

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2009/01967

144 Mackie Avenue Patcham Brighton

Conversion of maisonette into 4no flats.

Applicant: Blakesley Estates

Officer: Anthony Foster 294495

Approved on 01/02/10 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH05.03

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

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

A completed pre-assessment estimator will not be acceptable.

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

4) BH05.04

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

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

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) BH07.02

No development shall commence until a scheme for the soundproofing of the building has been submitted to and approved in writing by the Local Planning Authority. The 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.

7) UNI

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

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

8) UNI

The measures set out in the waste minimisation statement submitted with this application shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

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

BH2010/01177

81 Carden Hill Brighton

Erection of a pair of semi-detached dwellings.

Applicant: Mr Barry Wells

Officer: Sue Dubberley 293817

Approved on 16/07/10 DELEGATED

1) BH01.01

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

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

2) BH02.01

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

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

3) 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) BH04.01A

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

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

6) BH05.01

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

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

A completed pre-assessment estimator will not be acceptable.

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

7) BH05.02

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

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

8) 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) BH11.01

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

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

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

10) BH11.02

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

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

11) UNI

The rear windows indicated on the hereby approved plans as being obscurely glazed shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

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

BH2010/01192

22 The Priory London Road Patcham Brighton

Replacement of existing crittal/timber windows with new uPVC style double glazed windows

Applicant: Mr Alan Hilton

Officer: Helen Hobbs 293335

Approved on 13/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01347

Plots 1 & 2 Braypool Lane Patcham Brighton

Reserved Matters application pursuant to outline approval BH2009/01170 for the erection of two detached chalet bungalow style dwellings (one storey with rooms in the roof).

Applicant: Mr Ince

Officer: Aidan Thatcher 292265

Approved on 05/07/10 DELEGATED

1) 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.

2) UNI

No development shall take place until full details of the proposed glazing have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in strict accordance with the approved details and retained as such thereafter.

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

3) UNI

No development shall take place until full details of the proposed acoustic ventilation system have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in strict accordance with the approved details and retained as such thereafter.

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

4) UNI

The acoustic bund and fence as shown on drawing nos. 10, 11 & 12 hereby approved must be fully completed prior to the occupation of the development and be retained thereafter.

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

BH2010/01486

Highmead Braypool Lane Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2010/00172.

Applicant: Mr & Mrs Clay

Officer: Sonia Kanwar 292359

Approved on 12/07/10 DELEGATED

BH2010/01503

115 Carden Hill Brighton

Erection of single storey first floor level side extension.

Applicant: Mr & Mrs Gabriel & Marina Gutierrez

Officer: Sonia Kanwar 292359

Approved on 13/07/10 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH03.03

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

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

BH2010/01513

27 Singleton Road Brighton

Erection of single storey rear extension.

Applicant: Mrs Sarah Adsett

Officer: Anthony Foster 294495

Approved on 12/07/10 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH03.03

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

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

BH2010/01548

14 Carden Avenue Brighton

Erection of a single storey rear extension with pitched roof.

Applicant: Wishing Tree Nursery

Officer: Sue Dubberley 293817

Approved on 19/07/10 DELEGATED

1) BH01.01

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

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

2) BH03.02

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

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

BH2010/01611

170 - 172 Carden Hill Brighton

Replacement of existing single glazed metal framed windows with UPVC double glazed units.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 16/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 submitted on the 21st 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.

PRESTON PARK

BH2010/00168

106 Waldegrave Road Brighton

Erection of ground floor single storey extension at rear of property. (Retrospective).

Applicant: Dr Matthew Crosby-Adams

Officer: Louise Kent 292198

Approved - no conditions on 08/07/10 DELEGATED

BH2010/00838

45 Sandgate Road Brighton

Certificate of Lawfulness application for a Proposed Use of loft conversion incorporating a dormer at rear North Elevation.

Applicant: Mr & Mrs Leo & Sharron Cittman

Officer: Louise Kent 292198

Approved on 05/07/10 DELEGATED

BH2010/00934

30 Dyke Road Drive Brighton

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

Applicant: Mr R Graebner

Officer: Sonia Kanwar 292359

Approved on 02/07/10 DELEGATED

BH2010/00941

9 York Villas Brighton

Erection of two storey side extension with 2 no. rooflights and loft conversion with 1no. rooflight to front roof slope.

Applicant: Mr David Hooper

Officer: Chris Swain 292178

Approved on 05/07/10 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH02.09

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

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

4) BH03.03

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

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

BH2010/01219

Preston Grange Grange Close Brighton

Replacement of windows and doors for UPVC double glazed units for all flats.

Applicant: Preston Grange (Brighton) Ltd

Officer: Helen Hobbs 293335

Approved on 16/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01241

Maisonette 197 Preston Drove Brighton

Replacement of metal crittall in wood frame window with softwood timber casement window at second floor dormer.

Applicant: Mr Alistair Charles

Officer: Helen Hobbs 293335

Approved on 14/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01301

68 Rugby Road Brighton

Installation of conservation style rooflight to front roofslope.

Applicant: Sophie Wheatly

Officer: Chris Swain 292178

Approved on 13/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/01456

63 Coventry Street Brighton

Erection of single storey side extension incorporating 2no rooflights.

Applicant: Mr Matthew Knott

Officer: Liz Arnold 291709

Approved on 13/07/10 DELEGATED

1) BH01.01

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

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

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

4) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 14th 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.

BH2010/01577

111 Waldegrave Road Brighton

Loft conversion incorporating rooflight to front roofslope.

Applicant: Mr Mark Renshaw

Officer: Sonia Kanwar 292359

Approved on 21/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/01597

52 Argyle Road Brighton

Loft conversion incorporating mansard roof extension with dormers to rear and rooflights to front.

Applicant: Mr R Elia

Officer: Chris Swain 292178

Approved on 14/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01616

26 Chester Terrace Brighton

Erection of single storey rear extension.

Applicant: Ms Anthea Ballam

Officer: Sonia Kanwar 292359

Approved on 21/07/10 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the kitchen window facing onto the lightwell 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.

BH2010/01617

16 Southdown Avenue Brighton

Installation of new white timber window at North Rugby Road elevation.

Applicant: Mr G Frost

Officer: Sonia Kanwar 292359

Approved on 16/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01647

Rear of 4 - 14 Florence Road Brighton

Application for Approval of Details Reserved by Conditions 4, 10, 11, 12, 15, 17 and 19 of application BH2009/02273.

Applicant: Brighton & Hove City Council

Officer: Aidan Thatcher 292265

Approved on 16/07/10 DELEGATED

REGENCY

BH2009/03180

Flat 3 37 Vernon Terrace Brighton

Internal alterations to layout of flat.

Applicant: Mr Dan Webb

Officer: Christopher Wright 292097

Refused on 12/07/10 DELEGATED

1) UNI

The proposed internal alterations are not acceptable because they would result in the loss of historic fabric and have a detrimental effect on both the historic spatial proportions and internal plan form of the listed building. As such the proposal is contrary to policies HE1 and HE4 of the Local Plan and the guidance contained in SPGBH11: Listed Building Interiors.

2) UNI2

The proposed replacement cornice mouldings and ceiling rose are not appropriate and would be out of character with the building and its remaining original mouldings within the listed building. As such the application fails to meet the requirements of policies HE1 and HE4 of the Local Plan and the guidance contained in SPGBH11: Listed Building Interiors.

3) UNI3

Insufficient information has been submitted as to how the works, particularly those to create the additional bedroom and related to the new kitchen opening, would affect the structural integrity of the listed building and the precise nature of the structural work that would be required to form these openings. The application is thereby contrary to policy HE1 of the Local Plan and the guidance contained in SPGBH11: Listed Building Interiors.

BH2010/00503

5 6 & 7 Powis Villas Brighton and Car Park Site Clifton Hill Brighton

Amendment to previously approved applications BH2007/00700 and BH2007/03022 for proposed construction of 3no underground car parking spaces and associated basement access

Applicant: River Oaks Homes Ltd

Officer: Jason Hawkes 292153

Approved on 02/07/10 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH02.04

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

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

4) BH02.06

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

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

5) 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.

6) BH08.01

The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

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

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved

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

7) UNI

No works shall commence until full details of a landscaping scheme, which includes hard surfacing, means of enclosure, landscaping and planting and three heavy nursery stock trees, have been submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD1, QD2 and QD16 of the Brighton & Hove Local Plan.

8) UNI

Prior to development commencing, the Elm tree in the Clifton Hill car park site shall be protected in accordance with the submitted BS5837 Compliance Report. The protective fencing 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 existing tree which is to be retained on site in the interest of the visual amenity of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

9) UNI

On the completion of the works, details the boundary fencing along the rear boundary of 5, 6 & 7 Powis Villas shall be reinstated.

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

10) UNI

The development site behind and the ground above the underground garages shall be reinstated using topsoil and the paving, lawns and planting beds shall also be reinstated and replanted.

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

11) UNI

The new doors leading from the light wells to the underground garages should be four panelled painted timber ones with flush panels with beaded edges to match the original timber doors to the basements of Nos. 6 and 7, and the walls of the light wells and access ways to the garages shall be smooth rendered and painted white.

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

12) UNI

No development shall take place until details of the proposed landscaping scheme for the rear gardens of 5, 6 & 7 Powis Villas, including hard and soft landscaping, level changes, reinstated paths, new paths and hard paving areas, new and reinstated fences, walls and gates, including fully annotated 1:50 scale plans, sections and elevations have been submitted to and approved by the Local Planning Authority in writing. The works shall be carried out and completed in strict accordance with the approved details and maintained as such thereafter.

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

13) UNI

No development shall take place until details of an irrigation system for the ground above the garaging have been submitted to and approved by the Local Planning Authority in writing.

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

14) UNI

The works hereby permitted shall not be begun until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved 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.

15) UNI

The works hereby permitted shall not be begun until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during demolition 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 demolition work shall cease until 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.

16) UNI

All windows on the side elevations of the new houses 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.

17) UNI

Prior to commencement of development, full details of land levels of the proposed development relative to surrounding properties shall be submitted to and agreed in writing by the Local Planning Authority. The details shall also include finished floor and roof levels and the development shall be constructed in accordance with the agreed details.

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.

18) UNI

Access to the flat roof to the sides and rear at second floor level 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.

19) UNI

No development shall take place until details of the window louvers shown on the approved plan 0661_P07b and/or _P11b have been submitted to and approved in writing by the Local Planning Authority. The screens shall be implemented fully in accordance with the agreed details prior to occupation of the units and thereafter retained.

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.

20) UNI

Notwithstanding the approved floor plans, no development shall take place until alternative floor plans which demonstrate how the proposal complies with Lifetime Homes standards have been submitted to and approved in writing by the Local Planning Department. The scheme shall be implemented fully in accordance with the agreed details and thereafter retained.

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.

21) UNI

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to ensure that the development hereby approved will achieve the Code for Sustainable Homes rating of 'Level 3' or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used, the agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.

22) UNI

Notwithstanding the submitted Waste Minimisation Statement, no development shall take place until a written statement, consisting of an updated 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 scheme.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

23) UNI

No development shall take place until a scheme demonstrating how solar panels will be incorporated into the scheme has been submitted to and approved in writing by the Local Planning Authority. The information will include technical details and profiles of the panels on the roof. The approved scheme shall be implemented prior to occupation of the dwellings 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 policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.

