall be hacked off and removed and the render

made good and squared off flush in the original traditional manner, without the use of edge or corner beading and using smooth render and shall be painted to match the existing walls.

ix) The redundant pipework and boxes on the north wall shall be removed and the renderwork made good using smooth render and shall be painted to match the existing walls.

Reason: To ensure the existing unauthorised works are altered to restore the character of the building and the wider conservation area, in compliance with policies QD1, QD2, QD3, QD14, and HE6 of the Brighton & Hove Local Plan.

4) UNI

The east facing dormer window 'W22' of the development hereby permitted shall be obscure glazed. It shall also be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be thereafter permanently retained as such.

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

5) UNI

The new and replacement windows shall be painted timber vertical sliding sashes with no trickle vents to match exactly the original sash windows, including their frame and glazing bar dimensions, subcill, cill and reveal details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

6) UNI

The development hereby approved shall not be occupied until the cycle, 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 cycles, refuse and recycling and to comply with policies SU2 and TR14 of the Brighton & Hove Local Plan.

BH2009/03126

2 Camden Terrace Brighton

Replacement of single glazed timber windows with double glazed UPVC windows.

Applicant: Mrs Kate Larkinson

Officer: Chris Swain 292178

Refused on 07/05/10 DELEGATED

1) UNI

The proposed double glazed, uPVC windows, by reason of their material and the thickness of the frames would form a visually inappropriate alteration to the building and adversely affect the character and appearance of the Camden Terrace street scene and the West Hill conservation area and as such are contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2010/00111

33-35 Prestonville Road Brighton

Change of Use of 3 No. Retail Units (A1) to form 3 No. two bed flats (C305) incorporating demolition of existing rear extension and erection of new rear extension. Remodelling of existing shopfronts into domestic frontages.

Applicant: Mr Tony Pasby

Officer: Ray Hill 293990

Refused on 30/04/10 DELEGATED

1) UNI

Cumulatively the proposed development, by virtue of the size, siting and design of the extension, amenity space, standard of amenity for the future occupiers and impact on neighbouring amenity, represents an over-development of the site, contrary to policies QD1, QD2, QD3, QD14, QD27, and HO5 of the Brighton & Hove Local Plan.

2) UNI2

The proposal, by virtue of the unsympathetic design of the alterations to the ground floor western (street) elevation, fails to relate to the existing building, adversely affecting the character and visual amenity of the street scene, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

3) UNI3

The proposed rear extension, by virtue of its size and siting, would be detrimental to the amenities of the occupiers of the flat on the ground and lower ground floors of No.32 Prestonville Road, resulting in over-dominance and visual intrusion contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The development would have a cramped and overcrowded layout, resulting a poor outlook and inadequate private amenity space for the future occupiers, contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

5) UNI5

The Applicant has failed to satisfactorily demonstrate that, where practicable, the development would comply with Lifetime Homes standards, contrary to policy HO13 of the Brighton & Hove Local Plan and Planning Advice Note 03 Accessible Housing & Lifetime Homes.

BH2010/00240

Kings Court King Street Brighton

Demolition of entrance porch, construction of new entrance steps and hand rail and re-positioning of front entrance door.

Applicant: Mr W Davies

Officer: Sonia Kanwar 292359

Approved on 11/05/10 DELEGATED

1) BH01.01

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

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

BH2010/00333

17-19 Oxford Street Brighton

Outline application for the demolition of existing building and erection of new building comprising of 4no 1 bed flats and 5no studio flats to first, second and third floors; and 2no commercial units at ground floor to be used as either Retail (A1), Financial & Professional Services (A2) or Restaurant and Cafe (A3).

Applicant: Art Leisure Ltd

Officer: Kathryn Boggiano 292138

Refused on 29/04/10 DELEGATED

1) UNI

The applicant has failed to demonstrate that the ground floor A1/A2/A3 units, by reason of their small size and lack of ancillary space such as storage, staff facilities/toilets, cycle parking and refuse/recycling storage, would equate to viable units, and has therefore failed to demonstrate that the proposal complies with policy SR5 of the Brighton & Hove Local Plan, Supplementary Planning

Guidance 04 'Parking Standards' and Planning Advisory Note 05 'Design Guidance for the Storage and Collection of Recyclable Materials and Waste'.

2) UNI2

The proposal, by reason of its massing, height, design, large areas of flat roof, projection to the rear, and the limited set back of the upper floor, would result in a overly bulky building which would look incongruous within and harmful to the Francis Street and Oxford Street street scenes. As such the proposal would be of detriment to the character and appearance of the area and is contrary to policies QD1, QD2, QD14 and QD3 of the Brighton & Hove Local Plan.

3) UNI3

The proposal, by reason of the complete lack of any amenity space provision, would not be detrimental to the living conditions of future residents of the scheme contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

BH2010/00348

11 London Road Brighton

Display of 1no internally illuminated fascia sign.

Applicant: Miss Rebecca Spedding

Officer: Helen Hobbs 293335

Approved on 12/05/10 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.

BH2010/00483

132 Queens Road Brighton

Display of 1no externally illuminated fascia sign and 1no externally illuminated projecting sign (retrospective).

Applicant: JD Williams

Officer: Sonia Kanwar 292359

Approved on 06/05/10 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.

BH2010/00523

26 Stroudley Road Brighton

Installation of linked photovoltaic solar panels on roof.

Applicant: Eaglelide Ltd

Officer: Jonathan Puplett 292525

Approved on 04/05/10 DELEGATED

1) BH01.01

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

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

BH2010/00649

134 North Street Brighton

Display of 1no internally illuminated fascia sign.

Applicant: Blacks Leisure Group

Officer: Sonia Kanwar 292359

Approved on 17/05/10 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.

BH2010/00693

Albany House 49 New England Street Brighton

Change of use from retail (A1) to a vehicle hire garage (Sui-generis).

Applicant: Enterprise Rent-a-Car UK Ltd

Officer: Anthony Foster 294495

Approved on 10/05/10 DELEGATED

1) BH01.01

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

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

BH2010/00743

12 York Place Brighton

Application for approval of details reserved by conditions 10 and 11 of application BH2009/01986.

Applicant: Denizen Estates Ltd

Officer: Aidan Thatcher 292265

Refused on 12/05/10 DELEGATED

BH2010/00886

12 York Place Brighton

Non material amendment to BH2009/01986 to place kitchen in front of the restaurant and not at the back as approved.

Applicant: Mr Rituparno Bhattacharya

Officer: Aidan Thatcher 292265

Approved on 04/05/10 DELEGATED

WITHDEAN

BH2009/02193

27 Glen Rise Brighton

Conversion of bungalow to two storey house including 2 storey rear extension, roof extensions and associated works (Retrospective).

Applicant: Mr John Blankson

Officer: Steven Lewis 290480

Refused on 19/05/10 DELEGATED

1) UNI

The rooflight upon the west facing elevation is considered to result in an overbearing presence which would lead to the impression of being overlooked in the habitable rooms within the roof space of 25 Glen Rise and a loss of privacy. This is contrary to policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/03143

48A Inwood Crescent Brighton

Conversion of existing three storey maisonette to form a two storey maisonette and one self contained flat including a new external doorway to side elevation.

Applicant: Reefsouth Ltd

Officer: Jason Hawkes 292153

Approved on 30/04/10 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) BH02.07

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

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

3) BH04.01

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

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

4) 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.

Report from:

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.

BH2010/00377

Chaily 61 Valley Drive Brighton

Demolition of existing garage and erection of a two storey side extension.

Applicant: Mr Terry Offord

Officer: Wayne Nee 292132

Refused on 04/05/10 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed two storey side extension, by virtue of its size, bulk and scale, would cause a significant sense of enclosure and loss of outlook to the neighbouring property to the south at 3 Hillside Way. 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

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 extension by virtue of its inappropriate roof form and roof height would result in an awkward and inappropriate addition that does not relate well to the existing property and would fail to respect the character of the street scene. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/00396

11 Surrenden Crescent Brighton

Erection of extensions reaching up to two storeys in height and remodeling to existing house.

Applicant: Mr James Oliver

Officer: Adrian Smith 01273 290478

Refused on 30/04/10 DELEGATED

1) UNI

Policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan require all extensions and alterations to be well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed re-modelling of the main house and addition of a part single part two storey rear extension, by virtue of its scale, low overall height and convoluted contemporary design, represents a series of contextually inappropriate additions and alterations to the building that would represent an incongruous addition, out of keeping with the surrounding area and harmful to the street scene of Surrenden Crescent to the front and Peacock Lane to the rear, contrary to the above policies.