24) UNI

No development shall take place until full details of the proposed extension to the Clifton Hill flint wall as shown on drawing no. P146 have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details and retained 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, QD14 and HE6 of the Brighton & Hove Local Plan.

25) UNI

No development shall take place until full details of the proposed boundary wall to the Powis Grove frontage have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details and retained 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, QD14 and HE6 of the Brighton & Hove Local Plan.

26) UNI

No development shall take place until 1:20 sections and profiles and samples have been submitted to and agreed in writing by the Local Planning Authority in respect of windows, doors, balconies, canopies, parapets, eaves, gates, boundary walls, steps and railings. The scheme shall be implemented fully in accordance with the agreed details and retained 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.

27) UNI

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

28) UNI

No development shall take place until a scheme demonstrating how grey water recycling facilities will be incorporated into the scheme has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the dwellings and shall be retained for use as such thereafter.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.

29) UNI

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

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

30) UNI

No development shall take place until full details of the parking arrangements, including the traffic light system has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details and retained thereafter.

Reason: To ensure the parking arrangements is not prejudicial to highway safety in accordance with policy TR7 of the Brighton & Hove Local Plan.

BH2010/00568

2 Clifton Hill Brighton

Application for approval of details reserved by condition 2 of application BH2008/02814.

Applicant: Mr Martin Keane

Officer: Christopher Wright 292097

Approved on 05/07/10 DELEGATED

BH2010/00650

Car Park Site Clifton Hill Brighton

Application for approval of details reserved by conditions 7,9,10,11,12,13,16,17,19,20,14,21,22,23,24,25 and 26 of application BH2007/03022.

Applicant: River Oaks Homes Ltd

Officer: Paul Earp 292193

Split Decision on 02/07/10 DELEGATED

1) UNI

Discharge conditions 7, 9, 10, 11, 12, 13, 16, 17, 19, 20, 21, 22, 23, 24, 25 & 26 of application BH2007/03022.

1) UNI

Refuse to discharge condition 14 for the following reason:

This condition requires information to be submitted in respect of grey water recycling. Details submitted pursuant to this condition in respect of rainwater storage and harvesting systems do not meet the requirements of the condition.

BH2010/00655

Car Park Site Clifton Hill Brighton

Application for approval of details reserved by conditions 2, 3, 4 and 5 of application BH2007/03019

Applicant: River Oaks Homes Ltd

Officer: Paul Earp 292193

Approved on 02/07/10 DELEGATED

BH2010/00706

26 Oriental Place Brighton

Change of Use from guest house (C1) to five residential units (C305) including associated external works.

Applicant: Mr Robert Beveridge

Officer: Clare Simpson 292454

Approved on 09/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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) BH05.03A

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

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

A completed pre-assessment estimator will not be acceptable.

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

3) BH05.04A

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

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

4) UNI

The non-original door to the rear building fronting Montpelier Road shall be removed and replaced with a more appropriate timber door details. The details of the replacement door shall be submitted to and approved by the Local Planning Authority in writing and the works undertaken and completed in accordance with the approved details before occupation of the development.

Reason: To secure the preservation, enhancement and restoration of the listed building and its features which is considered an essential part of a balanced scheme, in accordance with policy HE1 and HE6 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall not be commenced until written notice of the commencement of development has been submitted to the Local Planning Authority to enable the development to be excluded from the relevant Traffic Regulation Order to ensure future residents are ineligible for residents car parking permits.

Reason: To ensure the development does not put undue pressure on existing Controlled Parking Zone and to ensure that the mains genuinely car-free to comply with policy HO7 of the Brighton & Hove local Plan.

6) UNI

Prior to occupation, the existing signage and CCTV equipment, including the fixtures and fittings on the front elevation of the building shall be permanently removed from the front elevation of the building.

Reason: To secure the preservation, enhancement and restoration of the listed building and its features which is considered an essential part of a balanced scheme, in accordance with policy HE1 and HE6 of the Brighton & Hove Local Plan.

7) UNI

The premises shall not be occupied until the development hereby approved has been fully completed in all respects in accordance with the approved drawings, the conditions of this consent and with details submitted to and approved by the local planning authority in accordance with the above conditions.

Reason: So as to ensure that the development is carried out in its entirety and to secure the preservation, enhancement and restoration of the listed building and its features which is considered an essential part of a balanced scheme, in accordance with policy HE1 and HE6 of the Brighton & Hove Local Plan.

8) UNI

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

Reason: To secure the preservation, enhancement and restoration of the listed building and its features which is considered an essential part of a balanced scheme, in accordance with policy HE1 and HE6 of the Brighton & Hove Local Plan

BH2010/00868

Argos 156 - 161 Western Road Brighton

Display of 1no internally-illuminated fascia sign, 1no internally-illuminated projecting sign and 1no non-illuminated 'CCTV' fascia sign.

Applicant: Argos (The Home Retail Group)

Officer: Mark Thomas 292336

Approved on 12/07/10 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) BH10.04

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.

4) BH10.05

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

6) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

7) UNI

Notwithstanding the submitted details, the proposed fascia sign shall be internally illuminated to letters/logo only.

Reasons: For the avoidance of doubt, and to ensure a satisfactory appearance to the development to comply with policies QD12 and HE6 of the Brighton & Hove Local Plan.

BH2010/00999

96 Embassy Court Kings Road Brighton

Erection of single storey extension.

Applicant: Stephen Vango

Officer: Christopher Wright 292097

Approved on 15/07/10 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until full details of the proposed works including 1:20 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: In order to agree the precise details of the new fenestration, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The new windows and doors hereby permitted shall be of white powder coated aluminium frames.

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

BH2010/01000

96 Embassy Court Kings Road Brighton

Erection of single storey extension.

Applicant: Stephen Vango

Officer: Christopher Wright 292097

Approved on 15/07/10 DELEGATED

1) BH01.01

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

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

2) UNI

No works shall take place until full details of the proposed works including 1:20 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: In order to agree the precise details of the new fenestration, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The new windows and doors hereby permitted shall be of white powder coated aluminium frames.

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

BH2010/01038

Top Floor Flat 30 Vernon Terrace Brighton

Installation of balustrade to roof terrace.

Applicant: Mr Colin May

Officer: Jason Hawkes 292153

Refused on 19/07/10 DELEGATED

1) UNI

Brighton & Hove Local Plan policies QD1, QD2 and Q14 require new development and extensions to be of a high standard of design that makes a positive contribution to the surrounding area and emphasises and enhances the positive characteristics of the local neighbourhood. Policy HE6 further states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. Having regard to the position of the railings at the very top of the building which would be clearly visible from long views to the east, the proposal would form an incongruous and unsympathetic addition which would significantly detract from the character and appearance of the host building, the row of terraced buildings and the surrounding conservation area. The scheme is therefore contrary to the above mentioned policies.

BH2010/01072

35 Duke Street Brighton

Display of 1no externally illuminated fascia sign and 1no non-illuminated projecting sign.

Applicant: Whistles

Officer: Wayne Nee 292132

Approved on 02/07/10 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.

BH2010/01086

42 East Street, Brighton

Removal of existing windows and replacement with smaller window and installation of ventilation grills to allow ventilation to basement.

Applicant: Monsoon Accessorize

Officer: Christopher Wright 292097

Approved on 06/07/10 DELEGATED

1) BH01.05

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

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

2) UNI

No development shall take place until full details of the proposed works have been submitted to and approved in writing by the Local Planning Authority, to include:

- i) 1:1 scale joinery sectional profiles of the new shop window frame and cill;
- ii) large scale details of the proposed new grille;
- iii) details of the colour scheme for the shopfront frame, cill and grille.

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

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

3) UNI

The new shopfront frame hereby permitted shall be of painted timber and retained as such thereafter.

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

BH2010/01151

42 East Street Brighton

Refurbishment works to ground floor and associated works.

Applicant: Monsoon Accessorize

Officer: Christopher Wright 292097

Approved on 13/07/10 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 existing roller grille across the entrance recess shall be removed and the mosaic flooring and entrance soffit shall be made good to match the original and the shopfront frame repaired within three months of the date of this permission.

Reason: To ensure the preservation and enhancement of the Listed Building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until full details of the proposals have been submitted to and approved by the Local Planning Authority in writing, including:-

- i) a 1:5 scale section showing the ceiling lighting trays and false ceilings; and the works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

4) UNI

The existing floor boards shall be retained, repaired and made good and any new over-boardings or floor coverings shall be fixed in a manner that will not damage

the floor boards.

Reason: To ensure the preservation and enhancement of the Listed Building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

5) UNI

The new walls shall be scribed around existing features such as skirting boards, dado rails, picture rails and cornices, which shall not be cut into or damaged, and new skirting boards shall be run around the new walls and the blocked up doors to match exactly the originals in each respective part of the building.

Reason: To ensure the preservation and enhancement of the Listed Building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2010/01229

5 Clifton Place Brighton

Demolition of existing dormer and erection of roof extension incorporating rear balcony and rooflight. Alterations to include a new front door and new sliding sash windows to front and rear elevations and new timber sliding doors to kitchen at rear.

Applicant: Mr Tim Shortall

Officer: Adrian Smith 01273 290478

Approved on 06/07/10 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

The railings shown on the approved plans to the front of the building shall be completed with spear points to match exactly those at No.6 Clifton Place, shall be painted black within one month of installation, and shall at all times be retained as such.

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

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the replacement artificial slate roof shall be constructed in Sandtoft Britslate or Novatech Antares tiles, details of which are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: The Local Planning Authority considers that any alternative artificial slate could cause detriment to the character of the building and wider conservation area, to comply with policy HE6 of the Brighton & Hove Local Plan.

5) UNI

The second floor hood moulding shown on the approved plans to the front of the building shall be completed to match in material, colour, style, bonding and texture that at No.6 Clifton Place.

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

6) UNI

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

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

7) UNI

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

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

8) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and painted to match the colour of the background walls, unless otherwise agreed in writing by the local planning authority before development commences.

9) UNI

The metal railings around the second floor roof terrace and all the timber joinery of the reconstructed rear dormer shall be painted dark grey (BS 4800 BS 18 B 25) prior to the occupation of the development hereby permitted and shall be retained as such.

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

10) UNI

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and masonry cills to match the retained windows within the building 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.

11) UNI

The timber sliding/folding doors to the second floor dormer shown on the approved plans shall be completed to match in all aspects the existing doors within the ground floor rear elevation of the building.

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

BH2010/01335

95 Upper North Street Brighton

Demolition of existing rear conservatory and erection of new rear conservatory.

Applicant: Mr Mrs Tymms

Officer: Wayne Nee 292132

Approved on 14/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01388

St Stephens Hall Montpelier Place Brighton

Amendment to size of kitchen extract duct with associated external alterations.

Applicant: Nikki Homewood

Officer: Clare Simpson 292454

Approved on 20/07/10 DELEGATED

1) BH01.01

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

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

unimplemented permissions.

2) UNI

The external finishes of the extract duct and works to the window area hereby granted consent shall be finished in accordance with drawing number (31)013A dated 12th May 2010 and retained as such thereafter.

Reason: In the interests of visual appearance of the development and to ensure satisfactory preservation of the listed building and in accordance with policy HE1 and HE6

BH2010/01389

St Stephens Hall Montpelier Place Brighton

Amendment to size of kitchen extract duct with associated external and internal alterations.

Applicant: Nikki Homewood

Officer: Clare Simpson 292454

Approved on 21/07/10 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 internal and external finishes of the extract duct and associated works to the window area hereby granted consent shall be finished in accordance with drawing number (59)011 and (31)013A dated 12th May 2010 and retained as such thereafter.

Reason: In the interests of visual appearance of the development and to ensure satisfactory preservation of the listed building and in accordance with policy HE1 and HE6.

BH2010/01429

Rear of 32-37 North Street Brighton

Application to extend time limit for implementation of previous approval BH2007/03488 for rear extension at first and second floor.

Applicant: Norwich Property Trust Ltd

Officer: Guy Everest 293334

Approved on 06/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/01570

8 Montpelier Terrace Brighton

Application to extend time limit for implementation of previous approval BH2007/01704 for internal alterations to allow conversion of existing house into two houses.

Applicant: Mr P Clegg

Officer: Steven Lewis 290480

Report from: 01/07/2010 to: 21/07/2010

Approved on 19/07/10 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) BH13.03

All new windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

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

3) BH13.11

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

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

4) UNI

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

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

ST. PETER'S & NORTH LAINE

BH2008/01148

Block K Brighton Station Redevelopment Brighton

Proposed office development including public open space and landscaping (Amended proposals).

Applicant: McAleer & Rushie Group Ltd

Officer: Katherine Rawlins 292232

Approved on 08/07/10 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) 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

4) BH06.02

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

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

5) BH11.02

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) BH15.06

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

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

7) UNI

The area marked and outlined as Southern SNCI on the site area plan hereby approved (L20 Rev E) shall be retained as a wildlife area/green corridor and amenity space. The area shall not be used for any other purpose and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (or amendments or re-enactments thereof) no buildings, fences, walls or other structures shall be erected upon, or hard surfaces laid within the prior written consent of the Local Planning Authority.

Reason: To conserve and enhance the wildlife and nature conservation interest of the site and in the interest of visual amenity and to comply with policies QD19 and EM13 of the Brighton & Hove Local Plan.

8) UNI

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

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

9) UNI

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority:

i) A preliminary risk assessment which has identified:

- All previous uses
- Potential contaminants associated with those uses
- A conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination of the site.

A site investigation scheme, based on i) to provide information for assessment of the risk to all receptors that may be affected, including those off site.

iii) The site investigation results and the detailed risk assessment ii) and based on these, an options and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iv) A verification plan providing details of the data that will be collected in order to demonstrate that works set out in iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

iii) A verification report, demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The scheme shall be implemented in accordance with the approved details.

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

10 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 are to be determined, as per the guidance provided in BS 4142:1997.

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

11 UNI

Notwithstanding the details hereby approved, no development shall take place until details of the construction and location of retaining walls (shown on Site Area Plan L20 Rev E) have been submitted to and approved in writing by the Local Planning Authority. The retaining walls shall be constructed in accordance with the approved details.

Reason: To protect the landscape and ecological value of the site and the stability of the embankment, in accordance with policies QD16, QD17 and SU8 of the Brighton & Hove Local Plan.

12 UNI

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

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

13 UNI

Notwithstanding the details hereby approved, no development shall commence until details of the nest boxes, bat boxes, bat tubes and bumble bee boxes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of nature conservation and to comply with policy QD17 of the Brighton & Hove Local Plan.

14 UNI

Notwithstanding the details hereby approved, no development shall commence until details of the green walls, green roof terraces and brown roof, have been submitted to and approved in writing by the Local Planning Authority. The details shall include a specification for construction, maintenance, irrigation, soil quality, plants, dimensions of soil pits to be created for the green walls and future maintenance. The development shall be implemented and maintained in accordance with the approved details.

Reason: In the interests of nature conservation and to comply with policy QD17 of the Brighton & Hove Local Plan.

15 UNI

No part of the development hereby approved shall exceed the roof heights as shown on the approved plans.

Reason: In the interests of visual amenity and to safeguard the appearance of the development, to comply with policies QD1, QD2, QD3, QD4, HE3 and HE6 of the Brighton & Hove Local Plan.

16 UNI

Notwithstanding the details hereby approved, no development shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- i) Details of the hard and soft landscaping, surfacing materials and lighting within the proposed area of Public Open Space;
- ii) Detailed specification for the provision of the proposed Local Area of Play (LAP) and protective barrier adjacent to the LAP;

The development shall be carried out in accordance with the details hereby approved prior to the occupation of the office.

Reason: To secure a satisfactory external appearance and to comply with policies QD1, QD2, QD3, QD4, QD15, QD25, HO6 and EM13 of the Brighton & Hove Local Plan.

19) UNI

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

Reason: To ensure that adequate parking provision is retained and satisfactory facilities for the parking of cycles are provided, to comply with policies TR14 and TR19 of the Brighton & Hove Local Plan.

20) UNI

Notwithstanding the details hereby approved, no development shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

- i) samples of the external building finishes;
- ii) details of the proposed building lighting schemes;
- iii) details of the metal frame attached to the southern façade of the building;
- iv) detailed drawings at a scale of 1:20 showing surface finishes, junctions between materials, panelling, cill arrangements and window treatments.

The development shall be carried out in accordance with the details hereby approved.

Reason: To secure a satisfactory external appearance and to preserve the character and appearance of adjacent Conservation Areas and Listed Buildings, and to comply with policies QD1, QD2, QD3, QD4, QD25, HE3, HE6 and EM13 of the Brighton & Hove Local Plan.

BH2010/01019

9 Jubilee Street Brighton

Change of use from retail (A1) to mixed use as wine retailer with wine bar facilities (A1/A4).

Applicant: Ten Green Bottles

Officer: Aidan Thatcher 292265

Approved on 21/07/10 DELEGATED

1) BH01.01

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

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

2) BH05.09

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

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

3) 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

The use hereby permitted shall not be open to customers except between the hours of 08:00-22.00 Mondays to Sundays.

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

5) UNI

The Class A4 use hereby permitted shall be restricted to the area shown outlined in red on approved drawing no. 0308-PA-010 (23.8 sqm), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the Class A4 element remains ancillary to the main use and to ensure compliance with policies SU10, SR7 and QD27 of the Brighton & Hove Local Plan.

6) UNI

Notwithstanding the details of the shopfront shown on drawing no. 0308-PA-010, revised details of the shopfront reducing the amount of glazing which can be opened shall be submitted and approved in writing by the Local Planning Authority prior to development commencing. The works shall be completed in strict accordance with the approved details and thereafter retained as such.

Reason: To ensure successful integration with the host building, street scene and Conservation Area and to comply with policies QD1, QD2, QD5, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2010/01039

1 & 1A Pelham Street Brighton

Conversion and change of use to 2no retail units (A1) to ground floor at 1 & 1A Pelham Street, Brighton to from 1no restaurant and cafe (A3)

Applicant: Mr Maged Safar

Officer: Sue Dubberley 293817

Refused on 02/07/10 DELEGATED

1) UNI

The applicant has failed to demonstrate that proposed extract system would be sufficient to ensure the appropriate control of odours and fumes which cooking methods associated with an A3 café/restaurant use may cause. The proposed change of use is therefore contrary to policies SR4, SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2010/01045

10 Zion Gardens Brighton

Conversion of maisonette to 1no one bed flat and 1no two bed flat.

Applicant: Mr J Walker

Officer: Anthony Foster 294495

Approved on 20/07/10 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH06.03

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

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

4) UNI

The 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.

5) UNI

The measures set out in the waste minimisation statement submitted with this application shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

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

BH2010/01067

Flat 7 99 Buckingham Road Brighton

Installation of rooflights to side and rear roof slopes.

Applicant: Mr Satish Kainth

Officer: Anthony Foster 294495

Refused on 02/07/10 DELEGATED

1) UNI

The proposed rooflights, by reason of their excessive number and positioning, would detract from the appearance and character of the property and the West Hill Conservation Area and as such are contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2010/01075

18 Lewes Road Brighton

Replacement of existing timber sliding sash and timber casement windows with new uPVC casement windows

Applicant: Mr M Churchman

Officer: Helen Hobbs 293335

Approved on 02/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01332

St Pauls CE School & Nursery St Nicholas Road Brighton

Erection of extension to Learning Resource Centre & Library with associated works, re-roofing of existing roofs and ancillaries incorporating rooflights. Demolition of existing external access steps and associated hardstanding.

Applicant: The Governors of St Pauls CE School & Nursery

Officer: Liz Arnold 291709

Approved on 21/07/10 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 5th 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.

4) UNI

The canopy hereby approved shall not be constructed until 1:5 scale details of the canopy fascia, eaves and gutter treatments have been submitted to and approved in writing by the Local Planning Authority.

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

BH2010/01361

35 St Nicholas Road Brighton

Removal of existing front and rear dormers and replacement with new lead clad front and rear dormers. Removal of tile hanging to rear protrusion & replacement with rendered walls to match other elevations.

Applicant: Mr Joe Munroe

Officer: Liz Arnold 291709

Approved on 05/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

3) 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.

BH2010/01370

New England House New England Street Brighton

Change of Use of units A-E, level 3 from Storage & Distribution (B8) to Design, Printing and Sign Making works (B1).

Applicant: Brighton & Hove City Council

Officer: Aidan Thatcher 292265

Approved on 02/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01379

73A London Road Brighton

Replacement of existing single glazed timber windows with UPVC double glazed windows to front elevation.

Applicant: Mr Michael Kerekes

Officer: Liz Arnold 291709

Approved on 20/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 1st and 2nd floor windows located on the northern side of the front elevation shall be 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 and the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2010/01404

58 - 62 Lewes Road Brighton

Application for approval of details reserved by conditions 3, 9, 13 and 14 of application BH2008/02268.

Applicant: Gilbert Ash (N I) Ltd

Officer: Aidan Thatcher 292265

Approved on 05/07/10 DELEGATED

BH2010/01425

72A London Road Brighton

Replacement of existing single glazed timber windows with UPVC double glazed windows to front elevation.

Applicant: Mr Michael Kerekes

Officer: Liz Arnold 291709

Approved on 20/07/10 DELEGATED

1) BH01.01

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

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

2) UNI

All new windows shall be 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 and the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2010/01436

8B Buckingham Place Brighton

Conversion of ground floor flat into 2no one bedroom flats.

Applicant: Mr G Wayne

Officer: Sonia Kanwar 292359

Refused on 15/07/10 DELEGATED

1) UNI

The proposal is contrary to policy HO9 of the Brighton & Hove Local Plan, which

seeks to retain small family dwellings and which only permits the conversion into two or more residential units of a dwelling with an original floor area of more than 115m sqm or with three or more bedrooms as originally built. The policy also requires one of the converted units to be suitable for family occupation. The internal floor area of the flat subject to this application equates to approximately 80sqm. Consequently this property is not of sufficient size to be considered suitable for further subdivision and as such the principle of the development is unacceptable. Furthermore, a family sized unit would not be retained.

BH2010/01442

7 West Hill Street Brighton

Erection of single storey extension to rear.

Applicant: Mr & Mrs Paul & Carol Allen

Officer: Chris Swain 292178

Approved on 12/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 extension, enlargement or other alteration of the hereby approved extension other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

WITHDEAN

BH2010/00721

9 South Road Brighton

Application for approval of details reserved by condition 2 of application BH200/02185.