BH2010/00488

8 Inwood Crescent Brighton

Erection of single storey side and rear extensions to No 8A Inwood Crescent and creation of new external terrace to No 8 Inwood Crescent.

Applicant: Mr Ewan Stoddart

Officer: Guy Everest 293334

Approved on 05/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 1.8 metre high screening to the north and southern side elevations of the hereby approved external terrace shall be erected prior to the terrace first being used and shall be retained as such thereafter.

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.

BH2010/00518

1A Dyke Road Place Brighton

Creation of balcony at first floor level to front elevation.

Applicant: Mr David Moyle

Officer: Wayne Nee 292132

Approved on 05/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 balcony hereby permitted shall not be brought into use until the privacy screen to the eastern boundary facing no.37 Wayland Avenue 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 balcony 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.

BH2010/00609

Land adjacent to 37 Millers Road Brighton

Application for approval of details reserved by condition 4 and 5 of application BH2009/02512.

Applicant: Mr Ronald Bloom

Officer: Steven Lewis 290480

Approved on 05/05/10 DELEGATED

BH2010/00666

344 Dyke Road Brighton

Erection of single storey extension at first floor front elevation. Loft conversion incorporating raising of ridge height, hip ends to gable ends with windows, pitched roof dormer on South roof slope and other associated works.

Applicant: Mr P De Costa

Officer: Adrian Smith 01273 290478

Approved on 30/04/10 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 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 additional windows, 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) UNI

The windows in the south side 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.

BH2010/00719

219B Preston Road Brighton

Application for approval of details reserved by conditions 5, 6, 7, 9, 13, 14 and 15 of application BH2008/03229.

Applicant: Jarlime Ltd

Officer: Guy Everest 293334

Approved - no conditions on 18/05/10 DELEGATED

BH2010/00720

Crispins Cornwall Gardens Brighton

Loft conversion incorporating dormers to front and rear and rooflights to sides and rear. Insertion of window to front to convert existing garage into bedroom.

Applicant: Mr Martin Todd

Officer: Charlotte Hughes 292321

Approved on 30/04/10 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.

BH2010/00826

18 Fairlie Gardens Brighton

Certificate of Lawfulness for the proposed development for the erection of a brickwork garage.

Applicant: Mr & Mrs Claxton

Officer: Mark Thomas 292336

Approved on 19/05/10 DELEGATED

BH2010/00865

8 Surrenden Road Brighton

Certificate of Lawfulness for proposed loft conversion incorporating 2no rooflights on West and dormer on East roofslopes.

Applicant: Mr Gar Cheung

Officer: Steven Lewis 290480

Approved on 13/05/10 DELEGATED

EAST BRIGHTON

BH2009/03156

Wellsbourne Centre Whitehawk Road Brighton

Erection of part single part 2 storey building to accommodate library, café, offices and ancillary accommodation. Change of use of part of school from D1 to office B1. Creation of new disabled car park and diversion of existing public footpath and creation of new cycle/footway connecting to Whitehawk Way.

Applicant: Brighton & Hove City Council

Officer: Ray Hill 293990

Approved on 30/04/10 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.07

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

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

3) BH03.01

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

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

4) 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 60% in energy and water

sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development have been submitted to the Local Planning Authority; and

(b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

5) BH05.06

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

6) BH05.07

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

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

7) BH06.01

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) BH07.11

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

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

Local Plan.

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, replacement tree planting, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

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

11) BH11.02

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

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

12) BH11.03

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

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

13) UNI

No development shall take place until details of the brown roof and a five year maintenance programme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the premises opening and shall be retained as such thereafter.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with SU2 of the Brighton & Hove Local Plan and the SPD08 Sustainable Building Design.

14) UNI

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

and updating the travel plan where appropriate.

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

15) UNI

No development shall take place until a scheme detailing improvement works to the south and north bound St David's Hall bus stops to include visual and audio information, has been submitted to and approved in writing by the Local Planning Authority. The improvements shall be carried out prior to the occupation of the development in accordance with the approved details.

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

16) UNI

The development shall not be occupied until a scheme of pedestrian, cyclist and vehicle signage has been submitted to and approved in writing by the Local Planning Authority. The signage shall be implemented in accordance with the approved details prior to the occupation of the development.

Reason: In order that the development provides for the demand for travel that it creates and meets the objectives of accessible and sustainable development and quality of design in accordance with policies TR1, TR7, TR8, TR11, TR12, TR13, TR14, TR15 and QD28 of the Brighton & Hove Local Plan.

BH2010/00522

St John's College 17 Walpole Road Brighton

Relocation of main entrance incorporating new wheelchair access bridge and handrail with laminated glass panels. Alterations to fenestration and removal of existing fire escape.

Applicant: St John's School & College

Officer: Anthony Foster 294495

Approved on 30/04/10 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) BH03.02

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

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

3) BH05.10

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

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

4) BH06.01

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

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

5) BH11.02

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

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

6) UNI

The gates hereby permitted shall be hung such that they open inwards into the site only.

Reason: To avoid the gates overhanging the highway and causing an obstruction in the interests of pedestrian and highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan

7) UNI

All new flintwork shall match the original flint walls in the type of flints, coursing, density of stones, and the mortar's colour, texture, composition, lime content and method of pointing. Before the work commences, a sample panel of flintwork shall be constructed on the site and shall be approved by the local planning authority in writing and the works shall be carried out and completed to match the approved sample flint panel.

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

8) UNI

Notwithstanding the submitted details, the new windows to the south elevation must match the external dimensions, profiles and detailing of the existing windows.

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

HANOVER & ELM GROVE

BH2010/00449

53 De Montfort Road Brighton

Certificate of Lawfulness application for Proposed Use for a loft conversion incorporating a rear dormer extension.

Applicant: Ms J Durrant

Officer: Sonia Kanwar 292359

Approved on 04/05/10 DELEGATED

BH2010/00497

1A Coronation Street Brighton

Replacment of existing timber windows at basement level with UPVC windows to front elevation.

Applicant: Mr Robbie Grice

Officer: Chris Swain 292178

Approved on 04/05/10 DELEGATED

1) BH01.01

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

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

BH2010/00733

43 - 45 Bentham Road Brighton

Conversion of existing building to form 4 studio flats, 2no 1 bed flat and 1no 2 bed flat including insertion of additional windows to front and rear and rooflights to North and South roofslopes.

Applicant: Arnlane Developments Ltd

Officer: Aidan Thatcher 292265

Refused on 06/05/10 DELEGATED

1) UNI

The plans submitted as part of this application are inconsistent and thus fail to provide a sufficient level of information to allow for a full and considered determination of the application.

2) UNI2

The application fails to demonstrate adequate marketing information to justify the loss of the existing Class D1 community facility. As such the proposal would be contrary to Policy HO20 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development would represent an overdevelopment of the site by virtue of the number and cramped size of units 1, 2, 3, 5 & 6. Therefore the proposal would be contrary to policy HO4 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development would cause an unacceptable impact on the living conditions of the future occupiers by virtue of poor levels of natural light received to the habitable rooms opening onto the rear lightwell. Therefore the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

5) UNI5

The proposed development would cause additional noise and disturbance to adjoining occupiers by virtue of the overdeveloped nature of the proposal and thus would be contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

6) UNI6

The proposed development fails to respect the character and appearance of the host building by virtue of the removal of part of the rear wall, the creation of the rear lightwell, and the number, size and position of the proposed window openings resulting in harm to the host building, street scene and wider area. Therefore, the proposal would be contrary to policies QD1, QD2, QD5 and QD14 of the Brighton & Hove Local Plan.

7) UNI7

The proposed development fails to provide adequate external private amenity space for each of the proposed units and as such would be contrary to policy HO5 of the Brighton & Hove Local Plan.

8) UNI8

The proposed development fails to demonstrate adequate compliance with lifetime homes criteria and as such would be contrary to policy HO13 of the Brighton & Hove Local Plan.

9) UNI9

The proposal fails to demonstrate how the development would be efficient in the use of energy, water and materials and as such would be contrary to policy SU2 of the Brighton & Hove Local Plan.

HOLLINGDEAN & STANMER

BH2010/00265

The Manor House Moulsecomb Place Lewes Road Brighton

Removal of conservatory and reinstatement of canopy on South East elevation, incorporating maintenance and remodelling of hard standing. Creation of disabled access through French doors.