Applicant: ETP

Officer: Charlotte Hughes 292321

Approved on 02/07/10 DELEGATED

BH2010/01025

108 Eldred Avenue Brighton

Replacement conservatory to rear.

Applicant: Mr & Mrs Watson

Officer: Adrian Smith 01273 290478

Approved on 16/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01094

42 Green Ridge Brighton

Loft conversion with ridge level raised by one metre above the existing ridge, front and rear dormers and rooflights. Replacement of existing conservatory with rear extension and garage moved forward to position of existing car port.

Applicant: Mr Paul Milyard

Officer: Charlotte Hughes 292321

Approved on 19/07/10 DELEGATED

1) BH01.01

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

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

2) BH03.02

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

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

BH2010/01178

34 Dyke Road Avenue Brighton

Change of use of part of ground floor from a chiropractic clinic (D1) to a residential use to form a single dwelling house (C3)

Applicant: Mr Morten Westergaard

Officer: Guy Everest 293334

Approved on 06/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01214

Land Rear of Regency Court London Road Brighton

Erection of 1no detached chalet bungalow with associated car parking.

Applicant: Anstone Properties Ltd

Officer: Jason Hawkes 292153

Refused on 05/07/10 DELEGATED

1) UNI

Policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy HO4 states that residential development will be permitted at higher density where it can be demonstrated that the proposal exhibits a high standard of design. The proposed dwelling by virtue of its siting and design is considered to be an overdevelopment of the site which fails to respect the constraints of the site and its relationship to

surrounding properties resulting in a cramped form of development. It is also felt the scheme has an inappropriate access for a dwelling which would require future occupiers to pass through a block of 39 garages to access the site. The scheme is therefore considered as town cramming and an inappropriate form of development contrary to the above policies.

BH2010/01269

59 Eldred Avenue Brighton

Demolition of existing garage, studio and part of existing extension and replace with the erection of a single storey rear extension.

Applicant: Mr Anthony Morton

Officer: Jason Hawkes 292153

Approved on 19/07/10 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

BH2010/01329

Upper Dene Court 4 Westdene Drive Brighton

Roof extension to create a two bedroom apartment.

Applicant: Anstone Properties Ltd

Officer: Jason Hawkes 292153

Refused on 16/07/10 DELEGATED

1) UNI

The proposed alterations represent an overbearing and incongruous addition which relate poorly to the existing building and adjoining properties and would detract from the character and appearance of the site and surrounding area. The proposal would therefore be contrary to policies QD1, QD2, QD14 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Guidance Note 1: Roof Alterations and Extensions.

BH2010/01457

154 Tivoli Crescent North Brighton

Replacement of existing rear concrete terrace and steps.

Applicant: Ms Tanya Symons

Officer: Mark Thomas 292336

Approved on 12/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01469

76 Dyke Road Avenue Brighton

Erection of a single storey rear and side extension with rooflights and solar panels.

Applicant: Mr T & Mrs J Milligan

Officer: Wayne Nee 292132

Approved on 08/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/01493

44 Bates Road Brighton

Erection of single storey rear extension.

Applicant: Mr Mark & Mrs Sarah Berridge

Officer: Wayne Nee 292132

Refused on 09/07/10 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 single storey rear extension, by virtue of its projection, positioning, and proximity to the neighbouring boundary, forms an inappropriate addition to the property. The development would result in an increase sense of enclosure and a significant loss of daylight and outlook for the residents of the property at no. 46 Bates Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/01495

18 Fairlie Gardens Brighton

Loft conversion incorporating rear dormer and rooflights to front roofslope.

Applicant: Mr & Mrs Claxton

Officer: Guy Everest 293334

Approved on 16/07/10 DELEGATED

1) UNI

The garage conversion, rendering and alterations to fenestration are permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

2) UNI

The loft conversion is permitted under Schedule 2, Part 1, Classes B and C of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

BH2010/01496

13 Colebrook Road Brighton

Erection of single storey side extension and loft conversion with 2no dormers and rooflights.

Applicant: Mr Gary Turner

Officer: Christopher Wright 292097

Refused on 08/07/10 DELEGATED

1) UNI

The application constitutes over development of the loft space due to the scale, position and detailing of the proposed dormers, including the shape and size of the windows, the deep fascias and blank areas of outer surface and the relationship with the proportions and position of windows at the lower level. As such the development would detract from the character and appearance of the host property and be harmful to visual amenity and the wider street scene. The application is thereby contrary to the requirements of policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and guidance contained in Supplementary Planning Guidance Note SPGBH1: Roof alterations and extensions.

EAST BRIGHTON

BH2010/00567

St Georges Church St Georges Road Brighton

Alterations to existing open spaces at North, West and South elevations to provide a fully accessible community garden.

Applicant: Parochial Church Council of St Georges

Officer: Anthony Foster 294495

Approved on 20/07/10 DELEGATED

1) BH01.01

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

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

2) BH11.01

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

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

3) BH11.03

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.

4) 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.

BH2010/00597

Lloyds Pharmacy Wellsbourne Centre Whitehawk Road Brighton

Display of 2 No. Non-illuminated fascia signs and 1 No. Non-illuminated internally applied window graphic (Retrospective).

Applicant: AAH Plc

Officer: Liz Arnold 291709

Approved on 16/07/10 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.

BH2010/01020

Flat 3 4-5 Chichester Terrace Brighton

Internal alterations to layout of flat.

Applicant: Mr Bill Flind

Officer: Sonia Kanwar 292359

Approved on 13/07/10 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 1:1 scale sections of the existing and proposed skirting boards and cornices in the areas that will be altered 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.

3) UNI

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction and should match in style the existing door and frame to the guest bedroom. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

BH2010/01140

Flat 2 Chesham Mansions 25 - 27 Eaton Place Brighton

Erection of single storey conservatory to rear.

Applicant: Mrs Jenny Foster

Officer: Chris Swain 292178

Refused on 13/07/10 DELEGATED

1) UNI

The proposal, by reason of its siting, height and design would result in an addition that relates poorly to the existing building and forms an incongruous and over dominant element within the rear building form that is detrimental to the appearance and character of the building, the Sudeley Place and St George's Road street scenes and the East Cliff Conservation Area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2010/01440

14 Chichester Place Brighton

Repositioning of front door and installation of rooflights to front and rear.

Applicant: Mr R Anderson

Officer: Chris Swain 292178

Approved on 09/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

HANOVER & ELM GROVE

BH2010/01064

78 Elm Grove Brighton

Application for Approval of Details Reserved by Conditions 3,4, 7 and 8 of application BH2009/01273.

Applicant: Ms Harjinder Heer

Officer: Anthony Foster 294495

Approved on 12/07/10 DELEGATED

BH2010/01154

39 Scotland Street Brighton

Application for approval of details reserved by condition 2 of application BH2009/03098.

Applicant: Mrs Mary Saunders

Officer: Helen Hobbs 293335

Approved on 06/07/10 DELEGATED

BH2010/01369

Fairlight Primary School St Leonards Road Brighton

Refurbishment of existing classroom to form new children's centre with works to include new entrance and installation of cladding to existing brick facades.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 02/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01460

21 Hanover Terrace Brighton

Erection of single storey extension to rear.

Applicant: Mr & Mrs P Yeoman

Officer: Sonia Kanwar 292359

Approved on 13/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01487

44 Totland Road Brighton

Certificate of Lawfulness for a Proposed loft conversion incorporating rooflights.

Applicant: Mr David Simmons

Officer: Louise Kent 292198

Refused on 13/07/10 DELEGATED

1) UNI

Drawing TR44PRO/03 shows three rooflights over the proposed bedroom. The rooflights are not shown on the submitted loft sections and no further information about the proposed rooflights has been submitted. The applicant has therefore failed to demonstrate that the proposed rooflights would not project above the height of the highest part of the existing roof, and the proposal is therefore not permitted under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

2) UNI2

The proposed loft conversion incorporates a shower room with sink and toilet. No details of any changes to the soil and vent pipe have been shown on the submitted drawings, and the applicant has therefore failed to demonstrate that the proposal would comply with the requirements of Schedule 2, Part 1, Class G of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

3) UNI3

The dormer roof shown on drawing TR44PRO/03 is described as finished in 3 layer felt with solar reflective shingle. No further information about the existing roof has been supplied and whether the proposed dormer roof would match the existing roof. The applicant has therefore failed to demonstrate that the proposal would comply with the requirements of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

BH2010/01514

1-3 Richmond Terrace Brighton

Renewal of pitched and flat roof covering.

Applicant: Hyde Martlet

Officer: Liz Arnold 291709

Approved on 12/07/10 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding information submitted as part of the application any new slates must be natural slate to match the size and colour of the existing slates.

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

HOLLINGDEAN & STANMER

BH2009/03069

Saunders Park Lewes Road Brighton

Installation of 4 no. floodlights to existing ball court.

Applicant: Mr Rob Dumbrill

Officer: Liz Arnold 291709

Approved on 07/07/10 DELEGATED

Report from: 01/07/2010 to: 21/07/2010

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 submitted on the 15th December 2009 shall be implemented in strict accordance with the approved details.

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

3) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in strict accordance with the Method Statement by RW Green Limited submitted on the 19th April 2010. 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.

4) UNI

The floodlights hereby approved shall only be in use between dusk and 22:00 hours on any day.

Reason: To safeguard the amenities of the neighbouring residential properties and to ensure that the development is sustainable, in compliance with policies SU2, SU9 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Prior to the floodlights hereby approved being brought into use, the floodlights shall be tested and adjusted to minimise light spillage and impact upon adjoining residential properties to the satisfaction of the Local Planning Authority. The lights shall be maintained in the approved position thereafter to the satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity and in accordance with policy QD26 of the Brighton & Hove Local Plan.

BH2010/00233

University of Sussex Hastings Building Falmer Brighton

Application for approval of details reserved by conditions 7, 8 and 14 of application BH2008/01992

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 19/07/10 DELEGATED

BH2010/00524

24 Hollingbury Rise Brighton

Erection of single storey extension to rear to replace existing. Erection of lean-to, to side elevation.

Applicant: Mr Henry Mason

Officer: Sonia Kanwar 292359

Approved on 14/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 side lean-to hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of 24 Hollingbury Rise as a dwelling and shall not be used as a separate planning unit.

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

BH2010/00949

Kulukundis House University of Sussex Refectory Road Brighton

Replacement timber windows and doors with powder coated aluminium windows and doors.

Applicant: University of Sussex

Officer: Helen Hobbs 293335

Approved on 13/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01031

12 Hollingbury Rise Brighton

Certificate of Lawfulness for proposed loft conversion incorporating erection of rear dormer.

Applicant: Mr R Pratt

Officer: Louise Kent 292198

Approved on 07/07/10 DELEGATED

BH2010/01078

Arts D & E Buildings University of Sussex Falmer

Application for approval of details reserved by conditions 2, 3, 4, 7, 9, 11, 14, 18, 19, 20 and 21 of application BH2009/02941.

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 21/07/10 DELEGATED

BH2010/01135

Meeting House Southern Ring Road University Of Sussex Brighton

Construction of platform lift and associated alterations to existing layout

Applicant: University of Sussex

Officer: Helen Hobbs 293335

Approved on 19/07/10 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until full details including 1:10 or 1:5 elevations of the brick coping and the method of closing the hit-and-miss brick bond at each end of the new brick wall 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.

3) UNI

No works shall take place until sample materials including the type of brick to be used in the construction of the wall and coloured glass for the lift door and screen 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.

BH2010/01245

10 Hawkhurst Road Brighton

Removal of existing single storey projection and erection of new two storey side extension incorporating roof conversion with two rear facing dormer windows.

Applicant: Mr Alastair King

Officer: Jonathan Puplett 292525

Approved on 06/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/01516

145 Horton Road Brighton

Erection of single storey annexe in rear garden.

Applicant: Mr Charlie Kwan

Officer: Aidan Thatcher 292265

Refused on 12/07/10 DELEGATED

1) UNI

The proposed development, by virtue of its size, bulk, massing and poor design would represent an incongruous building within a rear garden, be inconsistent with the openness of the rear garden areas and pattern of existing development, be detrimental to the character of the area and neighbouring amenity contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The submitted plans are inaccurate due to the sections and floorplans not corresponding, particularly in relation to the location of the pond and reed bed in

the middle of the garden area thus not giving the opportunity for the proposal to be fully assessed. Therefore it is not possible to determine whether the scheme complies with policies QD1, QD2 and SU2 of the Brighton & Hove Local Plan.

BH2010/01585

28 Beatty Avenue Brighton

Application for Approval of Details Reserved by Condition 8 of application BH2007/03809.

Applicant: Mr Steve Legg

Officer: Helen Hobbs 293335

Approved on 14/07/10 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2010/00126

Dental Surgery 98 Newick Road Brighton

Application for approval of details reserved by conditions 2 and 6 of application BH2009/01320.

Applicant: Mr A Mankoui

Officer: Robin K Hodgetts 292366

Approved on 19/07/10 DELEGATED

QUEEN'S PARK

BH2009/02537

179 Edward Street Brighton

Alterations to existing shopfront including the installation of a servery hatch to the Princes Street elevation (retrospective).

Applicant: Frankie Vaughn's Cafe

Officer: Helen Hobbs 293335

Approved on 21/07/10 DELEGATED

1) UNI

The servery hatch shall not be in use until the existing doors have been replaced by the demountable timber shutters hereby approved and shall be retained as such thereafter.

Reason: For the purposes of public safety to avoid restrictions to pedestrian movement and to comply with policy TR7 of the Brighton & Hove Local Plan.

BH2010/00367

43 George Street Brighton

Demolition of existing vacant vehicle workshop and erection of 1No three storey building comprising of offices at ground floor and 2No two bed flats and 2No one bed flats on the first and second floors.

Applicant: Portland Properties

Officer: Kathryn Boggiano 292138

Approved on 07/07/10 DELEGATED

1) BH01.01

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

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

2) BH02.06

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

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

3) BH04.01A

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

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

4) BH05.01B

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.

5) 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.

6) BH05.05A

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

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

A completed pre-assessment estimator will not be acceptable.

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

Building Design.

7) BH05.06A

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

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

8) 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.

9) BH07.07

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

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

10) BH08.01

The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

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

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

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

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

a) as built drawings of the implemented scheme;

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

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved

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

11) 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.

12) UNI

The use hereby permitted shall not be open to customers except between the hours of 08:00 to 21:00 Mondays to Fridays, 09:00 to 21:00 on Saturdays and 10:00 to 18:00 on Sundays and Bank Holidays.

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

13) UNI

Access to the flat roofs at the rear 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.

14) UNI

No development shall commence until fences for the protection of trees adjacent to the site within Dorset Gardens 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.

15) UNI

Notwithstanding the approved plans, no development shall commence until full details of the frames, mullions and corbels of the shopfront including 1:20 elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

16) UNI

The premises shall only be used for B1a (offices) and B1b (research and development) and for no other purpose, including any other use within Class B1 (Business) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises, in the interest of employment generation in the City and in the interests of safeguarding the amenities of the

area and to comply with policies EM2 and QD27 of the Brighton & Hove Local Plan.

17) UNI

No works shall take place until 1:20 scale elevations and 1:1 scale joinery profiles of the windows have been submitted to approved in writing with the Local Planning Authority. All windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents. The works shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

18) UNI

No works shall take place until full details of the sun pipes, including 1:20 elevations, technical specification and exact location have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

19) UNI

Notwithstanding the submitted plans, the capital on the north side of the entrance to the flats shall match exactly the dimensions of the other two capitals within the shop front.

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

20) UNI

Notwithstanding the submitted plans, plans at 1:20 showing the proposed railings to the rear balconies shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

21) UNI

On the George Street elevation, the ridge and eaves height of the building hereby approved along with the top and cill height of the bay windows at first and second floors, shall match exactly the ridge and eaves height of the building at No.44 George Street and the top and cills of existing bay windows present at No.44 George Street.

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

22) UNI

No works shall take place until 1:20 scale elevations and 1:1 scale joinery profiles of the external doors have been submitted to approved in writing with the Local Planning Authority. The external doors shall be constructed of timber. The works shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

BH2010/00368

43 George Street Brighton

Demolition of existing vacant vehicle workshop.

Applicant: Portland Properties

Officer: Kathryn Boggiano 292138

Approved on 07/07/10 DELEGATED

1) BH01.04

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

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

2) BH12.08

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

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

BH2010/00717

Unit 9 The Terraces Madeira Drive Brighton

Installation of new aluminium framed windows in existing boarded up window openings and installation of new entrance doors and signage

Applicant: The Gym

Officer: Helen Hobbs 293335

Approved on 05/07/10 DELEGATED

1) BH01.01

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

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

BH2010/00950

162 Queens Park Road Brighton

Change of use from private dwelling to house in multiple occupation (Retrospective)

Applicant: Mr P Conrad

Officer: Ray Hill 293990

Approved on 05/07/10 DELEGATED

1) UNI

Details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to the Local Planning Authority within 1 month of the date of this decision. The cycle parking facilities shall be fully implemented and made available for use within 3 months of their written approval by the Local Planning Authority and thereafter retained for use at all times.

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

BH2010/00951

164 Queens Park Road Brighton

Change of use from private dwelling to house in multiple occupation.(Retrospective)

Applicant: Mr P Conrad

Officer: Ray Hill 293990

Approved on 05/07/10 DELEGATED

1) UNI

Details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to the Local Planning Authority within 1 month of the date of this decision. The cycle parking facilities shall be fully implemented and made available for use within 3 months of their written approval by the Local Planning Authority and thereafter retained for use at all times.

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

BH2010/01187

159 Edward Street Brighton

Alterations incorporating change to size of dormers, increase to height of roof ridge, insertion of serving hatch and altered ventilation inlet and outlet. Increase of overhang of the eaves to northern elevation and increased projection of eastern facing side doors. (Part retrospective).

Applicant: Mr A Lavender

Officer: Liz Arnold 291709

Refused on 14/07/10 DELEGATED

1) UNI

The development, by reason of the design and positioning of the dormers, the increase in ridge height, the creation of a projecting rendered door frame, the over-hang of the eastern eaves, the projecting ventilation grill housing and the positioning of the serving hatch over part of the bowed section of the eastern elevation, is of detriment to the character and appearance of the host property, the Edward Street and Dorset Gardens street scenes, the Dorset Gardens Peace Park and the wider area, including the East Cliff Conservation Area. The amendments are contrary to policies Qd1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions.

2) UNI2

The submitted plans are inaccurate due to not corresponding to measurements taken on site, thus not giving the opportunity for the proposal to be fully assessed. Therefore it is not possible to determine whether the scheme complies with policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

ROTTINGDEAN COASTAL

BH2010/00281

The West Quay Brighton Marina Village Brighton

Installation of 2no air conditioning condenser units to ground floor level of west elevation.

Applicant: J D Weatherspoon PLC

Officer: Helen Hobbs 293335

Approved on 06/07/10 DELEGATED

1) BH01.01

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

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

2) UNI

Noise associated with the plant and machinery 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(A) below the

existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997
Reason: In order to protect the amenities of surrounding properties and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2010/00570

12 Roedean Crescent Brighton

Three storey rear extension to lower ground, ground and first floors and loft conversion including rear dormers.

Applicant: Martin Thorpe

Officer: Louise Kent 292198

Refused on 05/07/10 DELEGATED

1) UNI

The three storey extension, due to its siting, height, massing and design of the roof, is not well designed in relation to the existing property and adjacent houses. As such it would form an unsympathetic and incongruous addition and would be detrimental to the character and appearance of the existing property and surrounding houses, contrary to policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by virtue of its siting, height, design and massing, would fail to maintain an appropriate gap between the building and the joint boundary, and would have an overbearing impact on 10 and 14 Roedean Crescent. As such the proposal would adversely impact on the levels of residential amenity currently enjoyed by those properties, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed terrace at ground floor level and balcony at first floor level would cause a loss of privacy to the occupants of the adjacent house at no. 10 Roedean Crescent, contrary to policy QD27 which seeks to protect residential amenity.

4) UNI4

Notwithstanding the reason for refusal no. 2, the applicant has not submitted a block plan showing the impact of the proposed extension on the adjacent properties.

BH2010/00695

4 Roedean Crescent Brighton

Erection of two storey side extension to East with roof extension and conversion and increased ridge height. Two storey rear extension including terraced balcony with balustrade over.

Applicant: Mr & Mrs Pell

Officer: Louise Kent 292198

Approved on 12/07/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) BH05.08

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.

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, including replacement of one mature laburnum tree with the same or similar species, 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) BH11.03

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. This will include protection of the Prunus spp on the verge outside the property which shall be protected to BS 5837 (2005) prior to and during the development. 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 D1 and QD16 of the Brighton & Hove Local Plan.

BH2010/00880

Flat 9 Chester Court 3 Sussex Square Brighton

Replacement of 2no existing West windows with timber double glazed units. Construction of new internal stairs to roof with glazed access hatch. Installation of balustrade to perimeter of flat roof.

Applicant: Mr & Mrs Hugo Were

Officer: Liz Arnold 291709

Approved on 06/07/10 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.

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 1:20 and 1:1 elevation and section sample details of the replacement windows have been submitted to and approved in writing by

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

Reason: 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.

4) UNI

No works shall take place until 1:20 scale details of the access hatch 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.

BH2010/00881

Flat 9 Chester Court 3 Sussex Square Brighton

Replacement of 2no existing West windows with timber double glazed units. Construction of new internal stairs to roof with glazed access hatch. Installation of balustrade to perimeter of flat roof.

Applicant: Mr & Mrs Hugo Were

Officer: Liz Arnold 291709

Approved on 19/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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) BH13.09

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

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

3) UNI

No works shall take place until 1:20 and 1:1 elevation and section sample details of the replacement windows have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: 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.

4) UNI

No works shall take place until 1:20 scale details of the access hatch 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.

BH2010/00882

50 Marina Way Brighton

Change of Use from private open space to car wash service. (Retrospective)

Applicant: Kemptown Car Wash

Officer: Anthony Foster 294495

Refused on 07/07/10 DELEGATED

1) UNI

The application site lies on a principle aquifer and a valuable groundwater resource. The applicant has failed to adequately quantify the current levels of ground contamination at the site, and has failed to demonstrate that the development, by reason of the lack of contamination remediation measures, would not cause pollution to controlled waters which would be of detriment to water quality and human health. As such the proposal is contrary to policies SU3 and SU11 of the Brighton & Hove Local Plan.