Applicant: University of Brighton

Officer: Kathryn Boggiano 292138

Approved on 11/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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) BH14.02

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.

3) UNI

No works shall commence until a method statement for the removal of all paint on the south eastern facing elevation has been submitted to and approved in writing. The paint shall be completely removed from the elevation in accordance with a timescale to be agreed in the method statement. A small sample trial area for the agreed paint removal method shall be carried and approved in writing by the Local Planning Authority prior to the removal of the rest of the paint.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies HE1, QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

The canopy hereby approved shall match exactly the colour, materials and design, including the cast iron rainwater goods, of the surviving section of canopy on the north east facing elevation of the Manor House.

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.

5) UNI

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

- i. layout plans and sections showing the existing and proposed ground levels of the proposed new paved area;
- ii. notwithstanding the approved plans, details and samples of the paving materials for the new paved area,
- iii. details of the thresholds and levels of the French door entrances, including a plan at 1:10 scale and a section at 1:1 scale;
- iv. details including floor plans, elevations and samples of materials for the disabled access ramp and rails;

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 in the interests of the visual amenities of the area and to comply with policies HE1, QD1 and QD14 of the Brighton & Hove Local Plan.

BH2010/00266

The Manor House Moulsecomb Place Lewes Road Brighton

Removal of conservatory and reinstatement of canopy on South East elevation, incorporating maintenance and remodelling of hard standing. Creation of disabled access through French doors.

Applicant: University of Brighton

Officer: Kathryn Boggiano 292138

Approved on 05/05/10 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 the following details have been submitted to and approved in writing by the Local Planning Authority:

- i. layout plans and sections showing the existing and proposed ground levels of the proposed new paved area;
- ii. notwithstanding the approved plans, details and samples of the paving materials for the new paved area,
- iii. details of the thresholds and levels of the French door entrances, including a plan at 1:10 scale and a section at 1:1 scale;
- iv. details including floor plans, elevations and samples of materials for the disabled access ramp and rails;

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.

3) UNI

No works shall commence until a method statement for the removal of all paint on the south eastern facing elevation has been submitted to and approved in writing by the Local Planning Authority. The paint shall be completely removed from the elevation in accordance with a timescale to be agreed in the method statement. A small sample trial area for the agreed paint removal method shall be carried and approved in writing by the Local Planning Authority prior to the removal of the rest of the paint.

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

4) UNI

The canopy hereby approved shall match exactly the colour, materials and design, including the cast iron rainwater goods, of the surviving section of canopy on the north east facing elevation of the Manor House.

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

BH2010/00293

Land To Rear Of 66 Wolseley Road Brighton

Demolition of existing double garage and erection of a 3 storey, 4 bedroom detached house.

Applicant: Mr John Summerfield

Officer: Aidan Thatcher 292265

Refused on 05/05/10 DELEGATED

1) UNI

The proposed development, by virtue of the design, scale, bulk, massing, height and subdivision of the existing plot would be inconsistent with the design and pattern of existing development and be detrimental to the character of the area, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

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

3) UNI3

The proposed development would result in a harmful impact on the amenities of the future occupiers by virtue of overlooking, inadequate amenity space and a cramped internal layout. As such the development would be contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

4) UNI4

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

5) UNI5

Insufficient information has been submitted to demonstrate that the development can achieve the appropriate level of sustainability. As such the proposal cannot be fully judged against policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08 'Sustainable Building Design'.

BH2010/00322

6 Hertford Road Brighton

Erection of single storey outbuilding at rear of garden with ancillary residential usage.

Applicant: Mrs Keely Lewis

Officer: Liz Arnold 291709

Approved on 10/05/10 DELEGATED

1) BH01.01

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

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

Report from:

2) UNI

The northern facing windows shall not be glazed otherwise than with obscured glass and top hung 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.

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the annexe hereby approved 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.

4) UNI

The building hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single dwelling house and shall at no time be converted to a self-contained unit.

Reason: In order to protect the amenities of neighbouring properties and in accordance with policies QD27 of the Brighton & Hove Local Plan.

BH2010/00390

St Josephs Primary School Davey Drive Brighton

Replacement of upper ground floor of pre-school building.

Applicant: St Joseph's Pre-School Playgroup Ltd

Officer: Sonia Kanwar 292359

Approved on 10/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/00446

Moulsecoomb Campus University of Brighton Queensdown Road Brighton

Application for approval of details reserved by conditions 3 and 4 of application BH2007/02192.

Applicant: Morgan Ashurst Plc

Officer: Steven Lewis 290480

Approved on 30/04/10 DELEGATED

BH2010/00748

218 Ditchling Road Brighton

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

Applicant: Mr Mohamad Shah

Officer: Chris Swain 292178

Approved on 07/05/10 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2010/00612

130 Newick Road Brighton

Erection of single storey rear extension and landscaping works to front and rear gardens including new paving and disabled ramp to front garden.

Applicant: Brighton & Hove City Council

Officer: Anthony Foster 294495

Refused on 19/05/10 DELEGATED

1) UNI

The proposed extension, by virtue of its size and siting, in close proximity to the adjacent properties, would result in an overbearing impact to those properties and their gardens. 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

The proposed fencing by reason of its style and height would appear an unsympathetic addition to the street scene detracting from its character and appearance. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

QUEEN'S PARK

BH2010/00329

Unit 5 The Terraces Madeira Drive Brighton

New facades to South and East elevations, demolition of existing disabled ramp to allow for extension of existing terrace incorporating disabled lift and storage under, demolition of glass pavilion and installation of decking over vacant space. Refurbishment of 1920's pavilion including new doors and alterations to the layout to create new service access.

Applicant: Brighton Seafront Regeneration Ltd

Officer: Aidan Thatcher 292265

Approved on 30/04/10 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) BH07.11

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

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

3) 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.

4) UNI

No works shall take place until full details of the proposed replacement doors to the 1920's Pavilion, including 1:20 scale sample elevations and joinery details together with a 1:1 scale section showing the doors being set within the frames 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 detail have been submitted, to ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

5) UNI

No works shall take place until full details of the proposed metal entrance gates and hedge structure, including 1:20 elevation and section details and a landscaping plan to detail the specific species of hedge and a maintenance plan 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 detail have been submitted, to ensure a satisfactory appearance to the development and to comply with policies QD1 and HE6 of the Brighton & Hove Local Plan.

6) UNI

No works shall take place until a maintenance and management plan for the disabled lift has been submitted to and approved in writing by the Local Planning Authority. The plan shall include full details of access arrangements and hours of operation of the lift. The maintenance and management plan shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure the disabled lift represents a usable structure in perpetuity and to comply with policy TR8 of the Brighton & Hove Local Plan.

7) UNI

No works shall take place until a management plan, including hours of use, for the gates at the entrances to the development have been submitted to and approved in writing by the Local Planning Authority. The gates shall be managed in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure the adequate access for members of the public in perpetuity and to comply with policy TR8 of the Brighton & Hove Local Plan.

8) UNI

No works shall take place until full details of the proposed awning to Unit 5, including positioning, colour and finish of the framing, material, finish of the awning and 1:20 scale elevations showing the awning in situ retracted and open 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 detail have been submitted, to ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

9) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the stone cladding to the supporting structure within Unit 5 shall match the stone used on the external elevations of the remainder of 'The Terraces' development and shall be retained as such.

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

10) UNI

All new windows and doors shall be metal framed and single glazed and shall be retained as such.

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

11) UNI

No works shall take place until full details of the proposed disabled lift including 1:20 scale elevations and floorplans together with manufacturers details 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 detail have been submitted, to ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2010/00330

The Terraces Madeira Drive Brighton

Demolition of glass pavilion situated between units 5 and 6 The Terraces

Applicant: Brighton Seafront Regeneration Ltd

Officer: Aidan Thatcher 292265

Approved on 30/04/10 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.

BH2010/00364

3 Crescent Place Brighton

Replacement of existing pitched roof behind front parapet wall with roof terrace.