2) UNI2

The application fails to demonstrate measures to adequately address the travel demand arising from the development contrary to Brighton & Hove Local Plan policies TR1, TR7, QD28 and Supplementary Planning Guidance Note 4. Parking Standards.

BH2010/00883

50 Marina Way Brighton

Display of 6no non-illuminated fascia signs, 1no non-illuminated banner sign, 1no non-illuminated roof top sign and 1no non-illuminated A-board.

Applicant: Mr Robbie Potterton

Officer: Anthony Foster 294495

Refused on 07/07/10 DELEGATED

1) UNI

The proposed advertisements, by virtue of their size, number, location and appearance, would result in a cluttered and visually dominant feature within the street scene and would detract from the visual amenities of the area. As such, the proposal is contrary to policies QD12 and QD13 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 Advertisements.

BH2010/01048

St Edmunds Steyning Road Brighton

Erection of two storey and single storey rear extensions with pitched roofs and rear single storey flat roof extension incorporating a roof terrace. Erection of a single storey swimming pool enclosure.

Applicant: Mr & Mrs Paul & Sanoma Evans

Officer: Aidan Thatcher 292265

Approved on 12/07/10 DELEGATED

1) BH01.01

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

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

2) BH03.02

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

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

3) UNI

The ground floor annex hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of St Edmunds and shall not be used as a separate planning unit.

Reason: The establishment of an additional independent planning unit in this form would give rise to an over-intensive use of the site and would lead to harm to the

amenity of neighbouring occupiers contrary to policies QD3 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The proposed roof terrace shall not extend further than 3.5m from the existing first floor rear elevation as shown on plan 03H hereby approved. The remainder of the flat roof shall be accessed for maintenance or emergency purposes only and shall not be used as a roof garden, terrace patio or similar amenity area.

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

BH2010/01051

2 Withyham Avenue Brighton

Creation of studio flat at first floor level above existing flat roofed garage.

Applicant: Lureland Properties Ltd

Officer: Anthony Foster 294495

Refused on 07/07/10 DELEGATED

1) UNI

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

2) UNI2

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

3) UNI3

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

BH2010/01092

Flat 5 25 Lewes Crescent Brighton

Erection of roof cabin to replace existing.

Applicant: Mr & Mrs Horwell

Officer: Chris Swain 292178

Approved on 07/07/10 DELEGATED

1) BH01.01

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

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

2) UNI

The external walls shall be rendered white and retained as such thereafter.

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

3) UNI

The roof shall be finished in lead sheeting with standing seams and retained as such thereafter.

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

4) UNI

The external door shall be hardwood, painted white and retained as such thereafter.

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

BH2010/01093

Flat 5 25 Lewes Crescent Brighton

Erection of roof cabin to replace existing.

Applicant: Mr & Mrs Horwell

Officer: Chris Swain 292178

Approved on 07/07/10 DELEGATED

1) BH01.05

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

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

2) UNI

The external walls shall be rendered white and retained as such thereafter.

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

3) UNI

The roof shall be finished in lead sheeting with standing seams and retained as such thereafter.

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

4) UNI

The external door shall be hardwood, painted white and retained as such thereafter.

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

BH2010/01107

8 Wanderdown Drive Brighton

Erection of two storey side extension

Applicant: Mr Andrew & Mrs Judith Foot

Officer: Sue Dubberley 293817

Approved on 12/07/10 DELEGATED

1) BH01.01

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

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

2) BH03.02

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

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

BH2010/01137

3 Lewes Crescent Brighton

Removal of rear flat fire escape ladder.

Applicant: 3 Lewes Crescent (Brighton) Ltd

Officer: Chris Swain 292178

Approved on 07/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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

Following the removal of the fire escape the external finish to the building shall be made good to match exactly the existing rear elevation and be retained as such thereafter.

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

BH2010/01207

10 Lewes Crescent Brighton

Internal alterations to layout of basement flat.

Applicant: Mr A Ashford

Officer: Sonia Kanwar 292359

Approved on 09/07/10 DELEGATED

1) BH01.05

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

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

2) BH13.06

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

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

3) BH13.13

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

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

BH2010/01242

Grand Ocean Hotel Longridge Avenue Saltdean

Application for approval of details reserved by condition 3 of application BH2004/03555/FP.

Applicant: Explore Living

Officer: Katie Rasdall 292361

Approved on 07/07/10 DELEGATED

BH2010/01254

38 Rock Grove Brighton

Replacement of existing rooflight over rear courtyard. (Retrospective)

Applicant: Ivor Place Investments

Officer: Louise Kent 292198

Approved on 13/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/01299

105 Marine Drive Rottingdean Brighton

Conversion of existing building to create a 9 unit residential development comprising 6no two storey houses and 3no flats. Erection of first floor extension to north elevation and dormer to south elevation and associated altered fenestration and landscaping.

Applicant: HR Investments

Officer: Kate Brocklebank 292175

Refused on 15/07/10 DELEGATED

1) UNI

The proposed extension is of an unacceptable design by reason of its scale and proportions, it fails to maintain subservience to the main dwelling and has an unsatisfactory bulky and top heavy appearance resulting in an overly dominant roof form contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension would cause an unacceptable impact on neighbouring amenity by reason of its increased bulk, scale and fenestration resulting in overlooking and causing an overbearing impact. In addition the proposal would cause a loss of sunlight/daylight to number 8 Lenham Road West. Therefore the proposal would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed dormers, by virtue of their size, bulk and positioning would result in an overly prominent and bulky appearance, detracting from the character and appearance of the host property. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and to the provisions of supplementary planning guidance note SPGBHI: roof extensions and alterations.

4) UNI4

The proposed access is considered to be unacceptable due to the increased risk to users of the public highway and the additional stopping turning and reversing traffic that would be created. It therefore fails to comply with Local Plan policies TR1, and TR7 of the Brighton & Hove Local Plan.

BH2010/01420

46 Wivelsfield Road Saltdean Brighton

Erection of extension to rear at ground and lower ground level.

Applicant: Mr Oliver Armfield

Officer: Sonia Kanwar 292359

Refused on 07/07/10 DELEGATED

1) UNI

The proposed elevated deck area, by virtue of its size and siting in close proximity to neighbouring properties, would result in significant overlooking and loss of privacy, particularly to the adjacent property to the north east, no. 48 Wivelsfield Road. As such the proposal would adversely impact on residential amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

WOODINGDEAN

BH2010/00828

116 The Ridgway Brighton

Erection of single storey rear extension and loft conversion incorporating increased ridge heights, hip to barn front and hip to gable rear roof extensions with additional windows, side dormers and rooflights and associated external alterations.

Applicant: Mr J Edwards

Officer: Helen Hobbs 293335

Refused on 09/07/10 DELEGATED

1) UNI

The proposed roof extensions would result in an overly bulky and prominent appearance, detracting from the character and appearance of the property. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and to the provisions of supplementary planning guidance note SPGBHI: roof extensions and alterations.

2) UNI2

The proposed side dormers, by virtue of their size, design and poor positioning on the roof slope, would be detrimental to the character and appearance of the property. This is contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

3) UNI3

The proposed roof alterations, by virtue of their size, bulk and positioning would have an overbearing impact upon the neighbouring properties causing harm to the amenities of the occupiers. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/01592

164 Warren Road Brighton

Application to extend time limit for implementation of previous approval BH2007/01940 for the alteration and extension of existing outbuilding and erection of detached garage.

Applicant: Mr Brendan Foley

Officer: Jonathan Puplett 292525

Approved on 14/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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

The rear outbuilding hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of 164 Warren Road as a dwelling and shall not be used as a separate planning unit.

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

BRUNSWICK AND ADELAIDE

BH2008/03772

3 Norfolk Square Brighton

Rear extension and associated internal alterations and replacement of windows to front elevation with curved sash windows.

Applicant: Mr William Robertson

Officer: Wayne Nee 292132

Approved on 19/07/10 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

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

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

4) UNI

The new windows shall not have visible trickle vents and shall be painted.

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

5) UNI

The walls shall be smooth rendered in a lime/sand render and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building.

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

6) UNI

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

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

7) UNI

Before development commences, a sample of the roofing slates 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: 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.

8) UNI

The existing original architraves in the front rooms of the buildings shall be retained and where damaged, shall be replaced to match exactly the originals.

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

9) UNI

Where the original sash boxes survive they shall be retained and repaired except where they are beyond repair. Before any existing sash box is replaced, the prior consent in writing of the local planning authority shall be obtained.

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

10) UNI

All new window joinery shall match exactly the original window joinery of each part of the building, and the concrete cills of the new extensions shall match exactly the original masonry window cills.

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

BH2008/03773

3 Norfolk Square Brighton

Rear extension and replacement of existing windows to front elevation with curved sash windows.

Applicant: Mr William Robertson

Officer: Wayne Nee 292132

Approved on 12/07/10 DELEGATED

1) BH01.01

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

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

2) UNI

All new window joinery shall match exactly the original window joinery of each part of the building, and the concrete cills of the new extensions shall match exactly the original masonry window cills.

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

3) UNI

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

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

4) UNI

The walls shall be smooth rendered in a lime/sand render and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building.

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

5) UNI

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

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

6) UNI

Before development commences, a sample of the roofing slates 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: 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.

7) UNI

Where the original sash boxes survive they shall be retained and repaired except where they are beyond repair. Before any existing sash box is replaced, the prior consent in writing of the local planning authority shall be obtained.

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

8) UNI

The new windows shall not have visible trickle vents and shall be painted.

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

BH2010/00946

1 Brunswick Terrace Hove

Internal alterations to layout and refurbishment of ground and first floor.

Applicant: Mr Phillip Haiselden

Officer: Jason Hawkes 292153

Approved on 13/07/10 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 further details of the proposed panelled doors which show a section through recessed panels has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such

thereafter.

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

3) UNI

The new architrave shall match the patterns stated in the submitted Design and Access Statement and Heritage Statement and any disturbed cornicing and floor finishes will be reinstated accurately.

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

BH2010/01115

48 Brunswick Square Hove

Resurfacing of flat roof area to rear with timber decking (Part Retrospective).

Applicant: 48 Brunswick Square (Hove) Ltd

Officer: Wayne Nee 292132

Approved on 07/07/10 DELEGATED

BH2010/01117

48 Brunswick Square Hove

Resurfacing of flat roof area to rear with timber decking (Part Retrospective).

Applicant: 48 Brunswick Square (Hove) Ltd

Officer: Wayne Nee 292132

Approved on 07/07/10 DELEGATED

BH2010/01144

29A Waterloo Street Hove

Certificate of Lawfulness for an existing rear lean-to conservatory extension.

Applicant: Miss Jo-Anne Attwood

Officer: Mark Thomas 292336

Approved on 09/07/10 DELEGATED

BH2010/01146

29A Waterloo Street Hove

Erection of a rear lean-to conservatory extension. (Retrospective).

Applicant: Miss Jo-Anne Attwood

Officer: Mark Thomas 292336

Approved on 09/07/10 DELEGATED

1) UNI

The timber frame of the conservatory hereby approved shall be painted in white gloss within three months of the date of this consent and retained as such unless otherwise agreed in writing by the Local Planning Authority.