Applicant: Mr Herve Guyat

Officer: Jonathan Puplett 292525

Refused on 19/05/10 DELEGATED

1) UNI

The proposed roof terrace would result in the loss of the unaltered 'butterfly' roof form to the rear of the building, and a loss of uniformity as neighbouring properties to either side are of a similar roof design. The proposed terrace area and screening, along with activity associated with the use of such an amenity space, whilst not visible from Crescent Place, would represent a prominent and incongruous addition to the historic roofscape when viewed from neighbouring properties to the rear. The development would harm the character and appearance of the property and the surrounding conservation area, contrary to policies QD1, QD14, HE6 of the Brighton & Hove Local Plan, and to the provisions of supplementary planning guidance note SPGBHI: roof extensions and alterations

BH2010/00520

2a Bloomsbury Place Brighton

Internal alterations to layout of flat.

Applicant: Mr Spencer Watkins

Officer: Helen Hobbs 293335

Approved on 04/05/10 DELEGATED

1) BH01.05

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

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

2) UNI

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

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.

BH2010/00627

15 Camelford Street Brighton

Replacement of existing second floor softwood single glazed door with new hardwood double glazed door and replacement of balcony railings and rainwater goods to rear.

Applicant: Mr Andrew Branch

Officer: Sonia Kanwar 292359

Approved on 30/04/10 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 balustrade, supporting columns and horizontal rails of the balcony shown on the approved plans shall be painted in colour BS00A05 "Goose grey" and shall be retained as such.

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

BH2010/00638

Queens Park Primary School Freshfield Place Brighton

Erection of mobile classroom to act as After School Club incorporating access works to North East of playground for a period of 3 years.

Applicant: Brighton & Hove City Council

Officer: Anthony Foster 294495

Approved on 14/05/10 DELEGATED

1) UNI

The temporary buildings hereby permitted shall be permanently removed from the site before 14 May 2013 and the land reinstated to its former condition.

Reason: As the structure hereby approved is not considered suitable as a permanent form of development, permission is granted for a temporary period only and in accordance with policies QD1, QD2, and QD27 of the Brighton & Hove Local Plan.

BH2010/00659

32A Upper Rock Gardens Brighton

Erection of single storey side extension.

Applicant: Miss Abigail Davison

Officer: Chris Swain 292178

Approved on 06/05/10 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) BH12.05

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

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

BH2010/00923

14 Dorset Gardens Brighton

Replacement of existing dormer on front roof slope.

Applicant: Watercress Management Ltd

Officer: Aidan Thatcher 292265

Approved on 18/05/10 DELEGATED

1) UNI

Notwithstanding the details provided on drawing number RFA 08/075/102B, revised details of the proposed glazing bars showing a narrower and less bulky profile and full details of the meeting rail of the dormer window hereby approved at a scale of 1:1 shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure the protection of the character of the listed building, street scene and East Cliff Conservation Area and to comply with policies QD1, QD2, HE1 and HE6 of the Brighton & Hove Local Plan.

2) UNI

Within 6 months of the date of this decision, the front dormer shall be reduced in width and the roof profile altered in strict compliance with the plans hereby approved and those as required by condition 2 of this consent.

Reason: To ensure the protection of the character of the listed building and East Cliff Conservation Area and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

ROTTINGDEAN COASTAL

BH2009/01384

Former Gospel Hall 57 Falmer Road Rottingdean Brighton

Demolition of existing vacant church hall (D1) and construction of 6 no. two-storey town houses (C3). Provision of 12 cycle spaces and one car parking space.

Applicant: Falmer Road Developments (Sussex) Ltd

Officer: Kate Brocklebank 292175

Approved after Section 106 signed on 05/05/10 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) BH05.07

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

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

3) BH05.10

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

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

4) UNI

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.

5) UNI

No development shall commence until details of the north elevation of units 'B' and 'D' and the south elevations units 'E' and 'C', showing the positioning and design of the windows servicing the rooms labelled 'study' and 'kitchens' as shown on plan numbers 0783-07E and 0783-08C, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure the development is built to a good standard of design in accordance with QD1 of the Brighton & Hove Local Plan.

6) UNI

No development shall take place until elevational details of the scheme for the storage of refuse and recycling as shown on plan number 0783-06C have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

7) UNI

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

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

8) UNI

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

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

9) UNI

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

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

10) UNI

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment 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 &

12) UNI

The development hereby permitted shall not be commenced until elevational details of the secure cycle parking facilities indicated on plan number 0783 - 06C 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.

13) UNI

No development approved by this permission shall be commenced until a scheme for the provision of foul 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.

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of foul surface water disposal and to comply with policy SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

14) 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.

15) UNI

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

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

16) UNI

No development shall commence until a nature conservation and protection and enhancement strategy has been submitted to and approved in writing by the Local Planning Authority. This shall include measures to protect slow-worms on the site from injury and the erection of 6 bat and bird boxes should be required as a minimum (constructed in Schwegler woodcrete, or lbstock bat bricks, or equivalent). The development shall be carried out in strict accordance with the approved details.

Reason: To ensure the protection and enhancement of the ecological interest of the site and to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

17) UNI

No development shall commence until details of the access gate to the rear alleyway to the north of the site has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure the development is built to a good standard of design in accordance with QD1 of the Brighton & Hove Local Plan.

18) UNI

The dormer windows in the rear elevations of units labelled A, B and C servicing the rooms labelled 'bedroom 2' on plan number 0783-09B shall not be glazed otherwise than with obscured glass and the lower sash fixed shut and thereafter permanently retained as such.

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

19) UNI

The windows servicing the 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 policy QD27 of the Brighton & Hove Local Plan.

20) 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 gates or any other means of enclosure shall be erected at the opening to the parking space on the north side of the site to the rear of 'unit F' without planning permission obtained from the Local Planning Authority.

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

21) UNI

The windows in the rear elevations of units labelled A, B, C and D servicing the rooms labelled 'study' on plan number 0783-08C shall not be glazed otherwise than with obscured glass and the lower sash fixed shut and thereafter permanently retained as such.

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

BH2009/03099

44 Arundel Drive East Brighton

Certificate of Lawfulness for existing hip to gable roof conversion.

Applicant: Mrs Jenny Campbell

Officer: Helen Hobbs 293335

Approved on 29/04/10 DELEGATED

BH2010/00297

Brighton Marina Penstock Chamber Land off Marina Way Brighton

Application for approval of details reserved by conditions 2, 3 and 4 of application BH2008/03767.

Applicant: Southern Water Services Ltd

Officer: Aidan Thatcher 292265

Approved on 30/04/10 DELEGATED

BH2010/00405

14 Mayfield Court Lustrells Vale Saltdean Brighton

Replacement of existing timber windows and door with UPVC windows and door (retrospective).

Applicant: Ms Lynne Dodwell

Officer: Chris Swain 292178

Approved on 14/05/10 DELEGATED

BH2010/00421

4 Rodmell Avenue Saltdean Brighton

Erection of single storey extension to front and rear. Repositioning of front door. Formation of pitched roof to garage.

Applicant: Mr George Antoni

Officer: Ray Hill 293990

Approved on 04/05/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

Reason: To safeguard the privacy of the occupiers of No.6 Rodmell Avenue and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/00435

The Outlook 2 Roedean Path Brighton

Repositioning of boundary fence.

Applicant: Mr Mark Bennett

Officer: Jonathan Puplett 292525

Approved on 07/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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) BH14.02

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.

BH2010/00436

20 Linchmere Avenue Saltdean Brighton

Erection of garage/storeroom to replace existing.

Applicant: Mr Peter Silvey

Officer: Sonia Kanwar 292359

Approved on 12/05/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

4) UNI

The structure hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of 20 Linchmere Avenue 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.

BH2010/00480

4 Lenham Road West Rottingdean Brighton

Erection of first floor side extension.

Applicant: Mr & Mrs I. Pinder

Officer: Chris Swain 292178

Approved on 30/04/10 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.

BH2010/00579

The Dene The Green Rottingdean Brighton

Replacement of existing analogue TV aerial on chimney with digital satellite dish and aerial with associated replacement cabling.

Applicant: Teachers' Housing Association

Officer: Chris Swain 292178

Approved on 10/05/10 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 satellite dish and TV antenna hereby permitted shall be permanently removed from the site within ten years of the date of this permission or when the dish is no longer in use, whatever is the sooner, and the elevation made good and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: The development hereby approved is not considered suitable as a permanent form of development and permission is granted for a temporary period only and to accord with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

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

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

BH2010/00596

17 Tudor Close Dean Court Road Rottingdean Brighton

Installation of satellite dish on flat roof to rear

Applicant: Tudor Close Residents Association

Officer: Chris Swain 292178

Refused on 13/05/10 DELEGATED

1) UNI

Insufficient information has been submitted by the applicant with regard to the positioning of the necessary internal and external cabling. As such the impact of the proposal on the architectural and historic character and appearance of the both the interior and exterior of the listed building, cannot be properly assessed in line with policy HE1 of the Brighton & Hove Local Plan.

BH2010/00603

Tythe Barn Greenways Brighton

Installation of new replacement 'crittall' metal windows on North & West elevations and alterations to internal layout (Part Retrospective).

Applicant: Mr Willing

Officer: Sonia Kanwar 292359

Approved on 18/05/10 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

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

Reason: 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 until a sample of the brick to be used in the external detailing of the works 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 material.

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.

BH2010/00641

21 Sussex Square Brighton

Paving of entrance steps to main house with Portland Stone and paving of lower ground area and steps with York Stone.

Applicant: Mr Michael Osborne

Officer: Anthony Foster 294495

Approved on 18/05/10 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

Unless otherwise agreed in writing by the Local Planning Authority, the York Stone steps to the lower ground area should have no overhanging nosing and shall be retained as such thereafter.

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

BH2010/00661

34 Arundel Drive East Brighton

Erection of conservatory to front elevation.

Applicant: Mr N Cash

Officer: Sonia Kanwar 292359

Refused on 13/05/10 DELEGATED

1) UNI

The development would form an incongruous and unsympathetic feature 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.

BH2010/00732

Former Gospel Hall 57 Falmer Road Rottingdean Brighton

Application for approval of details reserved by conditions 6, 7,8, 11,13,15,16,17,19 and 20 of application BH2009/01384.

Applicant: Falmer Road Developments Ltd

Officer: Kate Brocklebank 292175

Split Decision on 05/05/10 DELEGATED

1) UNI

Grant approval of the details reserved by conditions 6, 7, 13, 15, 16, 19 and 20 discharged subject to full compliance with the submitted details.

1) UNI

Refuse approval of the details reserved by conditions 8, 11 and 17 for the following reason:

1. The sample materials due to their type, colour, texture and coursing are out of character with the traditional buildings in the locality and are not of a satisfactory appearance to discharge condition 8.

2) UNI2

No design stage certificate in relation to the BREEAM assessment has been received and no justification has been made to allow an exception in this instance to discharge condition 11 without one.

3) UNI3

The landscaping scheme submitted contains a large amount of hard surfacing and is of an urban character which does not adequately complement the design and style of the dwellings.

BH2010/00863

66 Longhill Road Brighton

Installation of dormer to front roof slope.

Applicant: Mr H Moore

Officer: Chris Swain 292178

Refused on 14/05/10 DELEGATED

1) UNI

The proposal, by reason of its scale, proportions, positioning and design would fail to relate to the existing front roof alterations on the adjoining property, detracting from the appearance and character of the property, the pair of semi-detached properties and the Longhill Road street scene, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions.

BH2010/00925

Land Rear Of 20 Lustrells Crescent Saltdean Brighton

Application to extend time limit for implementation of previous approval for the erection of a single dwelling house following Outline approval BH2005/01347/OA.

Applicant: Mr Graham Goodwin

Officer: Liz Arnold 291709

Approved on 18/05/10 DELEGATED

1) BH01.02

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition [***] below, whichever is the later.

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

2) BH02.03

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

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

3) BH02.07

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.

4) BH03.01

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

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

5) BH04.01

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

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

6) BH05.10

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) BH06.02

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

permitted and shall thereafter be retained for use at all times.

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

8) UNI

a) The scheme shall either be carried out in strict accordance with the reserved matters details shown on drawing 1122008/01 Rev. A submitted on 23 March 2010 or details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

(i) layout;

(ii) scale;

(iii) appearance;

(iv) access; and

(v) landscaping.

b) The reserved matters shall be carried out as approved.

c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

9) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 10th May 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.

10) 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 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.

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body 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.

12) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the dwelling hereby approved shall be single storey only and shall not include any living accommodation within the roof space.

Reason: The Local Planning Authority considers that the development hereby permitted is the maximum that can reasonably be allowed without causing detriment to the amenities of adjoining properties and to accord with policy QD27 of the Brighton & Hove Local Plan.

BH2010/01129

22 Sussex Square Brighton

Non material amendment to BH2007/01178 to installation of maintenance safety barriers to an area of flat roof.

Applicant: Beaufort House Ltd

Officer: Helen Hobbs 293335

Approved on 12/05/10 DELEGATED

WOODINGDEAN

BH2010/00157

412 Falmer Road Brighton

Erection of two storey side extension and rear extension.

Applicant: Mrs Adrienne Madaris Nnadi

Officer: Helen Hobbs 293335

Refused on 30/04/10 DELEGATED

1) UNI

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

BH2010/00493

12 Warren Rise Brighton

Non material amendment to BH2008/03753 to formation of a chimney stack for wood burning stoves, 2 no photovoltaic panels and 2 no sun pipes.

Applicant: Mr Richard Ickeringill

Officer: Jonathan Puplett 292525

Approved on 29/04/10 DELEGATED

1) UNI

The proposed revisions to the scheme approved under application reference BH2008/03753 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.

BH2010/00580

21 Warren Avenue Woodingdean Brighton

Erection of single storey front extension incorporating enlargement of existing porch.

Applicant: Mr M Naeem

Officer: Chris Swain 292178

Approved on 13/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/00585

26 Rosebery Avenue Woodingdean Brighton

Certificate of Lawfulness for proposed single storey extension to rear.

Applicant: Mr Jeff Lee

Officer: Helen Hobbs 293335

Approved on 06/05/10 DELEGATED

BH2010/00864

49 Crescent Drive South Brighton

Roof conversion incorporating Velux windows to front and side elevations.

Applicant: Mr Tom Harrison

Officer: Sonia Kanwar 292359

Approved on 12/05/10 DELEGATED

1) BH01.01

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

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

BRUNSWICK AND ADELAIDE

BH2010/00394

7 Brunswick Street West Hove

Change of Use of ground floor store into 1no one bed self contained flat.

Applicant: RSVP Properties Ltd

Officer: Adrian Smith 01273 290478

Approved on 29/04/10 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) BH02.05

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

Report from:

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.

3) BH02.08

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

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

4) UNI

No cables, wires, aerials, pipework, meter boxes or flues shall be fixed to any elevation fronting a highway.

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

5) UNI

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

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

BH2010/00447

10 Adelaide Crescent Hove

Replacement of existing balcony at first floor front elevation.

Applicant: Adelaide Crescent Management Co Ltd

Officer: Mark Thomas 292336

Approved on 30/04/10 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) 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

Notwithstanding the submitted details, large scale drawings of the existing and proposed piers shall be submitted to and approved in writing by the Local Authority prior to the commencement of works, and the works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As inaccurate and 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.

BH2010/00448

10 Adelaide Crescent Hove

Replacement of existing balcony at first floor front elevation.

Applicant: Adelaide Crescent Management Co Ltd

Officer: Mark Thomas 292336

Approved on 29/04/10 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) BH13.02

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

Notwithstanding the submitted details, large scale drawings of the existing and proposed piers shall be submitted to and approved in writing by the Local Authority prior to the commencement of works, and the works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As inaccurate and 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.

BH2010/00513

Flat 1 56 Waterloo Street Hove

Replacement of first floor rear window with French doors and associated external works to increase the height of existing roof terrace wall.

Applicant: Annabelle Le Clercq

Officer: Jason Hawkes 292153

Approved on 05/05/10 DELEGATED

1) BH01.01

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

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

2) BH05.08

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

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

3) BH13.01

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

Report from:

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.

4) UNI

The extended parapet wall shall include quoin detailing to exactly match the existing quoin detailing on the corner of the wall.

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

5) UNI

Notwithstanding the submitted details, no development shall take place until amended plans have been received which indicate a solid panel to the lower quarter of the proposed French doors with a single pane of glass above. The amended drawings shall also indicate a smaller meeting bar more in line with traditional French doors. The scheme shall be implemented strictly in accordance with the agreed details.

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

BH2010/00514

Flat 1 56 Waterloo Street Hove

Replacement of first floor rear window with French doors and associated external works to increase the height of existing roof terrace wall.

Applicant: Annabelle Le Clercq

Officer: Jason Hawkes 292153

Approved on 06/05/10 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) BH13.01

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

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

3) UNI

The extended parapet wall shall include quoin detailing to exactly match the existing quoin detailing on the corner of the wall.