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

2) UNI

Details of an effective rainwater drainage system for the conservatory roof shall be submitted to the Local Planning Authority for written approval within three months of the date of this consent. The alterations shall be carried out in strict accordance with the approved details within 3 months of the date of written approval of details, unless otherwise agreed in writing by the Local Planning Authority. The approved rainwater goods shall be painted white to match the conservatory.

Reason: To ensure the protection of the historic fabric of the Listed Building, to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The existing external fascia protrusion of the roof support beams to the rear, are an uncharacteristic and overly bulky feature of the existing conservatory. A scheme to amend this detail including reduction in depth and design appropriate to the character of the property, including large scale, 1:10, drawings, shall be submitted to the Local Planning Authority for written approval within three months of the date of this consent. The alterations shall be carried out in strict accordance with the approved details within 3 months of the date of written approval of details, unless otherwise agreed in writing by the Local Planning Authority.

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

BH2010/01511

8 Salisbury Road Hove

Installation of external, galvanised slip resistant hand rail to steps at front elevation.

Applicant: Mr Geoffrey Cleverley

Officer: Wayne Nee 292132

Approved on 12/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 handrail shall be galvanised and painted black and shall be fixed to the wall using stainless steel screws fixed into the mortar joints in the brickwork.

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

BH2010/01873

Flat 11 26 Adelaide Crescent Hove

Application for Approval of Details Reserved by Condition 2 of application BH2009/00966.

Applicant: Gaydean Properties Ltd

Officer: Jason Hawkes 292153

Approved on 05/07/10 DELEGATED

CENTRAL HOVE

BH2010/01148

Flat 19 Benham Court Kings Esplanade Hove

Replacement of one door on the front of the property.

Applicant: Mr Timothy Price

Officer: Mark Thomas 292336

Approved on 13/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01171

Flat 3 33 Albany Villas Hove

Installation of wooden bay window at front and aluminium window at rear to replace existing.

Applicant: Mr Andrew Farr

Officer: Mark Thomas 292336

Refused on 16/07/10 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. The proposed double glazing to the front bay, with a thickness of 24mm, would have a chunky and incongruous appearance, and is unlikely to allow for the desired replication of the existing fine vertical glazing bars visible to ground and first floor bays. As such, the proposed development would significantly harm the character and appearance of the recipient property and the wider The Avenues conservation area. Further, the submitted drawings are basic in nature and do not adequately show the level of detail required to fully assess the proposed scheme; they do not show moulding or horn details, nor the thickness of glazing bars and frames. The proposed development is therefore contrary to the aforementioned policy.

BH2010/01201

22A Tisbury Road Hove

Alterations to window and door to rear of basement flat.

Applicant: Ms Jane Griffiths

Officer: Mark Thomas 292336

Approved on 12/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/01286

35 Medina Villas Hove

Creation of new vehicle access at front and installation of dividing wall.

Applicant: J Quinlan

Officer: Clare Simpson 292454

Refused on 19/07/10 DELEGATED

1) UNI

The proposed demolition would result in the erosion of original front boundary treatment of the property. The low front boundary walls of this building contribute positively to the street scene and the Cliftonville Conservation Area and the loss of any part of the wall would detract from the historic character of the Medina Villas. In addition, the works would facilitate additional parking space in front of the buildings which when utilised, would further detract from the character of the area. The proposed development would be contrary to policy QD1, QD14, HE6 and HE8 of the Brighton & Hove Local Plan.

BH2010/01349

Courtenay House Courtenay Terrace Hove

Erection of a single storey summer house within rear garden.

Applicant: Ms Pam Steele

Officer: Steven Lewis 290480

Approved on 19/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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) BH13.01

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) BH13.05

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

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

4) UNI

All rainwater goods shall be concealed as indicated on the approved drawings and retained as such, unless other wise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to preserve the setting of the Listed Building in accordance with policies HE1 & HE3 of the Brighton & Hove Local Plan.

5) UNI

The timber windows within the proposed development shall be painted white prior to the use of the development hereby permitted and shall be retained as such.

Reason: To ensure a satisfactory appearance to the development and to preserve the setting of the Listed Building in accordance with policies HE1 & HE3 of the Brighton & Hove Local Plan.

BH2010/01350

Courtenay House Courtenay Terrace Hove

Erection of a single storey summer house within rear garden.

Applicant: Ms Pam Steele

Officer: Steven Lewis 290480

Approved on 19/07/10 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) BH13.05

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

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

4) UNI

All rainwater goods shall be concealed as indicated on the approved drawings and retained as such, unless other wise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to preserve the setting of the Listed Building in accordance with policies HE1 & HE3 of the Brighton & Hove Local Plan.

5) UNI

The timber windows within the proposed development shall be painted white prior to the use of the development hereby permitted and shall be retained as such.

Reason: To ensure a satisfactory appearance to the development and to preserve the setting of the Listed Building in accordance with policies HE1 & HE3 of the Brighton & Hove Local Plan.

BH2010/01376

35 Grove Court 37-39 The Drive Hove

Replacement of existing crittal windows with new UPVC double glazed windows

Applicant: Mr Peter Dalby

Officer: Mark Thomas 292336

Approved on 16/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01412

7 Hove Street Hove

Erection of new single storey extension and dormer at rear, new pitched roof above bay window at front elevation and installation of rooflights at front and rear elevations.

Applicant: Mr Ross Paterson

Officer: Christopher Wright 292097

Refused on 05/07/10 DELEGATED

1) UNI

The scale, including the height, width, projection and massing of the proposed dormer roof extension, is considered excessive, and would give the development an unduly bulky and dominant appearance. The position of the proposed dormer

roof extension would relate poorly with the size and position of windows on the lower floors and the edges of the main roof and the number of rooflights proposed is considered excessive. The development would therefore be detrimental to the character and appearance of the host building and would give rise to visual harm. As such the application is contrary to the requirements of policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and the guidance contained in Supplementary Planning Guidance Note SPGBH1: Roof alterations and extensions.

GOLDSMID

BH2010/00505

11 Hove Park Villas Hove

Installation and boxing-in of ductwork from bakery oven extract system

Applicant: Mr Tony Young

Officer: Adrian Smith 01273 290478

Approved on 20/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 extract unit 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 SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The extract unit and ducting hereby permitted shall at all times be installed with a silencer and mounted on vibration-isolating mountings.

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

BH2010/01030

Booking Hall Hove Station Goldstone Villas Hove

Relocation of photo booth and business card printing machine to East side of booking hall, relocation of cash machine next to the payphone, relocation of existing ticket vending machine and installation of 2no additional ticket vending machines to the South of the booking hall including installation of associated cabling and containment for the new machine locations.

Applicant: Southern Railway Ltd

Officer: Charlotte Hughes 292321

Approved on 15/07/10 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

Prior to works commencing details of the location of the poster boards shall be submitted to and approved in writing by the Local Planning Authority.

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

3) UNI

Any redundant cabling shall be removed and the affected area made good with paintwork, finishes and materials to match the existing.

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

4) UNI

No works shall take place until full details of the routing of the new cabling and the associated trunking have been submitted too 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 this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

The cabling and/or trunking hereby permitted shall be painted in a colour to match the background walls, unless otherwise agreed in writing by the Local Planning Authority.

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

BH2010/01142

1 Addison Road Hove

Erection of 1no four bedroom house.

Applicant: Paulanto Ltd

Officer: Adrian Smith 01273 290478

Approved on 06/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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

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

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

5) 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.

6) UNI

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.

7) 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 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.

8) UNI

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

BH2010/01202

Penthouse 3 Cromwell Court Cromwell Road Hove

Installation of sliding door to replace existing window and door on South elevation.

Applicant: Mr Philip Haslam

Officer: Adrian Smith 01273 290478

Approved on 06/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01411

26A Cromwell Road Hove

Application for Approval of Details Reserved by Condition 2 of application BH2009/02055.

Applicant: Miss Fiona Hewitt

Officer: Jason Hawkes 292153

Approved on 14/07/10 DELEGATED

BH2010/01414

26A Cromwell Road Hove

Application for Approval of Details Reserved by Condition 2 of application BH2009/02056.

Applicant: Miss Fiona Hewitt

Officer: Jason Hawkes 292153

Approved on 14/07/10 DELEGATED

BH2010/01465

80 Goldstone Villas Hove

Proposed loft conversion incorporating front and rear dormers.

Applicant: Whisper Developments

Officer: Wayne Nee 292132

Refused on 06/07/10 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Policy HE6 states that proposals within the setting of a conservation area should preserve or enhance the character of the area and should show a consistently high standard of design and detailing. There is further advice contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed dormers, by virtue of a width that is wider than the windows below, the top heavy appearance of the fascias, the glazed sides, and fenestration detail on the sash window, would form an inappropriate and incongruous addition which would result in material harm to the appearance and original character of the existing property. Furthermore, the proposal would be detrimental to the character and appearance of the Hove Station Conservation Area. The proposal is therefore contrary to Policies QD14 and HE6 of the Brighton & Hove Local Plan and SPGBH1.

BH2010/01466

11 Shirley Street Hove

Erection of single storey extension to rear.

Applicant: Mr Morton Carroll

Officer: Steven Lewis 290480

Refused on 13/07/10 DELEGATED

1) UNI

The proposed extension would result in a tunnelling effect and have a detrimental harmful impact upon the amenities of the occupiers of 13 Shirley Street by reason of a loss of light, overshadowing and outlook. This is contrary to policies QD14

and QD27 of the Brighton & Hove Local Plan.

BH2010/01485

64 Goldstone Villas Hove

Application for Approval of Details Reserved by Conditions 2,3 and 4 of application BH2009/03088.

Applicant: Media Exchange

Officer: Christopher Wright 292097

Split Decision on 12/07/10 DELEGATED

1) UNI

Approved for the details reserved by conditions 2 and 4 of application BH2009/03088.

1) UNI

Refuse to approve the details reserved by condition 3 of application BH2009/03088 for the following reason:

Unsatisfactory details have been submitted to show that secure cycle parking facilities for the occupants of, and visitors to, the approved development can be provided within the site, contrary to the requirements of policy TR14 of the Brighton & Hove Local Plan.

BH2010/01595

111 Addison Road Hove

Erection of a single storey extension to rear/side elevation.

Applicant: Mr Neil Morris

Officer: Mark Thomas 292336

Refused on 14/07/10 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/side extension in close proximity to the adjoining property to the west, 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.

HANGLETON & KNOLL

BH2010/01362

264 Hangleton Road Hove

Erection of single storey extension to rear.

Applicant: Mr Naashat Abdelmassih

Officer: Jason Hawkes 292153

Approved on 15/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/01363

264 Hangleton Road Hove

Certificate of lawfulness for a proposed extension to existing dormer to side and rear.

Applicant: Mr Nashaat Abdelmassih

Officer: Jason Hawkes 292153

Approved on 15/07/10 DELEGATED

BH2010/01417

61 Hallyburton Road Hove

Application for approval of details reserved by conditions 3, 4, 5 and 6 of application BH2009/02384

Applicant: Eco Green Homes Ltd

Officer: Clare Simpson 292454

Approved on 20/07/10 DELEGATED

BH2010/01667

164 Poplar Avenue Hove

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

Applicant: Mr Rody Bello

Officer: Mark Thomas 292336

Refused on 16/07/10 DELEGATED

1) UNI

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

NORTH PORTSLADE

BH2010/01326

Mile Oak Recreation Ground Graham Avenue Portslade

Erection of new spectator stand to the South of the football pitch.