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

4) UNI

Notwithstanding the submitted details, no development shall take place until amended plans have been received which indicate a solid panel to the lower quarter of the proposed French doors with a single pane of glass above. The amended drawings shall also indicate a smaller meeting bar more in line with traditional French doors. The scheme shall be implemented strictly in accordance with the agreed details.

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

BH2010/00610

16 Holland Mews Hove

Installation of rooflight to North roofslope to replace existing window.

Applicant: Sophie Davies-Patrick

Officer: Charlotte Hughes 292321

Approved on 30/04/10 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

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until details of the method of blocking up of the existing window in the northern side elevation have been submitted to and agreed 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 QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

BH2010/00645

7B Selbourne Road Hove

Application for approval of details reserved by condition 2 of application BH2009/02625.

Applicant: Mr Neil Mason

Officer: Charlotte Hughes 292321

Approved on 30/04/10 DELEGATED

BH2010/00843

Flat 6 15 Brunswick Square Hove

Installation of rooflight through main roof.

Applicant: Mr M Coombes

Officer: Charlotte Hughes 292321

Approved on 19/05/10 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.

CENTRAL HOVE

BH2009/02851

Flat 3 37 Ventnor Villas Hove

Replacement of existing wooden sash window at rear of property with new white UPVC window.

Applicant: Mr James Hunter

Officer: Mark Thomas 292336

Refused on 06/05/10 DELEGATED

1) UNI

Policy HE6 of the Brighton & Hove local plan states that proposals within or affecting the setting or a conservation area should show; a consistently high standard of design and detailing; use building materials and finishes which are sympathetic to the area; and preserve or enhance the character or appearance of the area. Further, policy QD14 of the Local Plan requires all development to use material sympathetic to the parent building. The recipient property and the wider Cliftonville conservation area is characterised by timber framed sliding sash windows, and the proposal to install UPVC units would represent an unsightly addition to the detriment of the property. The property is therefore contrary to the aforementioned policy.

BH2010/00599

208 Church Road Hove

Installation of new shopfront.

Applicant: DMB Solutions

Officer: Adrian Smith 01273 290478

Approved on 12/05/10 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the details submitted no part of the sliding windows, including the mechanism when opening, shall overhang the public footway at any time.

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

BH2010/00668

85 - 87 Blatchington Road Hove

Change of use of second floor office (B1) to 1no 1 bedroom flat (C3).

Applicant: Mr Stephen Vokins

Officer: Clare Simpson 292454

Approved on 11/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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) BH06.03

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.

Report from:

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.

BH2010/00674

3 Courtenay Gate Courtenay Terrace Hove

Replacement of existing timber sash windows with double glazed units and replacement white UPVC windows in service area.

Applicant: Professor Richard Harrison

Officer: Mark Thomas 292336

Approved on 17/05/10 DELEGATED

1) BH01.01

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

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

BH2010/00749

1a Brooker Street Hove

Conversion of existing shop/store to form 2 No. one bed self-contained flats.

Applicant: Stirling Properties

Officer: Christopher Wright 292097

Refused on 07/05/10 DELEGATED

1) UNI

The proposal would constitute an over development of the site by reason of poor layout, poor outlook, inadequate level of private and useable amenity space and lack of secure and accessible cycle parking provision. As such, the quality of the accommodation would not achieve the standard reasonably expected by the Local Planning Authority, and the living conditions and amenity of future occupiers would be compromised. The application therefore conflicts with policies QD27, HO5 and TR14 of the Brighton & Hove Local Plan.

BH2010/00763

10 Blatchington Road Hove

Change of use from retail (A1) to massage therapy rooms (D1) (Retrospective)

Applicant: Mr Peter Rowland

Officer: Christopher Wright 292097

Approved on 11/05/10 DELEGATED

GOLDSMID

BH2009/01313

Flat 7 52-54 The Drive Hove

Removal and replacement of existing wooden fence at end of garden with new shed/summer house.

Applicant: Ms Fiona Dean

Officer: Adrian Smith 01273 290478

Approved on 11/05/10 DELEGATED

1) BH01.01

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

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

BH2010/00563

1 Wilbury Villas Hove

Application for approval of details reserved by conditions 3, 4, 5, 6, 7, 8 and 9 of application BH2008/01360.

Applicant: Mr Raj Lallchand

Officer: Guy Everest 293334

Approved on 18/05/10 DELEGATED

BH2010/00617

28 Lyndhurst Road Hove

Installation of raised timber decking covering existing rear patio.

Applicant: Ms Jane Bartlett

Officer: Wayne Nee 292132

Approved on 17/05/10 DELEGATED

1) BH01.01

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

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

BH2010/00670

9 Silverdale Road Hove

Erection of single storey timber outbuilding (Retrospective).

Applicant: Mr Simon Lelic

Officer: Adrian Smith 01273 290478

Approved on 19/05/10 DELEGATED

BH2010/00747

42 Shirley Street Hove

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

Applicant: Pets Holiday Home

Officer: Christopher Wright 292097

Refused on 12/05/10 DELEGATED

1) UNI

By reason of the design of the bay window, which would feature a doorway, small advertisement sign over, and new walls in the forecourt which would divide up the bay window, and which would be unsympathetic with the traditional bay window style, the proposed development would detract from the character and appearance of the building and would be discordant and incongruous with the adjoining terrace façade and the prevalent character of terrace frontages in the area. A such the application is contrary to the aims and objectives of policies QD10 and QD14 of the Brighton & Hove Local Plan.

BH2010/00755

17 The Upper Drive Hove

Non material amendment to BH2008/02093 to reposition bin stores to facilitate 1no. new parking and better bin store accessibility, front curved glazing/balcony and lightwells squared off. Alteration of existing sedum roof proposal to roof terrace proposal.

Applicant: Godfrey Developments

Officer: Christopher Wright 292097

Refused on 06/05/10 DELEGATED

BH2010/00797

18 The Upper Drive Hove

Change of Use from single dwelling house to House in Multiple Occupancy (Retrospective).

Applicant: Mr Vijay Shah & Mr Brijesh Sharma

Officer: Guy Everest 293334

Approved - no conditions on 17/05/10 DELEGATED

BH2010/00817

141-143 Sackville Road Hove

Conversion of roof space to form 1no one bedroom flat incorporating infill extension, rear dormer, front rooflight and sash windows to side.

Applicant: Mr S Sparks & Mr N Dowsing

Officer: Clare Simpson 292454

Refused on 12/05/10 DELEGATED

1) UNI

The proposed infill roof extension is not considered to respect the character and appearance of the existing building and would be an incongruous addition to the building. The extension would result in an awkward roof profile which would be prominent when viewed from the south and detrimental to the street scene. The development would be contrary to policies QD1, QD3, QD14 and Supplementary Planning Guidance on Roof Alterations and Extensions.

BH2010/00831

19 York Avenue Hove

Certificate of lawfulness for a proposed development for the erection of a single storey rear extension.

Applicant: Mr William Grumitt

Officer: Adrian Smith 01273 290478

Approved on 18/05/10 DELEGATED

HANGLETON & KNOLL

BH2010/00102

The Hyde Rowan Avenue Hove

Certificate of Lawfulness for an existing use of the site as a builder's yard for the purposes of securely storing builder's plant, equipment, materials and re-claimed materials, no part of which exceeds 2 metres in height above ground level.

Applicant: Birch Restorations Ltd

Officer: Christopher Wright 292097

Approved on 04/05/10 DELEGATED

BH2010/00108

The Bungalow Hangleton Lane Hove

Creation of new residential dwelling, lowering of ground level and installation of gabions beneath existing listed wall.

Applicant: Mr Jerjes Philips

Officer: Adrian Smith 01273 290478

Refused on 10/05/10 DELEGATED

1) UNI

Policies HE1 and HE3 of the Brighton & Hove local plan state that development will not be permitted where it would have an adverse impact on the historic character of listed buildings and their setting, by way of siting, bulk, scale, materials, and layout. The application site forms part of the setting of the Grade

II* listed Hangleton Manor to the south, and falls within the curtilage of the Grade II listed Rookery Cottage to the east. The proposed development, by reason of its sunken position, its close proximity to the listed grouping resulting in the loss of associated original garden space, and its inappropriate design, represents an overdevelopment of the site that would be harmful to the character and setting of the surrounding listed buildings, contrary to the above policies.