Applicant: Mile Oak Football Club

Officer: Paul Earp 292193

Approved on 15/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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

Two litter bins for use by spectators shall be located within the stand prior to the use commencing and retained as such thereafter.

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

3) UNI

The stand shall be constructed in green plastic coated corrugated sheet metal cladding, ref: BS12B27 (olive green).

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

BH2010/01462

292 Mile Oak Road Portslade Brighton

Erection of two storey side extension and conversion of house into 2no two bedroom flats and 2no 3 bedroom maisonettes. (Part retrospective).

Applicant: Downsvie Developments Ltd

Officer: Clare Simpson 292454

Approved on 13/07/10 DELEGATED

1) BH02.07

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

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

2) BH04.01A

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

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

3) BH06.03

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

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

4) UNI

The ground and first floor windows on the north west 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.

5) UNI

All planting, seeding or turfing, comprised in the approved scheme of landscaping shown on drawing number 899/P054 received on the 17th May 2010 shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

BH2010/01572

55 Drove Road Portslade

Installation of UPVC double glazed windows to replace existing at first floor level.

Applicant: Brighton & Hove City Council

Officer: Adrian Smith 01273 290478

Approved on 13/07/10 DELEGATED

1) BH01.01

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

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

SOUTH PORTSLADE

BH2010/01046

Caffyns Volvo Victoria Road Portslade

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

Applicant: Caffyns Volvo

Officer: Adrian Smith 01273 290478

Approved on 06/07/10 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.

BH2010/01114

Land Adjoining 1 Denmark Road Brighton

Construction of two storey dwelling.

Applicant: Mrs M Redshaw

Officer: Jason Hawkes 292153

Refused on 07/07/10 DELEGATED

1) UNI

Policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy HO4 states that residential development will be permitted at higher density where it can be demonstrated that the proposal exhibits a high standard of design. The proposed dwelling will form an inappropriate addition at the end of the row of terraced properties due to its stepped appearance and the limited size of the site. The proposed dwelling by virtue of its siting and design is also considered to be an overdevelopment of the site which fails to respect the constraints of the site and its relationship to surrounding properties resulting in a cramped form of development. The scheme is therefore considered as town cramming and an inappropriate form of development contrary to the above policies.

BH2010/01263

Flat 5 17A Denmark Road Portslade

Replacement of window with access door and formation of access ramp/path to provide wheelchair access.

Applicant: Mr Neil Hoadley

Officer: Adrian Smith 01273 290478

Approved on 14/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01726

Benfield Junior School Old Shoreham Road Portslade Brighton

Removal of existing window and replacing with door and disabled access ramp. Removal of existing door and opening infilled. Removal of existing retaining wall and replacement with new retaining wall and handrail. New timber closed boarded fence and two new external canopies.

Applicant: Brighton & Hove City Council

Officer: Mark Thomas 292336

Approved on 20/07/10 DELEGATED

1) BH01.01

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

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

HOVE PARK

BH2010/00663

23 Aldrington Avenue Hove

Erection of single storey rear extension and blocking up of side entrance (part retrospective).

Applicant: Ms T Fox

Officer: Wayne Nee 292132

Approved on 14/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/00992

49 Tongdean Avenue Hove

Erection of two storey rear extension.

Applicant: Mr Julian Lazarus

Officer: Christopher Wright 292097

Refused on 05/07/10 DELEGATED

1) UNI

The proposed development would, by reason of the bulk, scale, roof form and angle of pitch, relate poorly with the host dwelling in visual terms and detract from its character and appearance. As such the application is contrary to the aims and objectives of policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2010/01082

2 Queen Victoria Avenue Hove

Erection of two storey side extension.

Applicant: Mr & Mrs Mingard

Officer: Adrian Smith 01273 290478

Approved on 08/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 windows in the south side elevation of the extension hereby permitted shall be obscure glazed and 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 windows are to be 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.

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 additional windows or doors other than those expressly authorised by this permission shall be constructed in the extension hereby permitted without planning permission obtained from the Local Planning Authority.

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

BH2010/01096

BHASVIC College 205 Dyke Road Hove

Erection of new temporary two storey classroom building for 5 years replacing existing single storey building and retention of existing temporary single storey classroom for a further 4 to 5 years.

Applicant: BHASVIC

Officer: Clare Simpson 292454

Approved on 02/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 temporary buildings hereby permitted shall be permanently removed from the site before 5 years from the date of this permission and the land reinstated to its former condition unless otherwise agreed in writing by the Local Planning Authority.

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

BH2010/01133

1 Orpen Road Hove

Erection of two storey side extension and two storey rear glass extension.

Applicant: Ms M Spencer

Officer: Adrian Smith 01273 290478

Refused on 06/07/10 DELEGATED

1) UNI

1. Policies QD1 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. Supplementary Planning Guidance 01 'Roof Alterations and Extensions' provides more detailed design guidance. The proposed first floor side extension, by virtue of its proximity to No.3 Orpen Road and its poor juxtaposition with the host building, particularly at roof level, represents an incongruous form of extension that would be harmful to the appearance of the property and street scene, contrary to the above policies.

BH2010/01161

93 Shirley Drive Hove

Rear extension at ground and first floor levels.

Applicant: Mr & Mrs Gallager

Officer: Mark Thomas 292336

Approved on 13/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/01172

2 Woodland Close Hove

Installation of 2.1m fencing to replace existing to East.

Applicant: Mr W H N Johnson

Officer: Christopher Wright 292097

Approved on 06/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01341

1 Tongdean Road Hove

Erection of single storey extension at first floor level to east.

Applicant: Dr Farzin Sobhanpanah

Officer: Steven Lewis 290480

Approved on 16/07/10 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

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

BH2010/01360

2 Tongdean Place Hove

Roof conversion of existing detached garage incorporating 3no dormers to South and separate entrance with external stairs to East.

Applicant: Mr Roberts

Officer: Clare Simpson 292454

Approved on 19/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/01375

3 Woodland Avenue Hove

Erection of entrance porch.

Applicant: Mrs Freda Quinn

Officer: Wayne Nee 292132

Approved on 02/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01467

21 Hove Park Road Hove

Erection of a first floor side extension with rooflight to rear.

Applicant: Mr Brent Taggart

Officer: Christopher Wright 292097

Refused on 06/07/10 DELEGATED

1) UNI

The proposed development, by reason of the scale, form and detailing, in particular the roof shape and ridge height, would be discordant with, and detract from, the character and appearance of the host building, to the detriment of visual amenity. As such the application is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan which require a high standard of design which seeks to emphasise and enhance the positive characteristics of the locality, and to be well designed, sited and detailed in relation to the property to be extended.

2) UNI2

The proposed development, by reason of the height and close proximity to 19 Hove Park Road, which has two high level windows serving a habitable room in its southerly flank elevation, would reduce the amount of light being received through these windows to an unacceptable level, and as such would have an overbearing impact and cause undue loss of residential amenity. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2010/01481

40 Tongdean Avenue Hove

Application to extend time limit for implementation of previous approval BH2007/02469 for the erection of ground and first floor rear extensions and carport to front elevation.

Applicant: Mrs L J Achurch

Officer: Clare Simpson 292454

Approved on 08/07/10 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

3. No development shall commence until fences for the protection of trees to be retained have been erected in accordance British Standard 2005: 5837 Trees in relation to Construction Site. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

BH2010/01855

17 Mallory Road Hove

Application for Approval of Details Reserved by Conditions 4,5,6 and 12 of application BH2007/02418.

Applicant: Mr & Mrs Dixon

Officer: Guy Everest 293334

Approved on 12/07/10 DELEGATED

WESTBOURNE

BH2010/01021

29 Walsingham Road Hove

Erection of single storey rear extension.

Applicant: Mr Alistair Ring

Officer: Wayne Nee 292132

Approved on 19/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/01130

123-125 Portland Road Hove

Installation of three air conditioning units to rear (Retrospective).

Applicant: Sainsburys Supermarket Limited

Officer: Adrian Smith 01273 290478

Approved - no conditions on 13/07/10 DELEGATED

BH2010/01179

Flat 5 Derek House 45 New Church Road Hove

Replacement existing window and door to top floor flat.

Applicant: Mr Michael Applebe

Officer: Mark Thomas 292336

Approved on 16/07/10 DELEGATED

1) BH01.01

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

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

BH2010/01355

44 Westbourne Street Hove

Loft conversion incorporating rear rooflights.

Applicant: Mr & Mrs Goddard

Officer: Wayne Nee 292132

Refused on 05/07/10 DELEGATED

1) UNI

The proposed roof lights would, by reason of their number, positioning together on the rear roof slope, coverage of approximately one third of the slope, and failure to relate to the window positioning in the rear elevation, result in an over-dominant and incongruous feature to the roof slope. This would detract from the character and appearance of the property, contrary to policy QD14 of the Brighton & Hove Local Plan which seeks to ensure all development is well designed and detailed in relation to the property. They would further be contrary to advice contained within the Council's Planning Guidance Note SPGBH1 'Roof Alterations and Extensions' which requires rooflights to be kept as few and small as possible so as not to dominate the roof.

BH2010/01431

36 Walsingham Road Hove

First floor rear extension to form new one bedroom flat. Remodelling of existing first floor flat including minor alterations and loft conversion incorporating 4 new rooflights.

Applicant: Mr Roy Pook

Officer: Jason Hawkes 292153

Refused on 13/07/10 DELEGATED

1) UNI

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. Due to the position and bulk of the first floor extension in close proximity to adjacent property to the south, the proposal results in a significant loss of outlook and a heightened sense of enclosure to the neighbouring property to the south. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2010/01544

First & Second Floor Flat 61 Rutland Gardens Hove

Redevelopment of existing timber windows with new UPVC windows and replacement of existing timber rooflights with new timber rooflights.

Applicant: Mr Chris Deller

Officer: Mark Thomas 292336

Approved on 21/07/10 DELEGATED

1) BH01.01

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

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

WISH

BH2010/01103

7 Mornington Crescent Hove

Erection of two storey side extension.

Applicant: Mr & Mrs P Fletcher

Officer: Mark Thomas 292336

Approved on 16/07/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2010/01217

136 & 138 St Leonards Avenue Hove

Erection of rear balcony to first floor flat with new door and window. Alterations to layout of rear doors and windows to ground floor flat.

Applicant: Mr Kevin Townend

Officer: Charlotte Hughes 292321

Refused on 12/07/10 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure that alterations and additions to properties do not have a harmful impact upon the residential amenity of neighbouring occupiers. Whilst it is acknowledged that a certain degree of overlooking between these properties is already in existence, it is considered that the proposed rear balcony would, by reason of its elevated position and proximity to neighbouring boundaries, result in a substantial increase in the direct overlooking of neighbouring gardens, to the detriment of their existing residential amenity. The proposal is therefore considered to be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/01283

1 Mansfield Road Hove

Non material amendment to BH2009/03119 for alterations to conservatory roof.

Applicant: Mr & Mrs Fuller

Officer: Steven Lewis 290480

Approved on 05/07/10 DELEGATED

1) UNI

The proposed revisions to the scheme approved under 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.

BH2010/01377

22 Cranley Court Aldrington Close Hove

Installation of 4no UPVC windows to replace existing windows.

Applicant: Stephen Pearham

Officer: Mark Thomas 292336

Approved on 08/07/10 DELEGATED

1) BH01.01

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

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