2) UNI2

Notwithstanding the submitted application, the plans fail to adequately detail existing and proposed boundary treatments, whilst providing inconsistent and contradictory boundary lines with Rookery Cottage. Given such inaccuracies it is not reasonably possible to make an accurate assessment of the design proposal having regard to its potential impact on the adjacent Grade II listed buildings and boundaries. Without such information the proposal conflicts with policies HE1 & HE6 of the Brighton & Hove Local Plan, and PPS5 'Planning and the Historic Environment'.

BH2010/00392

30 High Park Avenue Hove

Certificate of lawfulness for a proposed development of loft conversion incorporating a hip to gable roof extension with side window, erection of dormer to rear roof slope and rooflights to front roof slope. Erection of single storey rear extension.

Applicant: Mr Steven Pickering
Officer: Clare Simpson 292454
Approved on 11/05/10 DELEGATED

BH2010/00433

154 Poplar Avenue Hove

Erection of single storey side extension with pitched roof and 3no rooflights.

Applicant: Mr P. Bridges
Officer: Jason Hawkes 292153
Approved on 06/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/00762

12 Acacia Avenue Hove

Erection of single storey rear extension.

Applicant: Mr & Mrs Huxley
Officer: Mark Thomas 292336
Refused on 11/05/10 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to protect the amenity of an area, its users, residents and occupiers. Having regard to the position and bulk of the rear extension in close proximity to the adjoining property

to the south, the proposal would result in a significant loss of outlook and an increased sense of enclosure to the adjacent property. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

SOUTH PORTSLADE

BH2010/00353

Unit 7 Victoria Road Trading Estate Victoria Road Portslade

Sub-division of existing warehouse, office accommodation and trade counter into three units consisting of warehouse, office and trade counter.

Applicant: Endeavour Holdings Ltd

Officer: Guy Everest 293334

Approved on 05/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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) BH06.03

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.

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority no development shall commence until a risk assessment has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall be carried out by a competent individual and shall incorporate a scoring system and suitable control measures for the laying of any drainage and utilities which require the breaking of the existing hard standing and / or the floor slab.

Reason: To minimise the risk to human health, buildings and / or controlled waters and to comply with policies SU3 and SU11 of the Brighton & Hove Local Plan.

4) UNI

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

Reason: To prevent pollution of the water environment and to comply with policy SU3 of the Brighton & Hove Local Plan.

5) UNI

The trade counter(s) shall be used solely ancillary to the main warehousing (Class B8) use of the hereby approved units and not as a separate retail use without planning permission being obtained from the Local Planning Authority.

Reason: To ensure the primary use is within Class B8 and a separate use does not commence without due consideration of its impact and to comply with policy EM1 of the Brighton & Hove Local Plan.

6) UNI

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

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

BH2010/00432

Unit 2 105 Wellington Road Portslade Brighton

Installation of new access door to rear elevation.

Applicant: Iron Designs Ltd

Officer: Mark Thomas 292336

Approved on 11/05/10 DELEGATED

1) BH01.01

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

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

BH2010/00572

36 St Nicholas Road Portslade Brighton

Erection of a two storey side extension.

Applicant: Mr & Mrs Barry Chapman

Officer: Steven Lewis 290480

Approved on 06/05/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

BH2010/00577

80 Trafalgar Road Portslade Brighton

Change of Use from betting office (A2) to hot food take-away (A5).

Applicant: Ms A Sahin

Officer: Christopher Wright 292097

Approved on 06/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 use hereby permitted shall not be open to customers except between the hours of 12 o'clock midday and 11.00pm.

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

3) UNI

The external extraction flue hereby permitted shall be painted black within one month of installation and shall be 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.

BH2010/00869

Portslade County Infants School Locks Hill Portslade

Erection of single storey extension to South of Classroom R1 and associated refurbishment.

Applicant: Portslade County Infants School

Officer: Christopher Wright 292097

Approved on 17/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

HOVE PARK

BH2010/00439

198 Old Shoreham Road Hove

First floor extension above existing rear extension.

Applicant: Ms Jan Purdie

Officer: Steven Lewis 290480

Approved on 13/05/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

BH2010/00440

115 Woodland Avenue Hove

Erection of single storey rear extension.

Applicant: Mr Mark Smith

Officer: Wayne Nee 292132

Approved on 30/04/10 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.

BH2010/00496

32 Tongdean Avenue Hove

Erection of front boundary wall and railings, new vehicular access and gate and replacement hardstanding.

Applicant: Mr Christopher Hartfield

Officer: Mark Thomas 292336

Approved on 11/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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

Full details of proposed new tree and shrub planting to the site shall be submitted to and approved in writing by the Local Authority prior to the commencement of works, and carried out in strict accordance with the approved details, unless otherwise agreed with the Local Authority. All planting comprised in the approved scheme shall be carried out in the first planting season following the completion

of the development 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.

Reason: As insufficient details have been submitted, to enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies HE6, QD1 and QD15 of the Brighton & Hove Local Plan.

3) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with the Arboricultural Report submitted on 22nd February hereby approved 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 HE6, QD1 and QD16 of the Brighton & Hove Local Plan.

BH2010/00604

21 Orpen Road Hove

Erection of conservatory to rear.

Applicant: Miss Augustina Tetsolar

Officer: Charlotte Hughes 292321

Approved on 04/05/10 DELEGATED

1) BH01.01

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

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

BH2010/00608

4 Queen Caroline Close Hove

Erection of single storey extension to front and first floor extension to rear.

Applicant: Mrs J Goodman

Officer: Mark Thomas 292336

Approved on 11/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/00626

153 Nevill Road Hove

Certificate of Lawfulness for the proposed development of a loft conversion incorporating a hip to gable roof extension, erection of a rear dormer and insertion of rooflights.

Applicant: Mr & Mrs Bakhtiari

Officer: Steven Lewis 290480

Approved on 10/05/10 DELEGATED

BH2010/00656

4 Orpen Road Hove

Certificate of Lawfulness for proposed single storey building in the rear garden to be used for purposes incidental to the enjoyment of the dwellinghouse as such.

Applicant: Mr S Jones

Officer: Christopher Wright 292097

Approved on 04/05/10 DELEGATED

BH2010/00773

92 Nevill Avenue Hove

Conversion of existing single storey rear conservatory to kitchen with increased roof pitch and rooflights.

Applicant: Ms Nicola Smith

Officer: Mark Thomas 292336

Approved on 12/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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

Unless otherwise agreed in writing by the Local Planning Authority, the proposed roof is to be tiled using Cambrian Slate Tiles in accordance with the drawings submitted to the Local Authority hereby approved. Elsewhere, 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

BH2010/00841

Blatchington Mill Secondary School Nevill Avenue Hove

Replacement of existing single glazed metal framed windows with new PVCu double glazed units including associated building works.

Applicant: Mrs Sarah Faulkner

Officer: Wayne Nee 292132

Approved on 12/05/10 DELEGATED

1) BH01.01

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

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

BH2010/00848

34 Elizabeth Avenue Hove

Erection of conservatory to rear

Applicant: Dr & Mrs Ather

Officer: Steven Lewis 290480

Refused on 19/05/10 DELEGATED

1) UNI

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

BH2010/00933

75 Hove Park Road Hove

Application to extend time limit for implementation of previous approval BH2007/00004 for the erection of single storey rear extension, car port to side and hipped roof to existing two storey rear extension.

Applicant: Mr Christopher Longden

Officer: Paul Earp 292193

Approved on 19/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

WESTBOURNE

BH2010/00246

Land Rear of 18 Princes Crescent Hove

Demolition of existing garage and construction of a new two storey 2no bedroom dwelling incorporating 4no rooflights, patio and parking area.

Applicant: Mr Eliaho Aboudi

Officer: Charlotte Hughes 292321

Approved on 30/04/10 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) 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

Report from:

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) BH05.01B

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.

4) BH05.02B

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.

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) BH06.02

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

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

7) 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.

8) 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.

9) 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.

10) UNI

No works shall take place until details of the boundary treatment between the gardens of No's 18 and 16 Princes Crescent (along the shared boundary) 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 safeguard the amenities of the occupiers of adjoining properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

11) UNI

The access entrance shall be constructed in accordance with the Council approved Manual for Estate Roads and under license from the Highways Operations Manager prior to commencement of any other development on the site.

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

12) UNI

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate parking provision is retained.

BH2010/00345

Ground Floor Flat 45 Rutland Gardens Hove

Erection of single storey rear extension.

Applicant: Mr Raj Nathan

Officer: Wayne Nee 292132

Approved on 29/04/10 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) BH02.09

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

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

3) BH03.03

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

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

BH2010/00528

32 New Church Road Hove

Enlargement of opening in existing garden wall incorporating installation of wooden gate. Lowering of kerb to allow vehicle access across pavement to new hard standing.

Applicant: Mr Rodney John Fox

Officer: Guy Everest 293334

Approved on 29/04/10 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 pillar on the eastern side of the access hereby permitted shall match in material, colour, style, bonding and texture those of the existing / retained boundary wall.

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

3) UNI

No development or other operations shall commence on site in connection with the development hereby approved until a detailed Construction Specification / Method Statement for protection throughout construction works of the cedar tree (within the front garden of the site) and the adjoining street tree has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification / Method Statement.

Reason: In order to secure the satisfactory preservation of protected trees adjoining the site and to comply with policy QD16 of the Brighton & Hove Local Plan.

4) 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 soft landscaping along the frontage of the site and grass seeding of the hardstanding.

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

Report from:

5) UNI

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

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

BH2010/00700

Flat 3 36 Pembroke Crescent Hove

Insertion of rooflights to front, side and rear roofslopes and timber sash window to north elevation.

Applicant: Mr Kevin Keehan

Officer: Mark Thomas 292336

Approved on 10/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 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.

BH2010/00710

14 Modena Road Hove

Erection of two storey side extension.

Applicant: Robert Griffin

Officer: Wayne Nee 292132

Approved on 10/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 first floor side elevation windows shall not be glazed otherwise than with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the

room. The windows 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.

BH2010/00725

The Grange Rest Home 7-11 Sackville Gardens Hove

Erection of two storey front extension with glazed conservatory link and external and internal alterations creating 5no additional bedrooms.

Applicant: Mr James Lytle

Officer: Paul Earp 292193

Approved on 11/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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) BH06.03

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.

3) 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.

4) BH11.01

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

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

5) BH11.02

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

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

6) 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) BH12.03

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.

8) UNI

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

- i) the treatment of the eaves.
- ii) the guttering and downpipes.
- iii) 1:20 scale sample elevations and sections and 1:1 scale joinery sections of the new sash windows and French doors, their cills and reveals.
- iv) 1:1 scale sectional profiles of the stucco mouldings.
- v) 1:20 scale elevation and section details of the proposed mock door surround to the front elevation.

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

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

9) UNI

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

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

BH2010/00727

9A Richardson Road Hove

Loft conversion incorporating rear dormer and front and rear rooflights and new first floor window with raised cill.

Applicant: Mrs Barbara Campbell

Officer: Adrian Smith 01273 290478

Approved on 17/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/00770

3 Richardson Road Hove

Erection of single storey extensions to south and west elevations.

Applicant: Mr David Evison

Officer: Steven Lewis 290480

Approved on 13/05/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

Notwithstanding the approved plans, no works shall commence until satisfactory design details of the south, western and eastern boundary treatments are submitted to and approved in writing by the Local Planning Authority. The treatment 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 protect the amenity of adjacent residential occupiers and to accord with policies QD1, QD2, QSD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/00824

19 Sackville Gardens Hove

Change of Use from Residential Care Home to one 3 bedroom and one 4 bedroom residential dwellings incorporating loft conversion with dormers to rear, rooflight to front, infill extension to rear and associated external alterations.

Applicant: Mr Shiraz Najefy

Officer: Adrian Smith 01273 290478

Refused on 19/05/10 DELEGATED

1) UNI

Policy HO11 of the Brighton & Hove Local Plan states that planning permission will not be granted for proposals involving the loss of residential care and / or nursing homes which comply with, or are realistically capable of reaching the respective standards set out for residential care or nursing homes. In such instances, priority is given to housing or supported housing for people with special needs. Insufficient information has been submitted with the application to demonstrate that the site cannot/is incapable of meeting current care home standards, or that the site is incapable of conversion to housing or supported housing for people with special needs. For these reasons the proposal is considered contrary to the above policy.

BH2010/00832

GFF 55 Rutland Gardens Hove

Non material amendment to BH2009/02349 to reduction of window on south side elevation - reduction in width to move joint between new and old away from the corner of existing building. Leaves room for drainage. Changing rear door and window in sliding doors - will not overlook neighbour - addition of a flat roof light to allow more light into kitchen.

Applicant: Mr Stuart Colvin

Officer: Wayne Nee 292132

Approved on 04/05/10 DELEGATED

WISH

BH2005/06665

The Hall 353 Portland Road Hove

Demolition of existing D1 class hall, construction of 5 storey building with new D1 Community Meeting facility at ground floor and four 3 bedroom flats and four 2 bedroom flats over. (Amended plans received includes reduction in height by one storey).

Applicant: Wells Hall Ltd

Officer: Sue Dubberley 293817

Finally Disposed of on 04/05/10 DELEGATED

BH2009/01684

73-74 Boundary Road Hove

New shop front and installation of new air conditioning unit. (Part retrospective).

Applicant: Iceland Foods Ltd

Officer: Adrian Smith 01273 290478

Approved on 11/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 noise associated with the roof top plant unit and air-conditioning units hereby permitted shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. The rating Level and existing background noise levels are to be determined in accordance with the guidance provided in BS 4142:1997.

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

BH2009/02540

26A St Leonards Road Hove

Erection of single storey extension to rear elevation.

Applicant: Ms Jane Robbie

Officer: Jason Hawkes 292153

Approved on 19/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/00178

145 New Church Road Hove

Extension of existing crossover.

Applicant: Mr Jonathan Gravestock

Officer: Wayne Nee 292132

Approved on 11/05/10 DELEGATED

1) BH01.01

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

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

BH2010/00521

43 Leicester Villas Hove

Erection of single storey extension to side.

Applicant: Mr Trevor Kite

Officer: Steven Lewis 290480

Approved on 11/05/10 DELEGATED

1) BH01.01

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

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future

Report from:

development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/00562

Top Flat 305 Kingsway Hove

Installation of 5no rooflights to front, side and rear roofslopes and porthole window to front elevation.

Applicant: Mr Vic Thorpe

Officer: Wayne Nee 292132

Approved on 29/04/10 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.

BH2010/00595

41 Berriedale Avenue Hove

Erection of a two storey rear extension.

Applicant: Mr & Mrs N Dudeney

Officer: Clare Simpson 292454

Approved on 18/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/00622

84 Boundary Road Hove

Conversion of first and second floor maisonette to 2no flats with associated enlargement of existing first floor extension and new covered rear entrance.

Applicant: Mr Matthew Nassiri

Officer: Christopher Wright 292097

Approved on 11/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 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) 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

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.

5) UNI

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.

6) UNI

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

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

7) UNI

The two windows in the southern flank elevation of the first floor level rear extension hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter 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.

8) 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.

BH2010/00677

Stretton Hall 353 Portland Road Hove

Application to extend time limit for implementation of previous approval BH2006/04300 for the demolition of existing hall (D1 use) and construction of hall (D1 use) ground floor and 3 storeys above of office space (B1 use).

Applicant: Mr Guy Frazier

Officer: Charlotte Hughes 292321

Approved on 04/05/10 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH03.01

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

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

4) BH05.05A

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until: Pre-Commencement (New build non-residential) [50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good']

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) BH05.05A

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until: (New build non-residential) [50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good'].

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) BH06.03

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) 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.

8) 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.

9) 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.

10) UNI

The community hall forming part of this development shall be ready for use before the offices are occupied.

Reason: To ensure delivery of this facility and to comply with policy HO10 of the Brighton & Hove Local Plan.

11) UNI

The ground floor hall shall not be open or in use except between the hours of 9am until 9pm.

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

12) UNI

No development shall take place until a Travel Plan setting out alternative measures to be utilised to provide sustainable alternatives to the use of the private car is to be submitted to and agreed in writing by the Local Planning Authority.

Reason: To promote a range of transport alternatives, to maximise the use of public and sustainable transport initiatives and to comply with policies TR1 and TR2 of the Brighton & Hove Local Plan.

BH2010/00686

Ground Floor Flat 246 New Church Road Hove

Erection of single storey side and rear extension.

Applicant: Mr & Mrs Pollard

Officer: Steven Lewis 290480

Approved on 30/04/10 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.

BH2010/00914

47 Glebe Villas Hove

Erection of single storey rear extension.

Applicant: Mr & Mrs Spratling

Officer: Charlotte Hughes 292321

Approved on 17/05/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

